



**Agenda
City Council Meeting
Monday, February 7th, 2022 – 6:00 p.m.**

**City Council Chambers
201 East Pleasant Street
Maquoketa, IA 52060**

The Monday, February 7th, 2022, Council meeting may be attended thru Zoom as allowed by Section 21.8 of Iowa Code. Anybody that would like to attend the meeting may do so thru the following means, and the meeting will rebroadcast over the local access channel:

The public will have both video and audio disabled throughout the virtual meeting unless a request to address the City Council is made during the Public Participation section of the Agenda. Speakers are kindly asked to keep participation to 3 minutes.

Web link: <https://zoom.us/j/96488987917>
Phone call: 312 626 6799
Meeting ID: 964-8898-7917

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Roll call**
- 4. Public Participation**
- 5. Presentations**
 - a. None**
- 6. Consent agenda**
 - a. Agenda**
 - b. Minutes – January 17, 2022**
 - c. Bills**
 - d. Approval of Fire Department Officers**

- e. **Proclamation – March 30, 2022 as Iowa Honey Bee Day**
- f. **Class “E” liquor license and Sunday sales renewal filed by Casey’s General Store #2578**
- g. **Class “C” beer permit and Sunday sales renewal filed by Dollar General #2295**

7. Public Hearings

a. Public Hearing for YMCA CDBG Grant

- City Manager Summary: This public hearing provides for citizen input on the YMCA’s purchase of a new pool air handling unit and the associated CDBG grant application. In short, the air handling unit addresses the heating and cooling as well as the dehumidification of the pool air. Without a working unit we would need to close the pool. The key item is the decking which is rusting through and will soon be unable to support the weight of the mechanicals that are housed within. Support from CDBG grant sources will allow the YMCA to maximize potential funding sources with the help of CDBG grants and minimize the potential support from the City’s Capital Improvement Plan.

Council support is recommended.

b. Public Hearing for Maximum Property Tax Dollars

- City Manager Summary: The Maximum Property Tax Dollars levy is a mandated tax levy ceiling placed on Cities in order to protect the Citizens from experiencing a drastic tax increase. The chart below defines the maximum levy increase as 2% at \$2,785,799 for FY2022-2023. This does not mean the City will levy this amount in taxes. Council is required to recognize a levy increase ceiling for now and the annual City Budget will be up for Council consideration on March 21, 2022.

Council support is recommended.

NOTICE OF PUBLIC HEARING - CITY OF MAQUOKETA - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/7/2022 **Meeting Time:** 06:00 PM **Meeting Location:** 201 East Pleasant Street/Zoom 96488987917

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)

City Telephone Number
(563) 652-2484

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	206,235,074	200,064,457	200,064,457	
Tax Levies:				
Regular General	1,670,505	1,670,505	1,620,523	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center	27,842	27,842	27,009	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	93,215	93,215	110,157	
Support of Local Emer. Mgmt. Commission	16,888	16,888	16,888	
Emergency	41,861	41,861	0	
Police & Fire Retirement	189,177	189,177	178,417	
FICA & IPERS	188,910	188,910	242,616	
Other Employee Benefits	502,631	502,631	590,189	
Total Tax Levy	2,731,029	2,731,029	2,785,799	2
Tax Rate	13.24231	13.65075	13.92450	

8. Old business

a. **Discussion and possible motion to approve payment in the amount of \$49,609.12 to WHKS for the Waste Water Treatment Plant Project.**

- City Manager Summary: On December 21, 2021, City Council entered into a professional services agreement with WHKS for the design and engineering of the City's new Wastewater Treatment Plant. The construction of this facility is planned for Summer & Fall 2023. This payment is partial based on the services contract. Total billed to date: \$352,178.56. Amount remaining: \$797,821.44.

