



**Agenda
City Council Meeting
Monday, September 21, 2026 – 6:00 p.m.**

**City Council Chambers
201 East Pleasant Street
Maquoketa, IA 52060**

The Monday, September 21, 2026, Council meeting may be attended thru Zoom as allowed by Section 21.8 of Iowa Code. Anybody that would like to attend the meeting may do so thru the following means, and the meeting will rebroadcast over the local access channel:

The public will have both video and audio disabled throughout the virtual meeting unless a request to address the City Council is made during the Public Participation section of the Agenda. Speakers are kindly asked to keep participation to 3 minutes.

Web link: <https://zoom.us/j/96488987917>
Phone call: 312 626 6799
Meeting ID: 964-8898-7917

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Roll call**
- 4. Approval of the Agenda**
- 5. Presentations**
 - a. E-Bike, E-Vehicle Rider Safety Program – Police Chief Brendan Zeimet, City Manager Joshua Boldt**
- 6. Public Participation**
- 7. Public Hearing - None**
- 8. Consent agenda**
 - a. Minutes - September 8, 2026 Regular Council Meeting**
 - b. Bills Payable through September 21, 2026 in the amount of \$905,050.32**

- c. **August Financials**
- d. **Appointment of Michael Nickeson to serve the Airport Commission**
- e. **Approval of the revised 2026 Annual Schedule of Meetings**
- f. **New alcohol ownership of Casey's**
- g. **New tobacco ownership amendment Casey's**
- h. **Renewal of Alcohol license "B" filed by KWIK Star #212**

9. Old Business - None

10. New Business

- a. **Resolution rescinding Downtown Incentives Award to Patricia Davanzo at 105 S Main St**

City Manager Summary: The Downtown Incentives Board (DTI) met on September 9, 2026 to discuss several items on this agenda. First, Davanzo is no longer seeking to utilize the Downtown Incentives award authorized by Resolution 2026-55. This has been confirmed by the owner of 105 S Main St.

Council support is recommended.

- b. **Resolution approving Downtown Incentives Facade and Commercial Interior Grant to Porkchop 3D Prints and Krafty Kreation in an amount up to \$15,000.00 upon verification of qualified grant costs**

City Manager Summary: The DTI Board recommended this item for City Council action that will effectively revitalize the front façade of 105 S Main St as well as interior painting, flooring, wall repairs, new interior doors, replacement of exterior trim as needed, etc. The applicant visited with the DTI Board and described the target market of a custom 3D printing start up creating anything from ice fishing stands to custom chandeliers. The applicant asserts the Maquoketa shop already has a multi-state customer base. A few inspiration photos are offered below.





Current reception
area (by front door):



New flooring proposed:



Council support is recommended.

- c. **Resolution approving Downtown Incentives Facade Grant to Schueller Rentals in an amount up to \$4,797.23 upon verification of qualified grant costs**

City Manager Summary: The DTI also considered the attached request from Schueller Rentals to cover material related costs for the replacement of a front door facing Main

Street. The DTI Board recommended council approval on this Resolution. The work includes the door itself in addition to any trim and floor repair.

Council support is recommended.

d. Resolution approving Downtown Incentives Acquisition Assistance Grant to Dalton Family Properties, LLC in an amount up to \$5,000.00 for the Acquisition of 116 W Platt St contingent on proof of closing and expenditure

City Manager Summary: The DTI Board also recommended a unique grant allowed by the program for the recovery of closing costs related to building acquisition in the Central Business District. This is a unique request of the program but nonetheless has been offered by the Downtown Incentives program. The requestor may revisit the program at a later time to request additional assistance if in fact the transaction closes.

Council support is recommended.

e. Resolution amending City of Maquoketa Purchasing Policy

City Manager Summary: City Staff presented a few more language clarifications and controls to the Finance & Personnel Committee on the City's Purchasing Policy which hasn't received a meaningful update since 2022. This was motivated by the City's external auditors offering suggestion and by the City's prior Finance Clerk who compiled a clarification wish list in regards to the policy. Amendments are offered in red text in the back up packet but are summarized by the following:

-Staff shall not knowingly divide up project costs in order to circumvent Staff spending authority.

-City Budget and Capital Improvement Plan spending shall not be misconstrued as spending approval without Council action unless a qualified exemption is in place (example: street salt spending, street light ordering, etc.)

-Clarifications authorizing expenditures for annual direct payables such as benefit and insurance premiums, employee health insurance program reimbursements, petty cash replacement.

-Requiring City Staff (now also through this Purchasing Policy) to submit itemized receipts for meal or supplies reimbursement.

-Strengthening language in the Local Preference section to commit Staff spending locally unless a cost or time advantage are present elsewhere.

