

MAQUOKETA CITY COUNCIL MEETING
Monday, February 15, 2021

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

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

Absent: Barker

Motion by Collister, seconded by Woodward approving the consent agenda consisting of the agenda, February 1st council meeting minutes, bills, January financial reports and Renewal class "C" beer permit and Sunday sales and ownership change filed by Dollar General Store #2295. Motion Carried 6-0

Mayor Schwenker gave the State of the City Address. COVID has changed the ways of life for most and the community has come together to support each other in these times of need. The City has some big projects headed its way and ask the community for their patience as we see Maquoketa grow. The Platt Street project is going to be around 11 million dollars and the main focus will be business owners and keeping them open and to ensure customers can get to them. There will be weekly meetings during the project to keep everybody informed. The South Main Trail will start just as the Platt Street project is wrapping up, the trail will connect the current trail from Summit Street to Along Prairie Creek to Main Street. The Stormwater levy project will estimate to be 2.8 million dollars and the Wastewater Improvement project will be 12.5 million dollars. Some of the smaller downtown projects are still underway with 110 S Main and the Mitchel Maskrey building. New projects are adding the Hy-Vee Dollar Fresh and expanding Moore Family Farms in the industrial loop. Projects that are wrapping up include the Pocket Neighborhood and almost half of the facade project downtown. The estimated cost of the projects is around 30 million dollars and the City has contributed 11 million of those dollars. The City is also on the hunt for a new City Manager. The Mayor is thrilled with all the projects underway but asks the City to maybe finish some of the projects before diving into more.

Scott Warren addressed the Council as an audience member. Sunday February 21st is the YMCA Give A Splash Fundraiser. The goal is \$85,000 and will go to at least 1,000 families in the community for scholarships to the YMCA, currently the funds are at \$70,000. People that are wanting to donate are able to pay for votes to have area leaders pushed in the YMCA pool: \$50.00 equals one vote, \$100.00 equals two votes and so on.

Mayor Schwenker opened the Public Hearing to vacate and sell 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 \$2,865.60.

There were no written comments.

Collister stated he received one public comment, when the City buys land from residents, we spend a premium for that land but when the City sells land it is cheap and practically nothing.

Woodward asked what the value of the land was.

Smith stated the value is based on so much per square foot and its only 90 feet out, not the whole alley.

Motion by Collister, seconded by Kean to close Public Hearing to vacate and sell 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 \$2,865.60.

Motion Carried 6-0

Mayor Schwenker opened the Public Hearing on the proposed authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,200,000 sewer revenue capital loan notes and the authorization and issuance thereof.

There were no written or verbal comments

Motion by Collister, seconded by Lyon to close Public Hearing on the proposed authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,200,000 sewer revenue capital loan notes and the authorization and issuance thereof. Motion Carried 6-0

Mayor Schwenker opened the Public Hearing regarding 2018 Community Development Block Grant Downtown Revitalization Grant.

Kelley Brown from ECIA stated the City of Maquoketa applied for and was awarded a \$500,000 Community Development Block Grant to provide for the revitalization and rehabilitation of a target area that consisted of 29 properties. The budget for this project is \$1,000,000.00, 47.3684% of the architect and construction costs are reimbursed by the grant and the remaining 52.6316% of the project is paid by local funds, 100% of the administration costs are reimbursed by the grant as well. To date, \$280,433.00 has been requested for construction costs and \$30,810 for administration costs.

There were no written comments.

Motion by Collister, seconded by Kean to close Public Hearing regarding 2018 Community Development Block Grant Downtown Revitalization Grant. Motion Carried 6-0

Collister questioned the use of the alley proposed for sale, it looks closed off and/or there is no use of the alley. It looks like owners have built on the alley.

Smith stated the alley is closed off but on beacon the City still owns the land. If the alley isn't being used, they can send letters to property owners to see if they want to buy the alley land.

Motion by Collister, seconded by Kean to approve Resolution 2021-13 entitled, "Resolution to vacate north 90 feet of the alley in the 400-block bordered by North Eliza Street and North Olive Street of the City of Maquoketa, Jackson County, Iowa to B & J Realty, LLC for the sum of \$2,865.60." Motion Carried 6-0

Motion by Woodward, seconded by Lyon to approve Resolution 2021-14 entitled, "Resolution to institute proceedings to take additional action for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,200,000 sewer revenue capital loan notes." Motion Carried 6-0

Woodward question how this loan related to the loan from the before motion.

Schwenker stated this is step one in the loan process and will eventually grow into a more permanent loan.

Mallory Smith added the prior motion was to set a max amount that can be borrowed for the project.

Motion by Collister, seconded by Lyon to approve Resolution 2021-15 entitled, "Resolution to approve and authorize a form of interim loan and disbursement agreement by and between the City of Maquoketa and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$1,150,000 sewer revenue capital loan notes anticipation project note, series 2021, of the City of Maquoketa, Iowa, under the provisions of the code of Iowa, and providing for a method of payment of said note." Motion Carried 6-0

Motion by Woodward, seconded by Kuhlman to approve Resolution 2021-16 entitled, "Resolution to approve extending outdoor dining/food service, alcohol service/consumption to November 28, 2021." Motion Carried 6-0

Schwenker questioned why the council was voiding an agreement then approving the same agreement in the next motion.

Smith stated the EDA requires their agreement to be approved before other agreements, so this is changing the order of events to meet that requirement.

Motion by Lyon, seconded by Holm to void original agreement for engineering services between the City of Maquoketa and IIW, P.C. for Stormwater System Improvements Project dated October 20, 2020.

Motion Carried 6-0

Motion by Lyon, seconded by Kean to approve EDA approved agreement for engineering services between the City of Maquoketa and IIW, P.C. for Stormwater System Improvements Project.

Motion Carried 6-0

Motion by Holm, seconded by Kuhlman to approve South Corporate Hangar Lease and authorize Mallory Smith to sign lease.

Motion Carried 6-0

Smith stated the table presented to council is the four phases of opening and closing City Hall during COVID. The phases go from a high threat to a low threat with details on how each function of City Hall would work. Between the 15th to 20th of each month, with the given data there would be a decision made for the next month and what phases the building could be in. Currently City Hall is at phase 3 and looking at March to be a phase 2.

Schwenker would like to thank citizens for showing their caring side during a fire that happened over the past weekend during the cold temperatures. Business Owners and homeowners opened their shops and homes for the family and firefighters to get out of the cold temperatures. It goes to show how well this community can gather around and help those in need.

Motion by Collister, seconded by Kuhlman to approve Mayoral appointment of Mark Beck to the Building Code of Appeals Board.

Motion Carried 6-0

Motion by Collister, seconded by Kuhlman to approve appointment of Chris Gockel to the Parks Commission.

Motion Carried 6-0

Motion by Lyon, seconded by Woodward to approve appointment of Patrick Denlinger to the Planning & Zoning Commission.

Motion Carried 6-0

Motion by Collister, seconded by Kean to approve Mayoral appointment of Joe Oclon and Patricia Walke to the Property Maintenance Board.

Motion Carried 6-0

Motion by Kuhlman, seconded by Woodward adjourning at 6:34 p.m.

All Ayes

Don Schwenker, Mayor

ATTEST:

Mallory Smith, Interim City Manager