

MAQUOKETA CITY COUNCIL MEETING  
Monday, September 21, 2020

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

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

Motion by Lyon, seconded by Kean approving the consent agenda consisting of the agenda, September 8th minutes, bills, Renewal Class "C" Beer Permit and Sunday Sales filed by Kwik Star #212, Renewal Tree Trimmer License filed by T & M Tree Service LLC Motion Carried 6-0

Mayor Schwenker opened the Public Hearing regarding the proposal To Enter into A Development Agreement with Gt Development, LLC.

Dave Heiar stated he would like to give a brief overview of the project and introduce the developers. There is 1.5 million dollars that will go into the investment of building plus acquisition of the mill. The mill will have a commercial space on the first level and living space on the second and third levels. The city will have commitments for the pass through the catalyst, \$100,000, the city releases the option of the property to GT Development, and a 10-year TIFF rebate up not to exceed \$140,000. This new development grant replaces the application for the earlier housing. The GT developers were introduced, Tom Kelzer and Gary Carner.

There were no written comments.

Motion by Lyon, seconded by Kean closing the Public Hearing Regarding Proposal to Enter into A Development Agreement with Gt Development, LLC. Motion Carried 6-0

Motion by Lyon, seconded by Woodward approving the second reading of Ordinance No. 1177, entitled, "An Ordinance to Amend the Code of Ordinance of The City of Maquoketa, Iowa By Amending Provisions Pertaining to Signs". Motion Carried 6-0

Nathan Woodward questioned what the term for market rate rentals meant.

Dave Heiar responded with the living spaces would be rented out with no subsidies or assistance.

Dan Holm questioned if the developers were going to preserve the characteristics of the mill.

Dave Heiar responded with, yes, they are going to salvage as much of the historic value with keeping safety in mind by removing the shoots and other hazards. The bottom space will also be kept as a "white box" until there is a tenant secured, that way it can meet the function of what the new tenant needs.

Motion by Collister, seconded by Holm approving Resolution No. 2020-57, entitled "Resolution Approving and Authorizing Execution of a Development Agreement by And Between the City of Maquoketa And GT Development, LLC." Motion Carried 6-0

Motion by Woodward, seconded by Lyon authorizing The Mayor to Sign The \$2,288,800 Eda Grant Award for The Maquoketa Storm Water Improvement Project. Motion Carried 6-0

Josh Collister questioned if this is the final payment or if there would be more. Frank Ellenz responded with this is the final payment.

Motion by Collister, seconded by Holm Authorizing Payment to Allan Jackson Tuckpointing In the Amount Of \$3,000 For Tuckpointing City Hall. Motion Carried 6-0

Mallory Smith stated the updated fees are those from the Building Code Program. The estimates for building code fees are based on square footage and admin costs. The fees have not been updated for 20 years.

Motion by Holm, seconded by Lyon approving Resolution No. 2020-58 entitled "Resolution Approving Fees and Charges for City Equipment and Services."

Ayes: Kean, Lyon, Collister and Holm      Nays: Woodward and Kuhlman      Motion Carried 4-2

The consultation date for the Unified Urban Renewal Plan is September 29, 2020 and the Public Hearing date is proposed for October 19, 2020.

Motion by Lyon, seconded by Kean approving Resolution No. 2020-59 entitled "Resolution Setting Dates of a Consultation and A Public Hearing on A Proposed Amendment No. 4 To the Maquoketa Amended and Restated Unified Urban Renewal Plan in The City of Maquoketa, State of Iowa."      Motion Carried 6-0

Frank Ellenz stated the Dearborn Street project is going slow but is moving along.

Motion by Collister, seconded by Holm Approving Pay Request #1 In the Amount Of \$48,294.36 Submitted by Connolly Construction for The Dearborn Sanitary Sewer Replacement Project      Motion Carried 6-0

Motion by Lyon, seconded by Kean approving Resolution No.2020-60 entitled "Resolution Establishing A Public Hearing For 2020 Community Development Block Grant Homebuyer Assistance Application – October 5, 2020."      Motion Carried 6-0

Motion by Lyon, seconded by Kean approving Resolution No. 2020-61 entitled "Resolution Approving Loan Agreement for The Water Utility for One Million Five Hundred Thirty-Three Thousand & 00/100."

Ayes: Kean, Woodward, Lyon, Kuhlman and Holm      Nay: Collister      Motion Carried 5-1

Motion by Kean, seconded by Lyon approving Resolution No. 2020-62 entitled "Resolution Approving Loan Agreement for The Storm Water Utility for Two Million Nine Hundred Fourteen Thousand & 00/100."

Ayes: Kean, Woodward, Lyon, Kuhlman and Holm      Nay: Collister      Motion Carried 5-1

Motion by Kean, seconded by Holm approving Resolution No. 2020-63 entitled "Resolution Approving Loan Agreement for The Sanitary Sewer Utility for One Million Seven Hundred Seventy-Seven Thousand & 00/100."

Ayes: Kean, Woodward, Lyon, Kuhlman and Holm      Nay: Collister      Motion Carried 5-1

Gerald Smith stated next week they are going to start conversations with cleaning companies for City Hall. They are looking at soft openings and seeing where the numbers go from there. Hoping to have in person Council Meetings in October.

Motion by Kuhlman, seconded by Woodward adjourning at 6:28 p.m.      All Ayes

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Don Schwenker, Mayor

ATTEST:

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Gerald Smith, City Manager