Council support is recommended.

f. Resolution approving Consent to Relocate Agreement with Jackson County for and in the benefit of Mississippi Valley Metals

City Manager Summary: In the next couple Council meetings, a prospective development agreement with Mississippi Valley Metals will be proposed to ultimately move company operations from 9202 200th Ave in Jackson County jurisdiction to the HWY-61 Industrial Park at 1905 Lary Ct.

Ahlers & Cooney, the City's counsel on development agreement matters, suggest a consent agreement among the Jackson County Board of Supervisors and the City of Maquoketa. Approval of this item is not absolutely required but ensures a harmonious transition from County activity to City operations.

Council support is recommended.

g. Resolution setting a Public Hearing for October 5, 2026 at 6:00 PM regarding the consideration and authorization of a Development Agreement with Mississippi Valley Metals

h. Resolution setting a Public Hearing for October 5, 2026 at 6:00 PM regarding the consideration and authorization of a Development Agreement with Nugent Auto Sales, Inc and BSPROPS, LLC

i. Resolution approving Change Order 3 increase in the amount of \$7,139.52 and authorizing final payment to Manatts in the amount of \$7,139.52 for the South Matteson Street Improvement Project

City Manager Summary: Contrary to Staff comment at the September 8th City Council meeting, this is the final pay application for the South Matteson Street parking project for the coming YMCA Splash Pad. This payment is final and reconciles quantity tickets. Updated total project financials are offered below.

YMCA Aquatic Park - Financing & Expense Summary - Updated 09.16.26	
Project Revenues	
Description	Amount
City of Maquoketa - TIF Bond	\$ 1,250,000.00
State of Iowa - IEDA CAT #26-CAT-015	\$ 556,862.90
Private Fundraising & Other Grants	\$ 1,177,102.00
Total	\$ 2,983,964.90
Project Expenses	
Matteson St Parking Improvements	\$ 183,560.79
Aquatic Park General Contractor Costs (Sheets Bid)	\$ 632,305.87
Equipment Cooperative Purchasing	\$ 1,246,588.52
Indoor Pool Tiling	\$ 275,000.00
Total	\$ 2,337,455.18
Net Surplus	\$ 646,509.72
CAT Grant = 27% of Parking Project & Splash Pad, up to \$628,000	

Council support is recommended.

j. Resolution authorizing Iowa Economic Development Authority Community Development Block Grant Agreement 26-PS-003 in the amount of \$100,000.00

City Manager Summary: The attached agreement is a \$100,000 CDBG Public Services award from the IEDA in the benefit of the Community Cupboard. The application, approved by Council on May 18, 2026, sought \$95,000 in support of staffing and supplies and \$5,000 in grant administration expenses. Any overage costs of the grant are owned by the Community Cupboard as detailed in the City's subrecipient agreement with the Community Cupboard. Authorization of the attached letter and agreement are needed in order to move forward in benefit of the Community Cupboard's mission.

Council support is recommended.

k. Discussion and possible motion authorizing payment to Bonnell Industries in the amount of \$198,960.00 for the snow removal equipment authorized by Federal Aviation Administration contract #03-19-0055-018-2026

City Manager Summary: Resolution 2026-61 authorized \$198,460.00 for the purchase of a snowblower backed by Federal Aviation Administration (FAA) funds. City Staff recently took delivery of this item with a final bill of \$198,960.00, a difference of \$500.00. The change is due to actual freight costs. Approval of this item closes out this project and Staff will seek reimbursement from the FAA.

Council support is recommended.

l. Discussion and possible motion authorizing payment to Wesco Distribution in the amount of \$11,945.00 for lighting on the Utility Underground Project

City Manager Summary: This item is a unique pay by motion item when Maquoketa Municipal Electric Utility suggests the City be the direct ordering party with their lighting distributor when lighting upgrades are involved with a project. This helps avoid the sales tax that gets applied. The lighting described is on Eddy Place and at light replacement locations along S Niagara St. The \$11,945.00 amount exceeds City Manager spending authority thus it is in front of City Council for approval.

Council support is recommended.

m. Discussion and possible motion authorizing the hire of Finance Clerk Victoria Paulsen and waiving the City's Nepotism Policy

City Manager Summary: The Finance and Personnel Committee considered and recommended action on this item. At the suggestion of the City's Attorney, a Council motion acknowledging a Nepotism waiver should be on file for the hiring of Finance Clerk Victoria Paulsen. This request is not unlike a prior hire in City Staff. Paulsen brings strong skills to the position and the Nepotism concern is in an entirely different City Department with separate management oversight.

Council support is recommended.

- 11. Reports & Communications**
 - a. Council Member Reports**
 - b. City Manager Report**
- 12. Adjournment**