

MAQUOKETA CITY COUNCIL MEETING
Monday, October 19, 2020

Mayor Don Schwenker called the regular session of the Maquoketa City Council to order at 6:00 p.m. with six members present via Council Chambers and Zoom Chat.

Present: Kean, Lyon, Collister, Kuhlman, Barker, and Holm Absent: Woodward

Motion by Collister, seconded by Lyon approving the consent agenda consisting of the agenda, Regular Meeting October 5, 2020 minutes, Special Meeting October 7, 2020 minutes, Special Meeting October 12, 2020 minutes, bills, September financials, Renewal Class "C" Liquor License, Outdoor Services and Sunday Sales Filed By Perxactly and Renewal Class "C" Beer Permit and Sunday Sales Filed By Kwik Star #212. Motion Carried 6-0

Wendy McCartt spoke on her quarterly report from the chamber office. Community of Maquoketa, Bellevue, Dewitt and Clinton partner together for an online marketplace. Business can be online in one hour to be able to sell their merchandise. The Chamber has helped take away the hurdles for business owners when it comes to ecommerce sales. The chamber has assisted two businesses secure brick and mortar locations downtown. Chamber followed up with business for training and gather numbers on how COVID-19 has affected them. They worked with members to help answer their question regarding the current guidelines and continue to supply PPE and masks. The chamber shared new information for funding related to COVID for the Ag Industry, Iowa Work Force and other non-profit relief funding. The chamber has secured marketing for a digital ad campaign for the Caves for social media, the Telegraph Herald will have an ad run for the City of Maquoketa tourism, including their subscribers and direct emails. There will be a digital billboard for the City of Maquoketa that will run on John Deere Road in Illinois headed east bound as they come into Iowa. The Chamber surveyed members to get an understanding of the impact of COVID-19 and kids going back to school on their business. Most of the business weren't affected as they don't have school age kids, some businesses didn't have too much flexibility and other anticipated losing employees while some didn't need to layoff employees. Wendy wanted to thank the council for their support and encourages all citizens to shop local.

Mayor Schwenker opened the Public hearing regarding the Proposed Amendment No. 4 To The Maquoketa Amended And Restated Unified Urban Renewal Plan.

There were no verbal or written comments

Motion by Lyon, seconded by Collister closing the Public Hearing On The Proposed Amendment No. 4 To The Maquoketa Amended And Restated Unified Urban Renewal Plan. Motion Carried 6-0

Gerald Smith stated this resolution adopts the amended restated Unified Urban Renewal Plan.

Josh Collister asked if Gerald could explain what the area is they are amending.

Gerald Smith Stated the area is the combination of the new development and negotiate the development agreement, which it already exists in. The exception is the trail system for the South Main Street Bridge to allow it into the plans by the request of the attorneys.

Motion by Lyon, seconded by Holm to approve Resolution No. 2020-75 entitled "Resolution Determining An Area Of The City To Be An Economic Development And Blighted Area, And That The Rehabilitation, Conservation, Redevelopment, Development Or A Combination Thereof, Of Such Area Is Necessary In The Interest Of The Public Health, Safety Or Welfare Of The Residents Of The City; Designating Such Area As Appropriate For Urban Renewal Projects; And Adopting The Amendment No. 4 To The Maquoketa Amended And Restated Unified Urban Renewal Plan" Motion Carried 6-0

Mayor Schwenker opened the Public Hearing The Proposal To Enter Into A Development Agreement With BR2 Development LLC.

Dave Heiar stated the agreement is not with Hy-Vee, it is with the developer BR2. The developer is looking to recruit Hy-Vee. They are looking to construction a 27,500 square foot building that will be over 5 million dollars, but with the prices of construction so high they are asking for 15 year TIF rebates from the City but not to exceed \$1.3 million, They understand using TIF rebates for retail could be complicated and the reason is supporting the ask is ECIA is hoping to increase the local retail base and to draw people to Maquoketa.

Ryan Fitzpatrick is a relator out of Cedar Rapids, he works with Hy-Vee for their expansion plans. The Dollar Fresh concept is new to Hy-Vee it is still a branch of Hy-Vee and all Hy-Vee operations. The Dollar Fresh store is not another dollar store, the dollar isle will be for weekly specials, the stores are partnered with DSW a shoe department store and will carry the Joe Fresh brand of clothing. Shoppers will still get the Hy-Vee Brand with a smile in every isle.

Don Schwenker stated he has had three citizen that are against it and have had ten people state they are for it.

Wendy McCartt had a couple questions, will there be pharmacy, meat counter, bakery and will curbside pickup be available.

Ryan Fitzpatrick stated there are no plans for a pharmacy and there will be curbside pickup with online ordering. The meat counter will be hybrid with a butcher on staff, but majority of the meat will be prepackaged and the put in the cooler. There will be no bakery, but the bakery items will be made fresh off site then brought to the store. The Dollar Fresh store will offer grab and go meals and ready to eat family meals.