Council support is recommended.

b. **Resolution approving Community Development Block Grant Coronavirus Funding for the City of Maquoketa Public Facilities Assistance Project.**

- City Manager Summary: Related to the above public hearing, this Resolution formalizes and authorizes the application for improvements to the Maquoketa YMCA facility. Preliminary estimates show the air handling unit may cost as much as \$370,000. The CDBG application recognizes a 20% local cost share which has been planned for out of the City's Capital Improvement Plan. Other supplemental funding for this equipment include:

1. \$100,000 from the Iowa Mississippi Valley YMCA network.
2. \$105,000 in private donations to the YMCA.
3. \$200,000 from a deficiency settlement related to the poor performance of the current equipment.

If the YMCA and City secure CDBG assistance, it will allow the YMCA to support other initiatives for our Community.

Council support is recommended.

c. **Resolution approving the maximum tax dollars from certain levies for the City's proposed Fiscal Year 2022-2023 Budget.**

- City Manager Summary: This Resolution formalizes City Council action to accept the property tax levy increase limit described above in the public hearing. This action does not bind the City Council to choosing a final levy amount. The annual City Budget will go before the Council on March 21, 2022.

Council support is recommended.

d. **Discussion and possible motion to approve payment of a Downtown Incentive Grant in the amount of \$50,000 to GT Development, LLC for renovation of the Mitchell Maskrey Mill.**

- City Manager Summary: On June 1, 2020, City Council approved a Downtown Incentives Grant for the benefit of the Mitchell Maskrey Mill project in the amount of \$50,000. The Downtown Incentives Grant program is supported and funded by the City's most recent Urban Renewal Plan and associated TIF increment.

Council support is recommended.

e. Discussion and possible motion to approve payment of \$50,000 to GT Development, LLC as City provided matching funds for Catalyst Grant.

- City Manager Summary: On September 21, 2020, City Council entered into a development agreement with GT Development, LLC defining the City's Participation in the redevelopment as a \$100,000 local match to the Iowa Catalyst Grant and an additional \$100,000 City incentive to spur the project. This payment finishes the City's local obligation. The payment is required upon the development incurring at least \$250,000 in verifiable invoices. This requirement has been met.

Upon passage of these two Mitchell Maskrey Mill payments, the City's financial commitment to the project concludes. The City invested \$250,000 total into the project with total project costs estimated to be at \$1.4 Million from private and other sources such as the Catalyst Grant.

Council support is recommended.

9. New business

a. Discussion and possible motion to approve payment in the amount of \$11,750 to Sheets Construction for the rehabilitation of the Public Works Salt Shed.

- City Manager Summary: Due to old damage created by the Derecho inland storm of 2020, the Public Works salt shed incurred substantial damage. City Staff filed a claim with our insurance provider. Our insurance covers \$18,700 minus our \$1,000 deductible. Sheets is requesting partial payment on their services agreement in the amount of \$11,750. After this invoice \$4,000 remains to be billed.

Council support is recommended.

b. Ordinance # (First Reading) An ordinance adding Chapter 3 to Title 4 the code of ordinances of the City of Maquoketa regarding backyard chickens.

- City Manager Summary: This ordinance is a first of its kind for the City of Maquoketa. The attached ordinance in the council packet further details the rules and regulations of the backyard chickens ordinance. The proposed ordinance comes recommended by the Public Safety Committee and will go into effect upon passage of a third reading. An initial application fee of \$40 with a \$10 annual renewal will apply. Highlights of the ordinance include:

1. The proposed parcel must be zoned for residential or agricultural use.
2. The proposed parcel must have only one single family dwelling occupied by the owner.
3. The applicant must show proof of completion of an approved class in raising chickens in a backyard environment.
4. No permittee shall keep or harbor more than (6) six chickens.
5. No person shall keep or harbor roosters.
6. Henhouses must provide a minimum of four (4) square feet per chicken with one (1) laying box for every two (2) hens and one (1) linear foot of roosting bar per hen.
7. Henhouses and chicken runs shall be enclosed on all sides and shall have a roof and doors, which access shall be secured at night. All openings must be covered with predator and bird-proof material made of wire with less than one-inch openings.
8. Enclosures must be at least 10 feet away from adjoining property lines.

