

MAQUOKETA CITY COUNCIL MEETING  
Monday, December 7, 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 Zoom Chat.

Present: Kean, Lyon, Collister, Kuhlman, Barker, Holm, and Woodward arriving at 6:06 p.m.

Motion by Barker, seconded by Kuhlman approving the consent agenda consisting of the agenda, November 16<sup>th</sup> minutes, bills, Renewal Class "B" Beer Permit and Sunday sales filed by Happy Joes Pizza, accepting resignation from Richard Wagner from the Parks Board, accepting resignation from Rhonda Pape from the Cable Commission and accepting resignation from Tim Chapin from the Historic Preservation. Motion Carried 6-0

Dave Heiar stated housing has become a top economic development issue across the State of Iowa, without adequate housing options it is difficult for people to move to Maquoketa. These people are the workforce needed by local businesses and industries. In the past several years new housing starts have struggled in Maquoketa. ECIA has submitted a proposal to help the city further consider and implement the housing recommendations that were approved in the Comprehensive Plan a year ago.

Dan Fox with ECIA spoke stating the City of Maquoketa has identified housing as one of its top priorities. The City has determined that it needs to collect more housing information and identify future housing action steps. ECIA has submitted a proposal for a housing action plan that will help Maquoketa achieve its housing related goals. The plan will include two parts: (1) research and analysis and (2) working with a housing committee, appointed by City Council, to develop a list of recommended actions. Total cost of the proposed project is \$15,000. The cost to the City of Maquoketa will be \$5,000. The remaining \$10,000 will be covered by grant funds from USDA and EDA. The proposed start date of the project is March 1, 2021. The project is expected to take 6-8 months to complete.

Collister questioned if this is something the City will be forced to do.

Gerald Smith stated it is to bring the initiative to the council and if it is not something that the council wants to do then they can make a consensus not to.

Mayor Schwenker stated housing has always been a problem and hopefully this is something that can fix the housing need. The one thing he hopes this includes is at broad spectrum of housing needs and not just government assistance programs. Other communities around Maquoketa seem to have a booming housing market but they are difference demographics. There is a need and desire for all kinds of housing.

Dan Fox stated when they put together the proposal that is what they looked at the broad need of housing.

Dave Heiar stated this is a step towards the Comprehensive Plan the City has in place, this is an opportunity to look at the recommendations given seriously.

Mayor Schwenker stated he believes this is a good idea for the future of growth of Maquoketa. It is something that needs to be investigated and how the city would accomplish that goal. Does the city want to look back in 40 years and realize Maquoketa is the same size as it was 40 years ago.

Mark Lyon stated he agreed with Mayor Schwenker's idea and that housing is vital and finding ways to have additional housing for Maquoketa is vital part of growth.

Nathan Woodward stated he thought it was a good idea.

Dan Holm questioned if the proposal could include a study on businesses as well. The possibility of bringing new businesses and companies along with the housing is what he would like to see in the study.

Nic Hockenberry stated the business side of things is something JCEA is working on.

Gerald Smith stated the city does have the funds to pay for \$5,000 but not the entire \$15,000.

Erica Barker questioned what types of people the steering committee would have.

Dan Fox stated they have identified partners, developers, contractors, realtors, banks, planning and zoning board, city staff, council and MMEU.

Mayor Schwenker opened the Public Hearing for 2020 Community Development Block Grant Community Development and Housing Needs Assessment.

Mark Schneiders stated the needs assessment has been an exercise of the community. Iowa Economic Development Authority is now requiring the assessment to be updated every 12 months within the time frame of an application being submitted. The other requirement is that the assessment must be gone over during a public hearing. The council has been given the needs assessment which they rank on what they think the community needs.

Dave Heiar stated his office reviewed the various housing initiatives and all of them seemed important. Therefore, it is difficult to categorize the various initiatives. Based on the feedback and input that was received from elected officials and others, it seems that they all share this perspective. When referring to the assessment grid, in the 2nd category (other community development and housing needs) he would eliminate number 7 since it seems to restate the objective already stated in number 5 . The objective number 6 is missing language, it should read "continue efforts to stimulate redevelopment of the central business district."

