

MAQUOKETA CITY COUNCIL MEETING
Monday, April 17, 2023

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

Present: Simonson, Rickerl, Lyon, Collister, Kuhlman, Ehlinger Absent: Holm

The group recited the Pledge of Allegiance.

Motion by Collister, seconded by Kuhlman approving the agenda. Motion Carried 6-0

Motion by Collister, seconded by Kuhlman approving the consent agenda consisting of the April 3rd minutes, bills payable in the amount of \$670,011.01, March financial reports, renewal special class "C" retail alcohol license filed by Ohnward Fine Arts Center and renewal class "E" retail alcohol permit filed by Main Street Tobacco Shop. Motion Carried 6-0

Mayor Messerli opened the public hearing regarding 50% budget/reimbursement benchmark review for 20-CVN-040 Innovate 120 Building Facility Improvement Grant. Dan LoBianco spoke from ECIA stating, simply as a reminder, we applied for this CDBG COVID funding grant to assist Innovate 120 and staff, as well as the Jackson County Economic Alliance with their clearly defined project. This facility will be a new catalyst for connecting with and serving the residents of this community. Innovate 120 will provide a state-of-the-art facility and a proven program framework to engage youth and adults in exploring their own potential, providing them with the technology tools and individualized guidance they need to be successful. The COVID-19 pandemic forced businesses of all sizes to close their offices and send employees home to figure out a way to work remotely. Many individuals do not have reliable internet in their homes for online meetings or the space to meet in person and safely. Because of COVID, many job interviews are now held virtually. The need to access the internet for socialization has also increased dramatically. The proposed project will result in increased participation by citizens in activities reliant on technology.

With this grant the scope from bidding to completion was set for less than a year (The typical CDBG loan has a multiple-year time frame, like our façade grants), so we flew by the 50% project completion mark in February and approved the bills for that in March. At that point we had utility work and general carpentry completed for all four major rooms associated with the grant (the main lobby, the main conference room, the kitchen/Café and the classroom/computer lab. You had another pay app to approve on the agenda this evening that represent finishes, such as flooring, glass work and a change order that included a beautiful and necessary mezzanine railing have all been installed. In fact, we are currently within \$70,000 of the total grant scope of work on the project being complete.

As with our other grant, only than supply chain issues and the price of materials skyrocketing since estimates a year ago, the buildout has gone as planned. Grant funds ended up covering

less of the project than we had hoped; but no changes other than some technology equipment purchases and installation placed outside our scope and to occur immediately after this grant is closed have changed since our application. The budget in front of you reflects the draws to date and you will soon see a budget spending summarizing the entire balance of this \$508,750 project.

Our original performance target was to reach a halfway point within six months and be complete by May 31st. We subsequently pushed the completion date up; but we are nearing closure and expect a state official site visit on May 18.

This was a basic summary of activity schedules, project scope, objectives and beneficiaries for the Innovate 120 historic building rehabilitation at 120 South Main. If anyone has questions, I am here to answer them or will find an answer soon.

There were no written comments. Motion by Collister, seconded by Lyon closing the public hearing. Motion Carried 6-0

Mayor Messerli opened the public hearing regarding 50% budget/reimbursement benchmark review for 20-CVN-034 YMCA Community Facility Improvement Grant.

Simply as a reminder, we applied for this CDBG COVID funding grant as local citizens were ready to move past COVID-19. Individuals wanted to (& still want to) remain safe and healthy but also resume their lives and get back to the activities that help them be healthier and enjoy a fuller life. This project was to assist the YMCA and its members with healthier air quality and overall better health outcomes and increase the comfort level of the members to ensure increased usage and offer opportunities for additional growth and membership. The main element in this funding was to replace and update the broken HVAC unit for the pool area.

With this grant the scope from bidding to completion was set for less than a year, so we flew by the 50% project completion mark in February and approved the bills for that in March. At that point we had all the units delivered and Giese was working on the duct work installation to replace the old equipment. Jackson Tuckpointing was just starting on the repair, cleaning and removing old paint & sealing work on the pool. That is what the budget worksheet you see reflects.

The fact is, other than punch-list items, the project is complete as we speak. The new sealing, paint and concrete refurbishing work is complete, and the HVAC system is functional. Other than supply chain issues and the price of materials skyrocketing since estimates a year ago, there were very little changes in the project itself.

The budget in front of you reflects the draws to date and you will soon see a budget spending summarizing the entire balance of that \$500,000 grant.

Our original performance target was to reach a halfway point within six months and be complete by May 31st. We subsequently pushed the completion date up; but we are nearing closure and expect a state official site visit on May 18.

