

MAQUOKETA CITY COUNCIL MEETING
Monday, January 21, 2019

Mayor Schwenker called the regular session of the Maquoketa City Council to order at 7:00 p.m. with seven members present. Present: Kean, Baker, Lyon, Collister, Kuhlman, Barker, Horan.

Council recited the Pledge of Allegiance.

Mayor Schwenker gave his State of The City Address. He stated that everyone has come together to reach our goals over the last few years. We now have additional goals that need to be balanced with the costs of those goals.

He stated that the City has spent \$300,000.00 in the last five years on parks. We have Little Bear Park, fixed tennis courts and the skate park. He would like to see better communication between the Park Board and the City Council.

He stated that we know work needs to be done on the streets. Several projects in the last few years have fixed several streets. Most of Maquoketa's streets were done around the same time, so they are all wearing out at about the same time.

He stated that some of the projects coming up are Platt Street, Nutrient Removal, and Housing. He would like to see something done involving corridor businesses and a public works compound.

Motion by Collister, seconded by Baker approving the consent agenda consisting of the agenda, January 7th regular minutes, bills, renewal of Class "E" liquor license filed by Fareway Stores, Inc.

Motion Carried 7-0

Mayor Schwenker opened the public hearing to solicit comments on City's proposed application to Community Development Block Grant Upper Story Housing pilot set-aside to Iowa Economic Development Authority at 7:00 P.M. The Council discussed the need to create more rental housing units in the City. The application proposes that the City to assist in the renovation of the second floor of 124 South Main St. into 6 rental housing units with a minimum of 4 units to be rented to income qualified households at an affordable price. The application will be submitted no later than February 1, 2019. The proposed project will be in the amount of \$940,000 including construction and administrative fees. The City pledges \$440,000 in local effort with \$400,000 to be provided by the owner, \$40,000 by the City. The City is requesting \$500,000 in CDBG funds. 57.14 percent of the funds will benefit low-to-moderate income persons who will rent and reside in the apartments. By design, no displacement will occur. If displacement is necessary, the City will comply fully with the Uniform Relocation Act and Section 104(d).

Richard E. Stimmel spoke. He would like to have decisions made more by listening to elected officials and not so much by listening to JCEA.

Mark Schneider went over nine points necessary for the public hearing. He stated that according to a housing assessment, Maquoketa needs 16 rental units. The Upper Story Pilot Program regarding 124 S Main would be for 6 units 4 of which would have to be for low to moderate income tenants.

Nic Hockenberry stated that the pilot program would be for two communities with \$500,000.00 going to each. The property owner would match that amount and be responsible for any overage costs. He felt that having the City invest \$40,000.00 would show that the City is supporting the project on our application.

Horan stated that he didn't think that the City should be contributing financially to this project.

Horan stated that he had done some research and felt that if an apartment was used for visiting artists, that the apartment would not be added to the tax rolls and would not be a very good return on the City's investment.

Hockenberry stated that he didn't think that Horan's statement about the tax rolls was correct. He also stated that he thought it would be a great return on the City's investment.

Collister questioned where the City's \$40,000.00 would come from. Could it come from a downtown incentive program?

Collister also stated that he would only vote for the program if there was an elevator included and the City's \$40,000.00 came from money already designated for downtown.

Hockenberry stated that the money could be moved from a money already designated for downtown.

Baker stated that he really likes this project.

The LMI restriction lasts for 5 years. This is a federal money restriction.

Rick Decker questioned whether the LMI housing is tied to Section 8 housing.

It is not.

Motion by Lyon, seconded by Barker closing the public hearing.

Motion 6-1 Vote: Ayes-Lyon, Collister, Kuhlman, Barker, Kean, and Baker
Nay-Horan

In the audience portion of the meeting Jack Willey and Phil Gent spoke. They were representing the Jackson Co. Historical Society. Willey is the president. They wanted to express their concerns about what could happen to the property next to Clinton Engines. In the past they have expressed the desire to purchase the property or have first right of refusal.

Willey stated that the Society has plans for that land.

Gent stated that the Society has spent a lot of money and sweat on the property and the soil is not good. One possibility would be seeding it down to prairie grass.

