

MAQUOKETA CITY COUNCIL MEETING
Monday, January 18, 2021

Mayor Don Schwenker called the regular session of the Maquoketa City Council to order at 6:00 p.m. with seven members present via Zoom Chat.

Present: Kean, Woodward, Lyon, Collister, Kuhlman, Barker, and Holm

Motion by Collister, seconded by Kuhlman approving the consent agenda consisting of the agenda, January 4th council meeting minutes, bills, and December Financials. Motion Carried: 7-0

Richard E. Stimmel addresses the council stating he is the secretary of the Historic Preservation Commission and the Commission is looking for one more member to serve on the Historic Preservation Commission.

Mayor Schwenker added there are several boards and commissions that have openings, check out the City's website or call city hall for more information.

Wendy McCartt gave the Chamber of Commerce quarterly review. In 4th quarter of 2020, the Chamber hosted numerous events, was present at monthly meetings, attended several trainings. Highlights were continued support of COVID-19 relief, supplying masks and offered guidance to businesses, Hosted "It's a Wonderful Life" event; with shop small Saturday, Gnome Scavenger Hunt, George Bailey Community Award, Santa's Mailbox, and Residential/Business Decorating contests.

Motion by Woodward, seconded by Lyon approving Resolution No. 2021-02, entitled, "Resolution Regarding the Collection of Payment for City Costs to Abate Nuisances and Enforce Ordinances." Motion Carried 7-0

Motion by Woodward, seconded by Collister approving Resolution No. 2021-03, entitled, "Resolution Setting Monday February 1st, 2021 at 6:00 P.M. As Public Hearing Date Regarding Maximum Property Tax Levy for City of Maquoketa FY 2021/2022 Budget." Motion Carried 7-0

Motion by Lyon, approving Consultant, Upper Story and Commercial Interior Grant Application.

Collister stated he would like to table this motion until they can get more public opinion before spending the taxpayer's dollars when money has already been given to the project.

Seconded by Kean approving Consultant, Upper Story and Commercial Interior Grant Application.

Kean asked if Nic Hockenberry or Dave Heiar could speak on the item.

Nic Hockenberry stated this project seeks Consultant, Upper Story, Commercial Interior Grant support for 124 S Main Street. This project is connected to the City's CDBG Upper Story Pilot Project, the \$500,000 grant from IEDA, to support the creation of 4 upper story units. The City previously contributed \$40,000 and required the inclusion of an elevator to secure the State's \$500,000, along with \$450,000 from the Osterhaus Trust. These will be the City's first fully accessible upper story housing units. The City as the CDBG grant recipient, bid the project. Those bids were open on December 22nd, 2020. The bids came back higher than estimates due to increased building material costs due in part to the 2020 Derecho and impacts of COVID-19. This increases the project budget nearly \$100,000 when including a 7.5% contingency. Because of the funding gap Osterhaus has pledged an additional \$50,000 and the project formally requested additional funding from the State of Iowa. The State of Iowa declined additional funding. To close the remaining funding gap, the Osterhaus Family Trust applied for the City's downtown incentive grants. This application was reviewed by the Design Review Committee virtually. The Design Review Committee reviewed the application and supporting documents, and determined the application was complete. The request would be for the amount of \$45,000: \$30,000 for four

qualifying upper story residential units, \$5,000 for consultant (engineering, architectural and grant administration) costs, \$10,000 for commercial interior improvements related commercial level entrance reconstruction and reconfiguration of the building's mechanical systems.

Gerald Smith stated the owner's \$50,000 that has been committed would be on the front end of dollars used for the project.

Mayor Schwenker asked if the project requested had the built-in contingency.

Nic Hockenberry stated the City's funds would be the last dollars in to cover the contingencies and overages, with most projects there are many unforeseen things.

Collister stated no one is insulated from the prices going up. The City has already given \$40,000 to the project. He questioned when do other places and owners kick in, the City's always at fault when they do not give more and more money. He stated approving this would total the City's contributions to \$95,000 for a private building that the City's does not get anything from, no one helps homeowners when their houses are being built.

Dave Heiar stated the bids turned in are only good for 45 days from the close. The next meeting is outside that and the owner of the building has already contributed.

Lyon stated yes, the building is currently private, but the goal is to be non-profit. The rent from the apartments will help pay for the Maquoketa Art Experience which will benefit the community.

Collister stated the City would be in at 10% and that is if the project does not go over budget.

Kuhlman stated he agrees with Collister when he became a landlord no one helped him it was all on his own.

Dave Heiar stated if the vote goes to February 1st that will be 41/42 days. If there are delays that would mean more reporting and takes longer to get the project off the ground and going.

Motion Failed 2-5 Ayes: Kean and Lyon Nays: Woodward, Collister, Kuhlman, Barker and Holm

Collister requested that this motion come back to the next meeting after the public has had time to comment. Consensus from council was yes.

