

MAQUOKETA CITY COUNCIL MEETING  
Monday, March 21, 2022

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

Present: Simonson (Zoom), Rickerl, Lyon, Collister, Good, Holm

The group recited the Pledge of Allegiance.

Police Chief Zeimet reviewed his annual report for Council discussing long term and short-term goals along with commending staff keeping the department running during staff shortages.

Ellenz reported that Tschiggfrie started milling from Main Street to the Ohnward Center. The project will be done in three phases: Main to Clark – Clark to C&R Tire – C&R Tire to Ohnward. The project is total reconstruction. Businessseas will have access throughout the whole project except for approximately 3-5 hours during the final lift. Platt Street meetings will be held the first and third Thursday of each month at 8:00 a.m.

Mayor Messerli reported that agenda item 6j should be changed from “subrecipient” agreement to “architectural” agreement.

Motion by Collister, seconded by Lyon approving the consent agenda consisting of March 7, 2022 minutes, bills payable through March 21 in the amount of \$228,273.29, February financial, renewal Class “E” liquor license filed by KJ’s Convenience, Resolution No. 2022-34, entitled, “Resolution approving subrecipient agreement for 2022 CDBG-CV Grant with Innovate 120, Resolution No. 2022-35, entitled, “Resolution approving contract for 2022 CDBG-CV Grant administration to ECIA for Project Innovate 120, Resolution No. 2022-36, entitled, “Resolution approving the subrecipient agreement for 2022 CDBG-CV Public Facilities Grant for YMCA Facility, Resolution No. 2022-37, entitled, “Resolution approving the contract for 2022 CDBG-CV Grant administration to ECIA, Resolution No. 2022-38, entitled, “ Resolution providing for the duplication of benefits policy for the CDBG-CV Housing Conversion Grant, Resolution No. 2022-39, entitled, “Resolution approving Architectural agreement for 2022 CDBG-CV Grant with Robert Abbott for Housing Conversion of 138 S Main Street and Resolution No. 2022-40, entitled, “Resolution approving Farmers Creek fire protection extension.

Motion Carried 6-0

Mayor Messerli opened the public hearing regarding the FY 2022-2023 proposed budget and CIP. Boldt reported the tax levy is \$2,786,681 with a tax rate of 13.89987. 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 the CDBG-CV Housing Conversion Grant for 138 S Main Street. Kelley Brown, JCEA, reported Maquoketa 138 S Main St CDBG-CV

Housing Conversion Grant Application. The interior of the historic building was damaged in a fire over ten years ago. It sat empty until the previous owners purchased the property in late 2019 with plans to renovate the main level into a commercial space with the potential to add apartments to the upper level. The demand for workforce rental apartments in Jackson County and specifically in Maquoketa was identified in a 2015 housing needs assessment. The assessment has been recently updated in 2021 and will be adopted in 2022 as a Housing Action Plan. The Plan identifies the need to elevate the quality of existing housing stock in Maquoketa through housing rehabilitation to provide additional housing in Jackson County and to partner with State of Iowa housing programs to encourage affordable housing. When the City was looking for owners who were interested in participating in the Maquoketa CDBG Façade program, they readily agreed. Jackson County Economic Alliance (JCEA) contacted the previous owners when the Downtown Housing grants and CDBG-CV grants became available. After careful consideration, the previous owners determined that they would not be able to continue with the renovation of the building beyond the façade. The CDBG-CV housing conversion grant is an opportunity to address one of the priorities identified in the draft Housing Action Plan. At the time, JCEA had already been working with Robert Abbott for the last few years and was very aware of his passion and ability to make a difference in Maquoketa. It was just in the last month that the pieces fell into place and it was determined that it would make good business sense to pick up where the previous owner had left off. Given that the CDBG-CV grant opportunity is still in place and the high demand for rental housing in Maquoketa, and seeing the need for and the success of the MAE apartments in Maquoketa, Abbott made the decision to begin with the construction of two apartments on the second story instead of starting with the commercial space on the main level of the building. Robert Abbott will take advantage of the opportunity to apply for a \$7,500 local Upper Story Renovation incentive. If funded, this will reduce the match provided by Abbott. Abbott is pledging the full 20% local match in the unlikely scenario that the City does not approve the Upper Story Renovation grant. Abbott is purchasing the building and paying for the architect with his own funds. The renovation costs less 20% local match will be paid for through the CDBG-CV grant. The application will be submitted for April 30, 2022. The grant request is \$500,000. 100% of the CDBG funds requested will benefit persons of low and moderate income. The project consists of two apartments. Both will be made available to and will be occupied by low to moderate (LMI) tenants. The location is in the downtown business district and is located at 138 S Main Street, Maquoketa, Iowa 52060. The building is currently unoccupied so no person or business will be displaced as a result of this project. This project will allow two additional people or small families to have an affordable residence in Maquoketa. If in fact, extenuating circumstances occur resulting in the displacement of persons, the city agrees to fully comply with the Uniform Relocation Act and Section 104(d). This project consists of the construction of two one-bedroom apartments in the second story of the building located at 138 S Main Street, Maquoketa, IA. More specifically, removal of a few walls and floor coverings from a previous remodel attempt. New walls, doors, drywall, flooring are needed for each apartment as well as new bathrooms, finishes, plumbing fixtures and vanities. New kitchens will include cabinets and energy star appliances. Each apartment will include in-unit laundry facilities with energy star washers and dryers. All new plumbing and electrical will be ran throughout the building. Motion by Collister, seconded by Lyon closing the public hearing.