Erica Barker stated she had one person say they were against it because they don't feel like Maquoketa could sustain another grocery store when we already have two, they would see loss of jobs and products and services and the other comments were positive.

Mark Lyon received a comment that is similar to Barkers comments, that this town has proven that it can't handle more than two grocery stores.

There were no written comments

Motion by Lyon, seconded by Barker closing the Public Hearing on The Proposal To Enter Into A Development Agreement With BR2 Development LLC. Motion Carried 6-0

Motion by Barker, seconded by Holm to approve Resolution No. 2020-76 entitled "Resolution Approving and Authorizing Execution Of A Development Agreement By And Between The City Of Maquoketa And BR2 Development LLC" Motion Carried 5-0-1 Abstain: Collister

Josh Collister questioned what the agreement with IAMU was, it was a lot of money to be spending to be a member of a group.

Gerald Smith stated the City is already members of a group similar to this one, we pay just a little less. This group addresses safety practices and safety training. Most recently this city has experienced some safety losses that have affected our MOD score. The City is established a new safety committee and we would be dropping the other membership.

Frank Ellenz stated the agreement to become a member would give the City of Maquoketa a more personalized safety training for the City and all the City Departments. As safety topics come up the group will focus on those, if ladder safety isn't an issue but lifting is they will focus on lifting. The other company every month had the safety plan already laid out even if it did not apply to the department.

Gerald Smith stated the City was a part of a bigger group and this new group will give us the training we need to bring our MOD score down, if our MOD score doesn't go down our insurance cost will go up.

Josh Collister questioned if the meetings are held now where everyone comes, then this new plan it would just be for Maquoketa.

Gerald Smith stated the cost sharing will be with MMEU and it is an annual fee.

Josh Collister questioned who grades us to get the MOD score.

Frank Ellenz stated IAMU approached the City of Maquoketa with this concept of personalized training, the other cities weren't happy with different cities coming to one location for a 3-hour safety meeting.

Jennifer Machande stated there was a recent audit done and our MOD rate has gone up significantly. There was a meeting held to discuss what can be done to reduce that MOD rate. Each department has a couple work comp claims that increased the rate. The trainings would help once an incident happens to hopefully prevent it from happening again. The new training would look at what each department is doing now and then go for improvements and give departments the tools to be safe. If the City would decrease the MOD it would mean significant savings. The city is over a one MOD rate right now so our costs are high.

Motion by Collister, seconded by Lyon to approve Resolution No. 2020-77 entitled "Resolution Agreeing To Become A Member Of The Safety Group East Iowa And IAMU Agreement For The City Of Maquoketa, Iowa For \$9,728.00 " Motion Carried 6-0

Motion by Collister, seconded by Holm Approving Quote In The Amount Of \$6,959.04 Submitted By Karl Emergency Vehicles For Squad Car Up Lift. Motion Carried 6-0

Motion by Lyon, seconded by Holm Approving September Invoice In The Amount Of \$4,977.14 To Bolton And Mink For Platt St. Final Design Work. Motion Carried 6-0

Motion by Collister, seconded by Lyon Approving Quote In The Amount Of \$5,400.00 Submitted By Sheets Design Build To Replace The Overhead Public Works Shop Door For The Wash Bay. Motion Carried 6-0

Motion by Lyon, seconded by Holm Approving Estimate In The Amount Of \$6,080.52 Submitted By Henderson's For Repairs To The Sander, Plow And Hydraulics On Truck Unit #44 Motion Carried 6-0

Josh Collister questioned how much longer this project will take and where are we at, the project keeps getting bigger.

Frank Ellenz stated the project does keep getting bigger and there is another item on the agenda to fix a manhole. The black top is finished and the concrete work on Quarry should start this week weather permitting. The project should be about another 2 weeks. As soon as the City can open streets up they will open them up.

Motion by Collister, seconded by Lyon Approving Pay App. #2 In The Amount Of \$174,004.15 To Connolly Construction For The Dearborn St. Sanitary Sewer Replacement Project. Motion Carried 6-0

Josh Collister questioned where the wash out happened, did it happen at Clark and Apple.

Jeff Bodenhofer stated Clark and Apple is where the manhole collapsed because it bottle necks in that location. The flow from that side of town and the industrial park drain into that location. Currently there is a pump running 24-7 to pump the water to another locations. There is enough room there to make a turn. The repairs include the manhole and 10 to 20 feet from the manhole, that leaves from manhole to manhole untouched. There is no way to tell what is currently there, at some point the water department would like to come back and fix the rest which should fix the area. The monies are coming out of the wastewater reserves. A thought is to look at the route of the county trucks, so they aren't on Clark Street.

