

MAQUOKETA CITY COUNCIL MEETING  
Monday, November 2, 2020

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

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

Motion by Barker, seconded by Lyon approving the consent agenda consisting of the agenda, October 19<sup>th</sup> council meeting minutes, bills and Renewal Class "E" Liquor License and Sunday Sales filed by Wal-Mart Supercenter #1509.

Motion Carried 7-0

Wendy McCartt spoke on the holiday events coming up in Maquoketa. Maquoketa Chamber is hosting their annual It's A Wonderful Life events. The Chamber is promoting local shopping for the holiday season. There are 24 business and nonprofits participating this year. During the month of November each purchase at a participating business or a donation to a participating nonprofit will put the customer's name in a drawing for local gift cards. There will also be chocolate sales going on at the businesses and when you buy one it will give the customer an additional gift at another participating business. The Chamber is hosting a writing contest, the contest will be for children to write about "What Christmas Means to Me." The winner will get to light the town Christmas tree with Santa on November 27<sup>th</sup>. There will be a George Bailey award given this year and they are taking nominees. The award will be given to a community member that makes Maquoketa a better place and makes a difference to the community. The Chamber is asking the community to help decorate the town Christmas tree by purchasing decorating kits at Make It Yours Upcycle, they will be sold for \$2.00 each. For Shop Small Saturday there will be online scavenger hunts on [EasterIowaShopWhereILive.com](http://EasterIowaShopWhereILive.com) and there will be Gnomes throughout the stores for those that want to go into stores. On November 27<sup>th</sup>, the lighting of the Town Christmas Tree has been moved to the green space. This year there will be a change of how the town gets to see Santa. Santa and Mrs. Claus will arrive by firetruck, they will not do the traditional sit on Santa's lap. This year there will be a mailbox on the fire truck for kids to submit letters to Santa, which will get a response if a return address is provided. This will be a Chamber event and they have provided the City with a Certificate of insurance. The Chamber is only asking for a consensus to close streets for the event to provide more room for social distancing. The Council Consensus was to close Main and Pleasant Street. The Chamber is going to encourage business to stay open later on November 27<sup>th</sup> in hopes to light up downtown.

Mayor Schwenker opened the Public Hearing for 2020 Community Development Block Grant Homebuyer Assistance Application.

Mark Schneider gave an overview of the Public Hearing for the 2020 CBDG Homebuyer Grant. The City of Maquoketa applied for and was awarded a \$103,400 Community Development Block Grant (CDBG) to provide homebuyer assistance to five households with their purchase of homes in the Bear River Cottages subdivision, commonly known as the Pocket Neighborhood homes. The 2015 Jackson County Housing Needs Assessment showed a need for 84 new homes to be constructed from 2015-2025 with only 10 homes being constructed in the first five years and those were not affordable to low-to-moderate (LMI) income households. All homebuyers must qualify as low-to-moderate income (LMI) households meeting the HUD national objective of CDBG program by providing assistance to LMI persons. The program budget consists of \$103,400 in CDBG with no local match required of the City. The breakdown of the budget consists of \$94,000 towards down payment assistance, closing and inspections costs for five newly constructed homes in the pocket neighborhood and \$9,400 for grant administration. The amount of the down payment assistance is determined by the sale price of the new homes and mortgage payments required to make the sales affordable to LMI households. For each home, the CDBG assistance provides (up to) \$15,000/home for down payments, (up to) \$3,500 for closing costs, and (up to) \$300 for home inspections to be completed. The City of Maquoketa contracted with ECIA for grant administration. The project was Categorically Excluded, Not Subject to the Section 58.5 authorities per HUD regulations as the funding was not used for construction. Currently, five homes have buyers and three homes are near completion with loan closings being scheduled. As of October 30, the project has 54.9% of its funds committed. The first three closings are anticipated as follows. Homebuyer Assistance Budget was

\$94,000.00 and the remaining balance is \$38,500.00 and for Administration the budget was \$9,400.00 and the remaining balance is \$8,170.52.

There were no written comments

Motion by Collister, seconded by Barker closing the Public Hearing for 2020 Community Development Block Grant Homebuyer Assistance Application. Motion Carried 7-0

Mayor Schwenker opened the Public Hearing For 2020 Community Development Block Grant Dearborn Street Sanitary Sewer Repair Application.