Motion Carried 6-0

Motion by Collister, seconded by Lyon approving Resolution No. 2022-41, entitled, "Resolution approving FY 2022-2023 proposed budget and CIP." Motion Carried 6-0

Motion by Holm, seconded by Lyon to approve the first reading of ordinance amending Title III community protection, Chapter 3 traffic code Subchapter 3G stop and Yield intersections Section 1 stop intersections of the City Code of Ordinances.

Collister stated he was opposed to this. He stated once he has explained that Summit and Western was the only stop sign being removed people were okay with it.

Lyon stated he has taken a call in favor of this stop sign.

Simonson questioned why this was not referred to the Public Safety Committee.

Boldt replied he thought it was the desire of the Council to have the stop sign at Western and Summit put back up.

Good stated he received one call months ago but has not seen any information about accidents.

Ellenz mentioned that once the full detour is in effect this may need to be evaluated again.

Motion Failed 2-4 Nay: Simonson, Rickerl Collister, Good

Motion by Collister, seconded by Good approving Resolution No. 2022-42, entitled, "Resolution approving an agreement between Maquoketa/Clinton County for re-precincting to Bloomfield Township." Motion Carried 6-0

Motion by Good, seconded by Holm approving Resolution No. 2022-43, entitled, "Resolution allowing McClure Engineering to file grant application with FAA for Design of Runway." Motion Carried 6-0

Motion by Collister, seconded by Good to authorize payment to Construction Materials Testing for services related to the Airport Runway Re-Design in the amount of \$7,810.00. Motion Carried 6-0

Motion by Lyon, seconded by Collister approving Resolution No. 2022-44, entitled, "Resolution approving Community Development Block Grant Coronavirus application for the City of Maquoketa Housing Conversion Project at 138 S Main Street." Motion Carried 6-0

Motion by Lyon, seconded by Holm approving Resolution No. 2022-45, entitled, "Resolution providing for a contract with ECIA for Grant Administrative Services for CDBG-CV Housing Conversion Grant at 138 S Main Street." Motion Carried 6-0

Motion by Good, seconded by Rickerl approving Resolution No. 2022-46, entitled, "Resolution providing for a Subrecipient Agreement between the City of Maquoketa and Robert Abbott for the Project at 138 S Main Street." Motion Carried 6-0

Motion by Collister, seconded by Lyon approving Resolution No. 2022-47, entitled, "Resolution authorizing purchase of 30 firefighter boot pairs and 30 firefighter helmets in the amount of \$23,550.00." Motion Carried 6-0

Motion by Holm, seconded by Good approving Resolution No. 2022-48, entitled, "Resolution accepting bid in the amount of \$5,270.00 submitted by Kelly Tree Farm for the purchase of 28 trees for the 2022 Fall Tree Planting Program." Motion Carried 6-0

Motion by Collister, seconded by Holm approving Resolution No. 2022-49, entitled, "Resolution authorizing the City of Maquoketa Gil's Tree Service LLC to enter into a Tree and Stump Removal Services Agreement in the amount of \$16,870." Motion Carried 6-0

Council member Lyon reminded Council that MPA would be at City Hall conducting interviews on Wednesday.

Motion by Collister, seconded by Good adjourning at 6:47 p.m. All Ayes

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Tom Messerli, Mayor

ATTEST:

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Joshua Boldt, City Manager