Motion by Lyon, seconded by Holm To Approve Spending \$65,859.40 To Connolly Construction Inc. To Repair A Collapsed Manhole And Sewer Main And Designate As An Emergency. Motion Carried 6-0

Motion by Lyon, seconded by Holm to approve Resolution No. 2020-78 entitled "Resolution To Establish A Public Hearing For 2020 Community Development Block Grant Dearborn Street Sanitary Sewer Repair Project to detail the Status of Funded Activities – November 2, 2020" Motion Carried 6-0

Motion by Lyon, seconded by Holm to approve Resolution No. 2020-79 entitled "Resolution To Establish A Public Hearing For 2020 Community Development Block Grant Homebuyer Assistance Project to detail the Status of Funded Activities – November 2, 2020" Motion Carried 6-0

Josh Collister asked if one these swings are the handicap swings. Gerald Smith responded with the handicap swing is already on order.

Scott Warren stated the 8 foot zip slide will replace the current one at Burlingame, the current one has been fixed over and over. The 2 bay swings will go to 1st ward and 5th ward, the current ones are not in good shape. The parks committee went through the parks and those were determined to be the worst.

Motion by Collister, seconded by Lyon Authorizing Purchase Of One 8' Zip Slide And Two 2-Bay Swings From Cunningham Recreation In The Amount Of \$13,428.43. Motion Carried 6-0

Mayor Schwnker stated this update would help with the hybrid meetings to make them more efficient. The funding for this is a part of the COVID grant for reimbursement. The dollar threshold is why it has needed to go to council. If the COVID grant doesn't go through there is money in the budget to cover the expense.

Motion by Lyon, seconded by Holm Regarding Authorization To Approve The Upgrade Of The Video Server System For The City's Local Access Cable TV Channels From The Cable Capital Improvement Plan At The Cost Of \$15,751.14. Motion Carried 6-0

Motion by Lyon, seconded by Holm Regarding Authorization To Approve The Purchase Of A Digital Audio Server, Bridging Network Switcher, Wireless Microphones And Video System Equipment For Zoom – Stream Upgrade From The City's Local Access TV Cable Capital Improvement Plan At The Cost Of \$9,992.00. Motion Carried 6-0

Mallory Smith stated she is the City's representative for the MR WMA, the request about is a dollar per capita. The city is new with working this group and as she works with the group more she will be able to see the benefit for the city and residents.

Motion by Lyon, seconded by Kuhlman Approving The Annual Contribution To The Maquoketa River Watershed Management Authority (MR WMA) In The Amount Of \$1500.00 For FY21. Motion Carried 6-0

Mallory Smith stated as members of the MR WMA a part of their bylaws is to acknowledge the guidelines, through council is how they recommend doing so.

Motion by Collister, seconded by Holm To Review And Approve Amendments Made To The Maquoketa River Watershed Management Authority (MR WMA) Organization By-Laws On April 30, 2019. Motion Carried 6-0

Mallory Smith stated the home occupation ordinance is for property maintenance, they will be useful, the ordinance is long standing just outdated. There are some logistic issues with the renewal dates and guidelines. Property Maintenance, the Zoning Board and attorney have looked at this and is what they have come up with.

Motion by Collister, seconded by Lyon approving the first reading of Ordinance No. 1178 entitled "an Ordinance Amending Section 5-1D-8 Home Occupations Of The City Of Maquoketa Code Of Ordinances." Motion Carried 6-0

Mark Lyon stated this grant was talked about in earlier councils and it is just moving the money to Dittmer to help with the rate citizens will pay.

Motion by Lyon, seconded by Collister To Approve Grant Reimbursement To Dittmer Recycling From Grant Proceeds From The Recycling Partnership For \$33,060.00 For The Acquisition Of Carts. Motion Carried 6-0

Mark Ruden from IIW stated the Storm Water Levy project would be a \$2.8 million for both construction and engineering. The City of Maquoketa has received 80% through a EDA grant. There are 5 primary locations: N Jones/Platt storm sewer out fall pipes, ballfield flood gates, Pershing and Main flood gate, public works flood gate and railroad storm sewer, the wastewater treatment plant lagoon will get a new flood gate and control structure and south slope flood gate a proposed flood gate. Design work will start soon if okay and hoping to have complete by May 2021 and construction November 2021 and completion December 2022.

Don Schwenker stated this would be for the flood gates, when the Maquoketa river is high the water department has to get extra pumps. When the City gets a heavy rain, those pumps go back into the river so it doesn't go back into the city. They will be larger permanent pumps to help with the potential flooding issues and will also help lower man power costs.

Motion by Lyon, seconded by Holm To Approve IIW Engineering Services Agreement For Stormwater Levy Project For The Amount Not To Exceed \$445,000.00. Motion Carried 6-0

Gerald Smith commented on the soft opening of City Hall, it seems to be going well. They hybrid council meeting seems to be going well but have some kinks to work out.

Motion by Lyon, seconded by Collister adjourning at 7:10 p.m. All Ayes

Don Schwenker, Mayor

ATTEST:

Gerald Smith, City Manager