

SPECIAL COUNCIL MEETING WITH A WORK SESSION MINUTES

A Special Council Meeting was held on Wednesday, January 13, 2021 at 6:30 p.m. at Sabula City Hall, 411 Broad Street Sabula, Iowa.

In order to help stop the spread of the COVID-19 virus, this special meeting of the Sabula City Council was held electronically and had limited seating in City Hall. Chapter 21.8 of the Iowa Code does permit an electronic meeting where all members participate remotely when an in-person meeting is impossible or impractical, which is certainly true during this crisis. The agenda and the City's social media had this message posted 24 hours in advance to give instructions on how others could participate in the meeting.

The meeting was accessible the following ways:

ZOOM Link

<https://us02web.zoom.us/j/89969186072?pwd=UmsxNONHSXIFZkYwUTlUbUhrNW9SZz09>

Meeting ID: 899 6918 6072

Passcode: CMR88p

Call In Information

+1 312 626 6799 US (Chicago)

Meeting ID: 899 6918 6072

Passcode: 207360

Present: Mayor Troy Hansen, Lynn Parker, Wendy Hoertz and Council Members; Dave Ward, Pat Meyers, Rich Epich, Henry Kramer and Teena Franzen.

Others Present: Michele & Paul Figie, Pat Lawson, David Heiar, Nic Hockenberry and Adam McPherson.

Mayor Troy Hansen called the meeting to order at 6:30 p.m.

Special Council Meeting

T. Franzen made a motion to open the special council meeting; seconded by P. Meyers. All ayes.
Motion carried.

Visitors with business-

David Heiar & Nic Hockenberry from Jackson County Economic Alliance spoke to the Mayor and Council regarding the Urban Renewal Plan and developing a Downtown Inventive Plan. David stated that they were working on a Catalyst Grant for Island City Harbor. The plans for the Grant would be to demolish the existing fish house building and build a new restaurant, at a new site, using some of the saved materials. Because ICH would be erecting a new building, it would not qualify as a Catalyst Grand but it would be considered an Emergency Catalyst Grant since they are removing the building. There are 2 stipulations to be considered an Emergency Catalyst Grant. The City needs to develop an Urban Renewal Plan and make a financial commitment to the Grant.

Nic spoke to Council stating that this is a multi-layer plan. Demolition, kayak rentals and the restaurant. The Harbor would be putting in \$450,000 plus their own labor. They are asking the City for a \$60,000 match of the State investment of \$100,000 and utility upgrades to wastewater and electric and assistance with relocation.

David Heiar stated that in his discussion with Dorsey & Whitney, the Cities bond agent, they suggested putting the entire City in the Urban Renewal Plan. That would eliminate taxing districts. The focus would be 4 TIF/Urban Renewal districts. 1.) South Port – Fish house and restaurant. 2.) Downtown – this would provide incentives for downtown. 3.) Investment in JCEA. The City currently pays a yearly investment fee of \$1000. JCEA is requesting raising that amount. 4.) Professional fees for bond council, engineering, etc.

Council member Kramer suggested changing the Blight Area to include the Catholic Church, Hop 'N Shop and to include down to the bank and Lake. David stated that could be done since the legal descriptions would not be needed until February.

JCEA also presented an example of Downtown Incentive Programs that the City of Sabula could offer to business owners. He stated that use any or all of the examples provided and change them to fit the needs of the City.

Agenda

Urban Renewal Plan

Motion was made by D. Ward; seconded by T. Franzen to approve the draft of the Urban Renewal Plan. All Ayes. Motion carried.

Downtown Incentive Plan

David Heiar stated the no action was needed on this item at this time.

Emergency Catalyst Grant

T. Franzen made a motion to approve the application for the Emergency Catalyst Grant; seconded by D. Ward. All ayes. Motion carried.

Adjournment

Motion to adjourn the Special Meeting made by T. Franzen and seconded by P. Meyers. All ayes. Motion carried.

Work Session

Motion was made by H. Kramer to open the Work Session; seconded by D. Ward. All ayes. Motion carried.

Budget

The City Clerk updated the Mayor and Council on budget figures. She stated the following expenditures were penciled in and had caused an increase: part time mower \$7,500, street work \$136,513, city hall

building maintenance \$8,000, fire department \$10,000 and pay increases of 3% for city workers and a 15% increase for the librarian. The Mayor and Council discussed the increases. H. Kramer asked what streets were going to be repaired. He stated that he would like to complete the work that was originally planned for the water and sewer project on Broad Street and then fix the street instead of having to tear up the street once it was done. The Mayor asked Council if they had any other comments or concerns. None noted. The clerk will proceed with the figures.

Troy Hansen, Mayor

Lynn Parker, City Clerk