Council direction is requested.

c. Ordinance # (First Reading) – An ordinance adding Chapter 4 to Title 4 the code of ordinances of the City of Maquoketa regarding beekeeping.

- City Manager Summary: Again, this ordinance is a first of its kind for the City. The attached ordinance in the council packet further details the rules and regulations of the beekeeping ordinance. Highlights of the ordinance include:
 1. One apiary shall be allowed per parcel in areas zoned A-1 Agricultural or I-3 Heavy Industrial.
 2. Each apiary must consist of only 1 constructed hive.

Council direction is requested.

d. Ordinance # (First Reading) – An ordinance amending Title 3 Community Protection Chapter 3 Traffic Code Subchapter 3G stop and yield intersections section 1 stop intersections of the City Code of Ordinances.

- City Manager Summary: This ordinance recognizes the following stop signs along Summit Street:
 1. Stop at Summit on Main going North
 2. Stop at Summit on Main going South
 3. Stop at Main on Summit going East
 4. Stop at Main on Summit going West
 5. Stop at Summit on Vermont going North
 6. Stop at Summit on Vermont going South
 7. Stop at Vermont on Summit going East
 8. Stop at Vermont on Summit going West

It should be noted the Summit and Western intersection is not listed. Approving this ordinance as is would keep the above stop sign locations and remove the current signage at Summit and Western. Over the last couple weeks, City Staff has received comments expressing a desire to recognize the signage at Summit and Western as well.

Council may elect to proceed as presented above or further consider the signs at Western given recent community feedback and a future residential subdivision project being completed in the very near future. If Council seeks to add Western to the list, Staff recommends voting no to this ordinance and Staff will bring an alteration back to the February 21, 2022 meeting for Council consideration.

Council direction is requested.

e. Resolution to establish public hearing date on February 21, 2022 at 6:00 p.m. for City of Maquoketa Community Development and Housing Needs Assessment.

- City Manager Summary: City Staff was notified by ECIA officials they need to update the City of Maquoketa's Community Development and Housing Needs Assessment which is an annual requirement for CDBG applications. Approval of this resolution sets a public hearing at the next council meeting.

Council support is recommended.

f. Resolution to establish a public hearing date on February 21, 2022 at 6:00 p.m. for 2021 Community Development Block Grant – Coronavirus (CDBG-CV) Public Facilities/Public Spaces application for Project Innovate 120.

- City Manager Summary: This Resolution sets a public hearing for a substantial improvement project at the Old US Bank Building (120 S Main St) in downtown Maquoketa which is cleverly named...Project Innovate 120. This hearing will be for a CDBG funds application in the amount of \$300,000 to \$500,000 related to the project's main lobby renovation. The City of Maquoketa will have to be the applicant on behalf of the owner in order to secure potential funding.

The project itself is a multi-year triumph for the greater Jackson County area to create an innovation and technology center for an ever-changing world and job market. Many of today's remote technology workers are paid a *co-working space stipend* in order to incentive workers to find a professional space to conduct business instead of their homes where abundant distractions might await. The likelihood of this business succeeding is strong and will be useful to the Maquoketa area as visitors pair the City's charm, outdoor recreation, value, and technology assets. The Old US Bank Building is an ideal classic setting for this project and the owner has demonstrated a strong history of community involvement with local high school competitions testing team skills in entrepreneurship and pitching highly advanced business solutions for cash prizes. A concept photo of the entrance space is provided below:



At this time, no funding source is being requested of Council. The owner has committed to provide the local match. This public hearing is required in order for the application to move forward.

Council support is recommended.

10. Reports and Communications

- a. **Council Member Reports**
- b. **City Manager Report**

11. Executive Session

- a. **None**

12. Adjournment