This was a basic summary of activity schedules, project scope, objectives and beneficiaries for our YMCA pool refurbishing, 500 E Summit. There were no written comments. Motion by Collister, seconded by Ehlinger closing the public hearing.

Motion Carried 6-0

Mayor Messerli opened the public hearing regarding State of Iowa 2023 CDBG Upper Story Housing Agreement on behalf of 114 E Platt Street. Bolt reported that this would be for four upper story apartments with the local match being paid by the property owner. There were no written comments. Motion by Collister, seconded by Rickerl closing the public hearing. Motion Carried 6-0

Motion by Lyon, seconded by Rickerl approving the second reading of Ordinance No. 1205, entitled, "An Ordinance designating the 2023 City-Wide Urban Revitalization Area of the City of Maquoketa." Motion Carried 6-0

Motion by Lyon, seconded by Rickerl suspending the rules and proceeding to the third and final reading of Ordinance No. 1205. Motion Carried 6-0

Motion by Lyon, seconded by Rickerl approving the final reading of Ordinance No. 1205, entitled, "An Ordinance designating the 2023 City-Wide Urban Revitalization Area of the City of Maquoketa." Motion Carried 6-0

Motion by Lyon, seconded by Kuhlman approving Resolution No. 2023-45, entitled, "Resolution setting Tuesday, May 2, 2023 at 6:00 p.m. as public hearing date for sale of City property at airport – 3.59 acres." Motion Carried 6-0

Motion by Simonson, seconded by Ehlinger approving Resolution No. 2023-46, entitled, "Resolution approving Community Development Block Downtown Revitalization (DTR) Grant for the City of Maquoketa 114 E Platt Upper Story Housing Project." Motion Carried 6-0

Motion by Lyon, seconded by Ehlinger to approve WHKS December invoice of \$10,360.12 and April invoice of \$6,766.03 for construction engineering on the South Main Trail Project. Motion Carried 6-0

Motion by Simonson, seconded by Rickerl approving Resolution No. 2023-47, entitled, "Resolution authorizing City Clerk to make the appropriate interfund transfers of sums and record the same in the appropriate manner for FY 23/24 for the City of Maquoketa, Iowa." Motion Carried 6-0

Discussion was held regarding Tschiggfrie Excavating proposed Platt Street Project plan amendment. Boldt reported there will be a meeting with the IDOT on Wednesday to discuss these items. He stated the Main Street signal change has been removed.

Kuhlman questioned if this is a punch list and Ellenz reported it is a list of things that need to be completed.

Boldt reported there are some ADA issues that are not on this list. He stated the City has to find a way to provide a motion to make sure the City is not approving prices.

Andy Goedken stated the removal of the planters was on a previous change order and this change is for pavers. He stated Tschiggfie honored the prices from the bid on the previous change order but the prices are not being now because it has been three years.

Messerli questioned what the Council's options were and Boldt replied that the Council could approve a partial motion or table and discuss at a special meeting on Wednesday.

Lyon questioned if there would be additional expenses after this and Goedken reported there would be additional expenses for quantities.

Lyon questioned if there has been a final walk through of all of the properties and Goedken responded it could be included in the final walkthrough.

Motion by Collister, seconded by Kuhlman tabling discussion regarding proposed Platt Street Project plan amendments. Motion Carried 6-0

Motion by Simonson, seconded by Lyon approving Resolution No. 2023-48, entitled, "Resolution providing for preliminary approval of urban revitalization tax abatement support for Portrait One Maquoketa, LP for the development of senior housing located at Nairn and David St contingent on the successful application of housing tax credits with Iowa Finance Authority." Motion Carried 6-0

Motion by Lyon, seconded by Collister approving Resolution No. 2023-49, entitled, "Resolution approving contract amendment #1 to reduce the Façade East project with Tricon General Construction to \$616,444." Motion Carried 6-0

Motion by Collister, seconded by Simonson approving Resolution No. 2023-50, entitled, "Resolution updating City of Maquoketa fees & fines." Motion Carried 5-1 Nay: Kuhlman

Motion by Collister, seconded by Ehlinger approving payment to Giese Sheet Metal in the amount of \$115,410. Motion Carried 6-0

Boldt reminded Council May 6th is Spring Clean-up with half price furniture tags going on sale April 24th.

Boldt also reported that the May 1st meeting will be moved to May 2nd at 6:00 p.m.

Council scheduled a Special City Council meeting for April 19, 2023 at 6:00 p.m.

Motion by Collister, seconded by Simonson adjourning at 6:54 p.m.

All Ayes

Tom Messerli, Mayor

ATTEST:

Joshua Boldt, City Manager