There were no written comments

Motion by Barker, seconded by Holm to close the public hearing for 2020 Community Development Block Grant Community Development and Housing Needs Assessment  
Motion Carried 7-0

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

Mark Schneider stated the application will need to be submitted to IEDA no later than January 1, 2021. The proposed improvements will be in the amount of \$10,473,000 including construction, contingency, and administrative fees. The engineering costs are not included in the CDBG budget. The City pledges local effort to the project in the amount of \$9,873,000. The total amount of CDBG Funds requested will be \$600,000. Based on ACS estimates, 53.50 percent of the funds will benefit low-to-moderate income persons residing in the City. By design, no displacement will occur. If displacement is necessary, the City will comply fully with the Uniform Relocation Act and Section 104(d).

There were no written comments

Motion by Barker, seconded by Lyon to close the Public Hearing for 2020 Community Development Block Grant Sewer Application.  
Motion Carried 7-0

Motion by Lyon, seconded by Holm to approve Resolution No. 2020-90 entitled, "Resolution Approving Community Development and Housing Needs Assessment for The CDBG Program."  
Motion Carried 7-0

Motion by Lyon, seconded by Kean to approve Resolution No. 2020-91 entitled, "Resolution Approving Submission of CDBG Wastewater Application Including the Pledge of Local Match for The Project."

Motion Carried 7-0

Mark Schneider stated the City received the CDBG homebuyer assistance grant for the Pocket Neighborhood project. ECIA staff attended training and understood the forgivable loan agreements required of homebuyers to receive the assistance were to be non-receding and the council approved an Administrative Plan amendment on this on October 7 to make this change. IEDA clarified the non-receding agreements apply only to the upper story rehab program and not the other housing options now offered. Thus, ECIA is requesting the council to rescind the October 7 Administrative Plan amendment for this program and the agreements will revert to the original five-year, 20% per year receding agreements per the original Administrative Plan.

Motion by Barker, seconded by Kean to approved Resolution No. 2020-92 entitled, "Resolution Rescinding CDBG Homebuyer Assistance Administrative Plan Amendment."

Motion Carried 7-

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Motion by Kuhlman, second by Woodward to reappoint Mayor Schwenker and City Manager, Gerald Smith to the Jackson County Economic Alliance Board of Directors

Motion Carried 6-1 Ayes: Kean, Woodward, Lyon, Kuhlman, Barker and Holm Nay: Collister

Frank Ellenz stated as of last week the contract for the Platt Street project has been signed by Tschiggfrie Excavating Co. At this point the contract goes back to the DOT to lead the process for meetings and plans to move forward.

Motion by Lyon, seconded by Holm to Approve Paying the October invoice in the amount of \$18,484.79 to Bolton & Menk for the Platt Street Final Design Work.

Motion Carried 6-1 Ayes: Kean, Woodward, Lyon, Kuhlman, Barker and Holm Nay: Collister

Motion by Lyon, seconded by Barker to approve pay app #3 in the amount of \$135,727.59 to Connolly Construction for the Dearborn St. Sanitary Sewer Replacement Project.

Motion Carried 7-

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Motion by Kean, seconded by Holm to approve pay request in the amount of \$52,627.41 to Connolly Construction for the Apple and Clark Manhole Replacement.

Motion Carried 7-0

Motion by Barker, seconded by Kean to approve Resolution No. 2020-93 entitled, "Resolution Regarding the Collection of Payment for City Costs to Abate Nuisances and Enforce Ordinances."

Motion Carried 7-

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Motion by Barker, seconded by Kean, to approve Resolution No. 2020-94 entitled, "Resolution Approving Calendar Year 2021 Budget for Maquoketa Municipal Electric Utility."