Motion by Collister, seconded by Woodward to table Resolution Approving Construction Contract, Upper Story Rehabilitation of The Maquoketa Art Experience Building. Motion Carried 7-0

Motion by Collister, seconded by Kuhlman approving Resolution No. 2021-04, entitled, "Resolution Approving Maquoketa Fire Department Officers." Motion Carried 7-0

Mayor Schwenker stated back a year ago the council approved a resolution that would mimic the County's rules about ATV's. He asked Gerald to bring it to council to update the ordinance.

Motion by Collister, seconded by Woodward approving the first reading of Ordinance No. 1180 entitled "An Ordinance Amending the Code of Ordinances of The City of Maquoketa, Iowa Adding New Chapter Regarding Operation of All-Terrain Vehicles and Off-Road Utility Vehicles." Motion Carried 7-0

Mayor Schwenker questioned if this was just a grant request to help administer the project.

Mark Schneider stated this is the second grant for the Pocket Neighborhood to help potential homeowners with down payment for their homes. It is almost identical to the first grant.

Woodward asked what was different about this grant.

Mark Schneider replied the contract number. The first grant was for the first 5 houses and this grant is for the second five houses.

Motion by Lyon, seconded by Holm approving Resolution No. 2021-05, entitled, "Resolution of The City of Maquoketa Approving the Contract For 2020 CDBG Homebuyer Assistance Grant Administration to East Central Intergovernmental Association." Motion Carried 7-0

Mark Schneider stated this agreement is similar to the other years for the HUD Lead Grant. Two-Thirds will go to the City of Clinton and the other third will go to the City of Maquoketa. In Maquoketa there will be 28 houses subject to the Lead Program over a span of 42 months.

Motion by Collister, seconded by Lyon approving Resolution No. 2021-06, entitled "Resolution Authorizing A 28E Agreement with The City of Maquoketa, Iowa, And the City of Clinton, Iowa And the East Central Intergovernmental Association (ECIA) For The 2021 Hud Lead Hazard Reduction Grant." Motion Carried 7-0

Holm stated he drove buy the property and it is the strip of land in front of Brad Deery's big door. Brad Deery's current uses this area and wants to add on.

Motion by Collister, seconded by Holm approving Motion to Set A Public Hearing on Monday February 15, 2021 at 6 P.M. Regarding A Proposal to Vacate the North 90 Feet of Alley in the 400 Block of North Eliza Street and North Olive Street to B & J Realty, LLC For the Sum Of \$2865.60. Motion Carried 7-0

Motion by Lyon, seconded by Kuhlman approving An Agreement with WHKS Professional Services Agreement in The Amount Of \$110,000 For the Design and Construction Engineering for The South Main Street Trail Connector. Motion Carried 7-0

Frank Ellenz stated MMEU is under contract with the city, if there are tasks given to MMEU that are outside of the contract then the city has to pay for them. The projects were poles at Little Bear Park, replacing a couple street lights, rebore powerlines. Another portion of this amount is the Mueller System that is shared costs between the City and MMEU that controls the metering system but was not really sure. Ellenz also stated these bills were held for six months.

Woodward questioned the Mueller System amount, he said before it could be voted on, he would need more details.

Motion by Lyon, seconded by Woodward to table payment For Miscellaneous Charges in The Amount Of \$16,167.44 To MMEU. Motion Carried 7-0

Motion by Lyon, seconded by Woodward approving December Invoice in The Amount Of \$1,587.83 To Bolton & Menk For the Platt St. Final Design Work.

Motion Carried 6-1 Ayes: Kean, Woodward, Lyon, Kuhlman, Barker and Holm Nay: Collister

Jeff Bodenhofer stated three years ago this pump was repaired and to replace the pump would be \$26,000, so it was decided to have it repaired. With the update project heading the City's way he is going to speak with WHKS to see if some of the pumps can be replaced. The pump has hit its life expectancy and if the plan to replace the pump goes through then the water plant would keep the repaired pump as a spare. The repair for the pump is also budgeted.

Holm questioned the cost to repair the pump 3 years ago.

Jeff Bodenhofer stated it was \$9,000 but was in harsh conditions.

Motion by Lyon, seconded by Woodward approving Repairs on An Influent Pump in The Amount Of \$13,555.00
To Mississippi Valley Pump. Motion Carried 7-0

Gerald Smith gave a status update of opening City Hall, he stated City Hall will look to open sometime in February either the 15th or 22nd. MMEU is going through a software change and would be beneficial to them to remain closed, he is also going to continue to monitor what is going on in the community and possibly continue hybrid council meetings.

Motion by Holm, seconded by Lyon Approving Council Committee Appointments. Motion Carried 7-0

Motion by Kuhlman, seconded by Woodward adjourning at 7:15 p.m. All Ayes

Don Schwenker, Mayor

ATTEST:

Gerald Smith, City Manager