Schwenker stated that the City has always supported the Historical Society and once the City's hands aren't tied he would like to see the Historical Society at least considered in future plans.

Collister stated that he is solidly behind the Historical Society.

Barker questioned how much the Society spent on their property.

No definitive figure was given.

Willey just asked that the Society be kept informed about plans for the property.

Motion by Collister, seconded by Kean approving the third reading of Ordinance No. 1148, entitled, "An Ordinance Amending Chapter 4 (Water System) Of The Code Of Ordinances Of The City Of Maquoketa, Iowa, To Create Specific Requirements Regarding Meter In Quad-Style Multifamily Dwellings And Larger".

Motion Carried 7-0

Motion by Baker, seconded by Barker to approve Resolution No. 2019-3 entitled "Regarding CDBG Upper Story Housing Pilot Project" with an elevator to be included in the project and the City's money to come from money already designated for a downtown project.

Motion Carried 7-0

Motion by Baker, seconded by Collister Approving Community Development & Housing Needs Assessment.

Motion Carried 7-0

Jeff Heil and Heidi Kuhl from Northland Securities discussed with the Council the City's financing plan.

Heil explained that the City's TIF funds would be 350,000.00 and the debt service would remain the same as it is so there would be no property tax increase.

Baker questioned what would happen if the City picked up another façade program.

Heil stated that any new programs that came up could be discussed and plugged in at a later date.

Motion by baker, seconded by Lyon to approve Resolution No.2019-4, entitled "Resolution Fixing the Date For a Meeting On the Proposition To Authorize A Loan Agreement And the Issuance Of Notes To Evidence the Obligations Of the City Thereunder".

Motion Carried 7-0

Motion by Lyon, seconded by Kean to approve Resolution No. 2019-5, entitled "Resolution To Approve the City Of Maquoketa Signing the Brownfields Coalition Memorandum Of Agreement.

Motion Carried 5-2

Vote: Aye - Kean, Baker, Lyon, Kuhlman, and Horan
Nay – Collister and Horan

Motion by Lyon, seconded by Kuhlman to approve an agreement for services between The City of Maquoketa, Iowa and The East Central Intergovernmental Association.

Motion Carried 6-1

Vote: Aye – Baker, Lyon, Kuhlman, Barker, Horan, and Kean
Nay – Collister

Motion by Kuhlman, seconded by Collister designating the area for the use of a dog park.

Motion Carried 6-1

Vote: Aye – Lyon, Collister, Kuhlman, Barker, Horan
And Kean
Nay – Baker

Motion by Collister, seconded by Horan approving the first reading of an ordinance amending Title 6, Chapter 3, Section 4, pertaining to sewer and storm sewer billing rates, of the Code Of Ordinances Of The City Of Maquoketa, Iowa.

Motion Carried 7-0

Motion by Collister, seconded by Horan approving the first reading of an ordinance amending Title 6, Chapter 4, Section 18, pertaining to water utility billing rates, of the Code Of Ordinances Of The City Of Maquoketa, Iowa.

Motion Carried 7-0

Motion by Collister, seconded by Horan approving Resolution No. 2019-6, entitled “Resolution Regarding the Collection Of Payment For City Costs To Abate Nuisances And Enforce Ordinances”.

Motion Carried 7-0

Motion by Lyon, seconded by Barker approving Resolution No. 2019-7, entitled, “Resolution Approving Fees And Charges For City Equipment And Services”.

Motion Carried 7-0

The City Manager stated that he was not concerned challenges with this years budget.

Schwenker stated that he would like to see some stability with TIF from year to year.

A budget meeting has been set for Thursday, January 31st.

A Property Maintenance meeting asking for community input will be held on Monday, January 28th.

Spring Cleanup Day is set for May 11th.

Mayor Schwenker read a proclamation making February 27th, 2019 Iowa Honey Bee Day.

Motion by Barker, seconded by Kuhlman approving Mayoral Appointment to Council Committees, Boards and Commissions.

Motion Carried 7-0

Motion by Horan, seconded by Kuhlman adjourning at 8:32 p.m.

All Aye

Don Schwenker, Mayor

ATTEST:

Gerald Smith, City Manager