Motion

Carried 7-0

Motion by Lyon, seconded by Barker approving the submittal of FY22 CIP application package to IDOT/FAA.

Motion Carried 7-

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Motion by Barker, seconded by Kean Approving The Façade Project Change Order #3 In the amount of \$117,449.58 to Tricon Construction Group for Modifications to the 114 S Main, 206 S Main, 116 W Platt And 144 N Main and the addition of 138 S Main.

Motion Carried 6-1 Ayes: Kean, Woodward, Lyon, Kuhlman, Barker and Holm Nay: Collister

Mallory Smith stated the towers are considered special permits and pass through ZBA for approval then on to council. This is the stage where council has to approve the tower. The tower will be similar to the one at MMEU.

Motion by Collister, seconded by Barker approving Resolution No. 2020-95 entitled, "Resolution Approving New Tower Application Submitted by Wireless Group Consultants – Agent for US Cellular." Motion Carried 7-0

Mallory Smith stated this spring the city received a grant to provide services to help with COVID-19 relief, the seconded part of the grant requires a public hearing for the reimbursement for the relief package.

Motion by Lyon, seconded by Holm to Set A Public Hearing on Monday, December 21st at 6:00 P.M. For the City's Community Development Block Grant to Provide Assistance to Persons in Jackson County in Response to the COVID-19 Pandemic. Motion Carried 7-0

Motion by Barker, seconded by Holm to approve payment in the amount of \$50,000 to 563 MAQ, LLC for renovation of 110 S Main. Motion Carried 6-0-1 Abstain: Lyon

Motion by Lyon, seconded by Kean to approve payment in the amount of \$11,460.00 to the Northeast Iowa Agency On Aging for Services Provided Under The COVID-19 CDBG Grant. Motion Carried 7-0

Dave Heiar stated the current development agreement for this project required that the bid letting process be initiated within 6 months of signing of the agreement. Unfortunately, beyond the control of either party, that did not happen. The proposed addendum would extend that timeline to 18 months. The bid packets were made available on December 1st and bids are due on December 22nd.

Motion by Holm, seconded by Lyon approving Resolution No. 2020-96 entitled, "Resolution Approving Addendum to Upper Story Housing Agreement." Motion Carried 7-0

Motion by Barker, seconded by Lyon to approve the Commercial Interior Grant Application in the amount of \$5,000 for 119 S Main Street. Motion Carried 7-0

Motion by Barker, seconded by Holm to approve the Upper Story Application in the amount of \$6,170 for 206 S Main Street. Motion Carried 7-0

Mallory Smith stated by adopting the building code, the following ordinance would give an opportunity for persons to appeal a decision that has been made. This board would be those that would hear the appeals.

Motion by Collister, seconded by Holm approving the first reading of Ordinance No. 1179 entitled, " an Ordinance Adopting Title II Chapter 35 Building Code Board of Appeals of The City of Maquoketa Code of Ordinances." Motion Carried 7-0

Motion by Barker, seconded by Holm approving Mayoral appointment of Elaine Edwards and DeAnn Montoya to the Tree Board. Motion Carried 7-0

Motion by Lyon, seconded by Kean approving Mayoral appointment of Kendra Beck, Mary Pay Burns and Lori McCaulley to the Library Board.

Motion Carried 7-0

Motion by Kean, seconded by Barker approving Mayoral appointment of Mark Beck to the Cable TV Commission.

Motion Carried 7-0

Motion by Barker, seconded by Kean appointing Heather Hafner to the Planning and Zoning Board.

Motion Carried 7-0

Motion by Barker, seconded by Lyon appointing Ken Cottrill to the Zoning Board of Adjustment.

Motion Carried 7-0

Motion by Barker, seconded by Kean appointing Mary Ann Lindgren to the Planning and Zoning Board.

Motion Carried 7-0

Motion by Lyon, seconded by Kean adjourning at 6:58 p.m.

All Ayes

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Don Schwenker, Mayor

ATTEST:

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Gerald Smith, City Manager