Angela Koppes gave an overview of the Public Hearing For 2020 Community Development Block Grant Dearborn Street Sanitary Sewer Repair Application. The City of Maquoketa was awarded \$300,000 Community Development Block Grant (CDBG) Opportunity and Threats grant funds to assist with the replacement of approximately 865 lineal feet of 15" sanitary sewer main on Dearborn and Quarry Streets. The city had a back-up in the Dearborn St. sewer and the jetting of the sewer was flushing gravel back to the manhole, indicating a significant crack occurred in the main. The City then televised the sewer main which showed that the main has significant cracks and was sagging. A closer inspection of the street surfaces found the street dipping in the area of the larger cracks. The televising showed the sewer had blockages of approximately 75%. The City contacted several area contractors to provide proposals to replace the sewer main and repair the street. The contractor's estimate to excavate and replace 865 lineal feet of 15" sewer main and 2,496 square yards of street was \$282,781.85. The City reviewed its options to pay for this repair and determined it does not have funding available to cover the cost. The City applied for funding to replace the sewer main in advance of a complete collapse of the sewer and street and complete plugging of the sewer main. The \$300,000 grant consists of \$290,000 for replacement of the sanitary sewer main and \$10,000 for grant administration. The City of Maquoketa contracted with ECIA for grant administration. The project was an exempt activity for its environmental review due to the emergency nature of the project. The City contracted with Connolly Construction of Peosta, IA for \$307,394.80 for the sewer main replacement. There have been two change orders totaling related to a manhole removal and reinstallation, and the abandoning of one water service, additional excavation work, connection of the new sewer main to an existing main, and additional curb and gutter replacement. The change orders totaled \$8,050.57 bringing the total contract to \$315,445.37. As of October 15, the project was 74.2% complete with the sewer mains replaced and the backfill completed. The remaining work consists of the street surface replacement. The construction Budget was \$290,000.00 and the remaining balance is \$67,707.00 and for Administration Budget was \$10,000.00 and the remaining balance is \$8,682.00

Dan Holm questioned the additional work that had to be done in the location because of a water main break.

Frank Ellenz stated Connolly Construction, Public Works and Alliance completed the extra work at no cost.

There were no written comments

Motion by Barker, seconded by Kean to close the Public Hearing For 2020 Community Development Block Grant Dearborn Street Sanitary Sewer Repair Application. Motion Carried 7-0

Motion by Lyon, seconded by Barker approving the second 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 7-0

Frank Ellenz stated on September 8<sup>th</sup> there was an agreement approved but it had all Jackson County Language on it. The City of Maquoketa is now the lead entity on the South Main Street Bridge, so this agreement has removed Jackson County from IDOT language. The next step was to look for engineers, WHKS was chosen as they helped with the grant writing for the bridge and the trail system that will be included.

Dan Holm questioned how traffic will be impacted during the construction.

Mike Shimkus from WHKS stated there has been a lot of talk and options for traffic. The option that seems to be the best for this scenario is to do staging. The construction company will complete one side of the bridge and then complete the other side. There will be one lane of traffic and will be staggered through out the day.

Frank Ellenz stated traffic won't be completely shut down due to all the business that goes on in the south end of town: the hospital, Kwik Star, the new bank and Walmart.

Mike Shimkus stated the project should be completed within 90 to 120 working days. There will be a hard date for the contractor to have the work done, if it is not done the contractor will have to pay damages.

Dan Holm questioned if the new bridge will be wider than the current bridge.

Mike Shimkus stated yes, the new bridge will be a 10-foot multi-use bridge with trail. The trail system will connect the stage of the trail systems that is already established, the trail system will be on the east side of the bridge. There will be a fence on the outer side of the trail and a concrete barrier between pedestrians and traffic.

Motion by Collister, seconded by Barker Approving The Contract With WHKS For Design Work On The South Main Bridge In The Amount Of \$109,250.00. Motion Carried 7-0

Mallory Smith stated the Design Criteria values must be established for contractors to be able to complete their designs. These values will change over time as projects develop and the city changes.

Motion by Lyon, seconded by Collister to approve Establishing Initial Design Criteria Values For Building Code Enforcement. Motion Carried 6-1

Ayes: Kean, Lyon, Collister, Kuhlman, Barker and Holm Nay: Woodward

Motion by Collister, seconded by Holm To Allow MMEU To Move One Existing Light And Install Two New Lights At The Dog Park At No Cost With An Annual Anticipated Operation Increased Cost Of \$120.00

Motion Carried 7-0

Motion by Barker, seconded by Kean to approve Resolution No. 2020-80 entitled Resolution Extending Agreement And Contract For Fire Protection For Maquoketa Township. Motion Carried 7-0

Dan Holm stated the Dearborn street project ended up really nice and the construction crew did a really nice job, and the new system will hopefully be way better.

Mayor Schwenker proclaimed America Recycles Day is November 15 and Maquoketa Recycles Week is November 15 to November 21.

Motion by Collister, seconded by Barker adjourning at 6:36 p.m. All Ayes

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Don Schwenker, Mayor

ATTEST:

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Gerald Smith, City Manager