CITY OF MAQUOKETA
ONE OF A KIND

Agenda
City Council Meeting
Monday, November 2, 2026 – 6:00 p.m.

City Council Chambers
201 East Pleasant Street
Maquoketa, IA 52060

The Monday, November 2, 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. **Greater Dubuque Development Corporation Annual Leadership Visit – Jason White**
   b. **1st Ward City Council – Ronald Horan**
   c. **1st Ward City Council – Nathan Watters**
6. **Public Hearings – NONE**
7. **Public Participation**
8. **Consent agenda**

a. Minutes - October 19, 2026 Regular Council Meeting

b. Bills Payable through November 2, 2026 in the amount of $507,505.90

c. Approval of John Wagener Holding Company dba Can City Ownership Amendments pertaining to an Alcohol License

d. Renewal of a Special Class "C" Retail Alcohol License filed by Moore Local, LLC

e. Appointment of Matt Tranel to the Maquoketa Municipal Electric Utility Board of Trustees

f. Appointment of Tammy Miller to the Property Maintenance Board

9. Old Business

a. An Ordinance amending sections of Chapter 153 "Building, Residential, and Fire Safety Code" of the Code of Ordinances of the City of Maquoketa, Iowa – 2nd Reading

City Manager Summary: This Ordinance and the following are a follow up to the prior 1st Readings on October 19th, 2026 City Council meeting.

Council support is recommended.

b. An Ordinance amending sections of Chapter 48 "Noise Control" of the Code of Ordinances of the City of Maquoketa, Iowa – 2nd Reading

c. An Ordinance amending Chapter 165 of the Code of Ordinances of the City of Maquoketa, Iowa by repealing and replacing section 165.19 – 2nd Reading

d. An Ordinance repealing Chapter 156 of the Code of Ordinances of the City of Maquoketa, Iowa – 2nd Reading

10. New Business

a. An Ordinance amending Chapter 28 of the Code of Ordinances of the City of Maquoketa, Iowa by repealing and replacing section 28.06 – 1st Reading

City Manager Summary: This is an Ordinance amendment proposal to allow for the expansion of duties and powers of the Downtown Incentive Board to make recommendations and advise the City Council on the recommendation of local grant awards from the Downtown Incentives Board with the objective to allow for a Commercial Corridors program along Platt and Main Streets.

The Downtown Incentives Board (DTIB) met on October 28th, 2026 to discuss this item in addition to a couple later Resolutions in this agenda. The DTIB recommended Council

amendment on the City's Code to expand the City's incentivizing outside of the Central Business District and into the Commercial Corridors of Platt and Main Streets which are officially Urban Renewal Area zones.

A sum is still available to match private business investment under the advisement of the DTIB. Successful adoption of this Ordinance would broaden DTIB's ability to support business expansion in other areas of our Community. Separate from the DTIB's directive to make recommendations, Staff has also received citizen and small business owner suggestion to broaden the City's programs to the Commercial zones of Platt and Main Streets. Adopting this Ordinance would allow for that and set up an additional Commercial Corridors funding program under the authority and advisement of the DTIB. City Council retains final authority over all DTIB recommendations.

Council support is recommended.

b. Resolution approving and authorizing execution of a Development Agreement by and between the City of Maquoketa and Mississippi Valley Metals LLC

City Manager Summary: This Resolution and the next are follow ups to the economic development public hearings at City Council on October 5th, 2026. The agreements are signed off on by the involved parties and have been reviewed by the City's Bond Counsel, Ahlers & Cooney, for any errors.

Council support is recommended.

c. Resolution approving and authorizing execution of a Development Agreement by and among the City of Maquoketa, Nugent Auto Sales, Inc., and BSProps, LLC

d. Resolution approving as-built change order reduction in the amount of -$8,535.00, accepting the project and approving payment of payment application #1 - final for the Maquoketa Municipal Airport: Rehabilitate Runway 15-33 FAA IIJA-AIG NO. 03-19-0055-017-2026

City Manager Summary: The attached Resolution is a change order reduction request, single and final payment authorization, and project acceptance statement as recommended by the City's project consultant, McClure. This is wrapped into one authorizing Resolution and completes all work at the Maquoketa Municipal Airport.

Council support is recommended.

e. Resolution authorizing a bid award to Brad Deery Ford for a 2027 Ford 250XLT in the amount of $43,147.00

City Manager Summary: The City requested bids for 1-ton pickups for use in the Public Works Department. The City's FY26-27 Budgeted Capital Improvement Plan (CIP) predicted a $60,000 expenditure for this particular replacement. The difference plus an overall CIP balance of $30,000 for this exact truck replacement may help the department with any upfitting or equipment needs related to the 1-ton.

This purchase would replace a 2007 Ford F-250 1-ton.

Council support is recommended.

f. Resolution authorizing a Downtown Incentives Grant award to Dalton Family Properties, LLC in an amount up to $10,000.00 at 116 W Platt St for work eligible for the façade grant program and verification of eligible costs

City Manager Summary: The DTIB met on October 28, 2026 and discussed the attached application and the following Resolution's application. In this particular request, Dalton Family Properties plans on a significant Façade improvement. All work is estimated and an inspiration photo is shared from the application below.

Council support is recommended.

MAQUOKETA DOWNTOWN GRANT PROGRAMS - 2027					
APPLICANT	PROGRAM DESCRIPTION	Date of Reimbursement	COUNCIL-GRANTEE CONTRACT AMOUNT	Paid to Date FY 2026-2027	Remaining Obligation
Chatden - Atienza	Façade		$ 15,000.00	$ 15,000.00	$ -
Rowan	Upper Story Renovation		$ 5,882.70		$ 5,882.70
Dalton Family Properties - 116 W Platt	Acquisition Assistance		$ 1,180.00	$ 1,180.00	$ -
PorkChop 3D Printer - 105 S Main	Façade/Commercial Int.		$ 15,000.00		$ 15,000.00
Schueller Rentals - 239 S Main	Façade		$ 4,797.23		$ 4,797.23
Dalton Family Properties - 116 W Platt	Façade		$ 10,000.00		$ 10,000.00
Hoschfive, LLC	Commercial Int.		$ 3,612.84		$ 3,612.84
		Total	**$ 55,472.77**	**$ 16,180.00**	**$ 39,292.77**
		Total Budget Left	**$ 14,527.23**		
Updated 10.27.26					

g. Resolution authorizing a Downtown Incentives Grant award to Hoschfive, LLC at 113 & 115 S Main St in the amount of $3,612.84 for the Commercial Interior Program upon verification of eligible costs and proof of payment

City Manager Summary: Similar to the previous Resolution, this is a DTIB recommendation for Council action. Hoschfive, LLC owns 113 & 155 S Main St where Maquoketa Community Services plans a move to in November 2026. In order to meet fire safety codes, a series of interior improvements are proposed including fire rated insulation along with electrical wiring and alarms in the planned first floor retail space.

Council support is recommended.

h. Resolution regarding the collection of payment for City costs to abate nuisances and enforce ordinances

City Manager Summary: This Resolution authorizes the City Council to assess fees for multiple properties in the total amount of $3,259.16. These are all water service and utility billing related. They did not make it on the prior similar Resolution on October 19th. The fees, if not paid, need to be recorded on the property and this action allows the City to move forward in the process.

Council support is recommended.

11. Reports & Communications

a. Council Member Reports

b. City Manager Report

12. Adjournment