

MAQUOKETA CITY COUNCIL MEETING
Tuesday, September 7, 2022

Mayor Messerli called the regular session of the Maquoketa City Council to order at 6:00 p.m. with four members present.

Present: Lyon, Collister, Good, Holm

Absent: Simonson, Rickerl and Kuhlman

The group recited the pledge of allegiance.

Motion by Collister, seconded by Good approving the agenda.

Motion Carried 4-0

Motion by Collister, seconded by Holm approving the consent agenda consisting of the August 15th minutes, bills payable through September 6th in the amount of \$208,536.45, and renewal class "B" beer permit, outdoor sales, Sunday sales and living quarters filed by Maquoketa Brewing. Motion Carried 4-0

Chamber Director Carr presented the Chamber quarterly report. Carr highlighted the new Community Guide, the leadership program which will be starting back up on Tuesday, September 13th, a bus crawl with Bellevue and DeWitt communities, a Chamber Bash on September 29th hosted by Voy Theater and the Community Christmas lighting on December 4th where Santa and Mrs. Claus will be present.

City Manager Boldt presented information on the new website. The website was built and designed by CivicPlus. Councilman Mark Lyon also assisted in the project. The website has updated pictures that highlight the renovated buildings. The colors on the website were picked to match the City's branding. There is a link to the new payment processor where payments get uploaded automatically to the City's payment software. Includes easy to use tabs for agenda, minutes, and city forms.

Mayor Messerli opened the public hearing to review plans and specification for Innovate 120 Facility Improvements. Dan LoDianco with ECIA represented these files. Looking for public input for the ongoing project. There were no written comments. Motion by Collister, seconded by Lyon closing the public hearing. Motion Carried 4-0

Mayor Messerli opened the public hearing on the status of funding activities for CDBG Homebuyer Assistance Program. This program is related to the pocket neighborhood and resources they pulled together to finish project. This is a project report because it's near the 50% complete mark.

The City of Maquoketa applied for and was awarded a \$103,400 Community Development Block Grant (CDBG) to provide homebuyer assistance to five households with their purchase of homes in the Bear River Cottages subdivision, commonly known as the Pocket Neighborhood

homes. The 2015 Jackson County Housing Needs Assessment showed a need for 84 new homes to be constructed from 2015-2025 with only 10 homes being constructed in the first five years and those were not affordable to low-to-moderate (LMI) income households. All homebuyers must qualify as low-to-moderate income (LMI) households meeting the HUD national objective of CDBG program by providing assistance to LMI persons. The program budget consists of \$103,400 in CDBG with no local match required of the City. The breakdown of the budget consists of \$94,000 towards down payment assistance, closing and inspections costs for five newly constructed homes in the pocket neighborhood and \$9,400 for grant administration. The amount of the down payment assistance is determined by the sale price of the new homes and mortgage payments required to make the sales affordable to LMI households. For each home, the CDBG assistance provides (up to) \$15,000/home for down payments, (up to) \$3,500 for closing costs, and (up to) \$300 for home inspections to be completed.

The City of Maquoketa contracted with ECIA for grant administration. The project was Categorically Excluded, Not Subject to the Section 58.5 authorities per HUD regulations as the funding was not used for construction. Currently, all five homes have been purchased, with two of the homes waiting on claims to finish being processed and paid. As of July 1st, the project has 97% of its funds committed. The following properties have closed:

1002 Bear River Drive, 1003 German Street, 1008 Bear River Drive, 1006 Bear River Drive
1004 Bear River Drive

BUDGET STATUS
as of October 16, 2020

		<u>CDBG</u>	<u>Local Funds</u>
Homebuyer Assistance:	Budget:	\$ 94,000.00	\$ 0.00
	Expended:	<u>91,100.00</u>	<u>0.00</u>
	Balance:	\$ 2,900.00	\$ 0.00
Administration:	Budget:	\$ 9,400.00	\$ 0.00
	Expended:	<u>9,400.00</u>	<u>0.00</u>
	Balance:	\$ 0.00	\$ 0.00

Motion by Collister, seconded by Holm closing the public hearing. Motion Carried 4-0

Motion by Good and seconded by Holm to pass the third reading of Ordinance No. 1199, entitled, "An Ordinance amending Title V Land Use Regulations, Chapter 1, Zoning Regulations, Subchapter B District Boundaries and General Regulations of the City of Maquoketa Code of Ordinances". Motion Carried 4-0

Boldt explained the City's attorneys initiated this resolution for a separate agreement between the City and the developer. As a better protection for the city.

Motion by Lyon, seconded by Good approving Resolution No. 2022-100, entitled, "Resolution to establish a public hearing date on Monday, September 19, 2022, at 6:00 PM to enter into a community space development agreement with Redeker Partners LLC (120 South Main Street), and providing for publication of notice thereof."

Motion Carried 4-0

Motion by Collister, seconded by Holm approving Resolution No. 2022-101, entitled, "Resolution to establish hearing date on Monday, September 19, 2022, 6:00 PM to enter into an upper story housing agreement with Redeker Partners LLC (138 South Main Street), and providing for publication of notice thereof."

Motion Carried 4-0

Motion by Collister, seconded by Good approving Resolution No. 2022-102, entitled, "Resolution to establish a public hearing date on Monday, September 19th, 2022, at 6:00 PM to review plans, specifications, and form of contract for the 138 S. Main St. facility improvements."

Motion Carried 4-0

Motion by Collister, seconded by Holm approving Resolution No. 2022-103, entitled, "Resolution to approve developer agreement for 20-CVN-042 Community Development Block Grant CARES to make improvements and Upper Story Apartment Renovation to the building at 138 South Main Street. "

Motion Carried 4-0

Boldt explained, CDBG project with Dan LoDianco at ECIA, state wants this type of agreement to further define the relationship between the City and Redeker Partners LLC.

Motion by Lyon, seconded by Collister approving Resolution No. 2022-104, entitled, "Resolution authorizing invitation to bid for the 138 South Main Street facility improvement project".

Motion Carried 4-0

Motion by Collister, seconded by Holm approving Resolution No. 2022-105, entitled, "Resolution authorizing collection of payments for City costs to abate nuisances and enforce ordinances."

Motion Carried 4-0

Motion by Lyon, seconded by Collister approving Resolution No. 2022-106, entitled, "Resolution authorizing purchase of a 2008 Vactor 2100 Jet Vac Truck and upfitting accessories in the amount of \$192,865.26 from MacQueen Equipment."

Motion Carried 4-0

Motion by Lyon, seconded by Holm approving Resolution No. 2022-107, entitled, "Resolution authorizing an agreement with the State of Iowa Economic Development Authority for the Destination Iowa project at Prairie Creek Recreation Area."

Motion Carried 4-0

Motion by Collister, seconded by Lyon to close two coal chutes located 114 East Platt Street for preparation of sidewalk in the Platt Street Project.

Boldt explained, he met with the owner to work out a cost sharing agreement. The owner called, stating he spoke with his lawyer and stated it was the city's to fix. Boldt recommended

to authorize for the city to pay for the proper closing of the chute. This would resolve any hold ups for the Platt Street Project.

Motion by Collister, seconded by Good adjourning at 6:37 p.m.

Motion Carried 4-0

Tom Messerli, Mayor

ATTEST:

Joshua Boldt, City Manager