

# 678 PROCEEDINGS OF THE CITY COUNCIL

## MINUTES FORT MADISON CITY COUNCIL Monday, March 17, 2020

Mayor Matt Mohrfeld presided with Council Members Rebecca Bowker, Kevin Rink, Tyler Miller, Mark Lair, Bob Morawitz, Chad Cangas and Rusty Andrews present.

Mohrfeld noted persons were participating in the meeting via telephone due to restrictions placed upon public gatherings earlier in the day by Governor Reynolds. Persons participating via telephone were: City Manager David Varley, Finance Director Peggy Steffensmeier, City Attorney Robert Johnson; Public Works Director Mark Bousselot, and Brooke Thye, Iowa-Illinois-Indiana Foundation for Fair Contracting. These persons were present in other rooms at City Hall and viewing the meeting through live-stream: Planning Director Doug Krogmeier; Former Mayor Brad Randolph, former 1<sup>st</sup> Ward Council Member Chris Greenwald, Ryan Drew, Southeast Iowa Building Trades; Bob Chesnut, Airport Commission; Dave Joens, JEO Consulting; Shanna Krogmeier, Riverfest, and Andy Andrews.

**VISITORS** – There were none.

### **AGENDA**

Mohrfeld stated the Work Session that was scheduled to take place following the end of the regular meeting will not be held.

Cangas MOVED and Rink SECONDED to approve the agenda.

**VOICE VOTE  
MOTION PASSED 7-0**

### **CONSENT AGENDA**

Lair MOVED and Morawitz SECONDED to approve the Consent Agenda:

- Minutes of March 2, 2020;
- Liquor License Renewal: MOD Convenience Stores, 1531 Avenue H, effective April 25, 2020 – Class C Beer, Class B Native Wine with Sunday Sales; and
- Payroll: March 13, 2020.

**VOICE VOTE  
MOTION PASSED 7-0**

### **PUBLIC HEARINGS**

#### ***Concerning the Fiscal Year 2020-21 Budget***

Mohrfeld opened the public hearing at 5:33 P.M.

Miller did not feel Council accomplished very much as it concerns the budget. He said he brought up two things but other Council Members remained quiet about them. He did not see where this budget helps the future of Fort Madison. He questioned if Council did not make any goals how the department heads are going to know what we want?

Bowker pointed out the franchise fee is still a possibility. Mohrfeld said some of the things Council did talk about were an investigator for the police department, car financing and a street sweeper. He indicated he had a very good discussion with staff at the last agenda meeting. It is important when we set goals as a Council to have to work at being on the same team.

Rink felt members have to trust in City Manager and Department Heads.

Mohrfeld believed it wasn't just the budgeting process but about the process as a Council with priorities. He hoped to work through some of this at future work sessions.

Miller was still concerned that if revenues and expenditures are not corrected then the City could be heading toward a possible budget crisis in the years to come.

Bowker said all Council cares about the future and it's about all of the Council as a team. Mohrfeld did not think the budget was goal driven and he hoped to work together to work on those goals.

With no other oral or written comments, Mohrfeld closed the public hearing at 5:48 P.M.

**RESOLUTION NO. 2020-15:** Lair MOVED and Bowker SECONDED to adopted a resolution approving the Fiscal Year 2020-21 Budget, and directing the appropriate filings be made by law.

ROLL CALL: AYES: Bowker, Morawitz, Lair, Rink, Andrews, Cargas  
NAYES: Miller

**MOTION PASSED 6-1**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17<sup>th</sup> day of March, 2020.

***Concerning Public Improvement Project 2019-05, Amtrak Station Platform Improvements***

Mohrfeld opened the public hearing at 5:50 P.M..

Ryan Drew, Southeast Iowa Building Trades, understood Council's predicament but asked Council to consider postponing or rejecting this bid. He questioned the Iowa Department of Transportation's procedure in this matter. He has spoken to other contractors who would be interested in bidding this project if it were placed out for bid again. He also presented a letter from Congressman Loeb'sack's office regarding this matter.

Mohrfeld also spoke with legislators regarding this and did not receive any results. In speaking with IDOT, it was made clear the City had 10 years to complete the project, the City is now at 12 years. IDOT pointed out that at some point time will run out. As far as IDOT is concerned, they followed the protocol that they always follow.

A lengthy discussion was held regarding funding for all phases of this project and what shortfall the City would have. Former Mayor Brad Randolph and former First Ward Council Member Chris Greenwald were on Council when this project was first conceived. They noted if the City moves forward, the City will have to come up with \$176,000 as the City's match. Randolph said this was the original match that was required. This was previously budgeted but was removed from the budget because Randolph and Greenwald hoped the FRA would also provide the matching amount.

Mohrfeld pointed out that if the City walks away from this the City will be on the hook to repay some of the grants already used to for other parts of this project. Cangas expressed reservations but believed if we have to give them \$700,000 to back out then we have to spend the \$176,000.

Randolph ran through some numbers and said the range of what would need to be repaid is somewhere between \$63,000 and \$771,000. IDOT felt the actual amount would fall somewhere in the middle. In addition, the Southeast Iowa Regional Riverboat Commission grant would also have to be paid back,

Cangas asked if the project were rebid and a cheaper bid came in would the City be saving someone else's money? Randolph answered yes.

Mohrfeld closed the public hearing at 6:45 P.M.

Miller asked if the decision for funding this was going to be made before the contract was awarded. Mohrfeld reviewed some ways to fund this: the money could be pulled for money allocated for projects, whether a police car, dog park, asphaltting streets or Council is more creative and does a short-term loan and then try to spread the payment out over several years. Possibly making the payments from hotel/motel funds

Varley was not sure the City could just go to the bank and borrow money, but it could be borrowed from an internal fund. Varley said some money could come out of the hotel/motel fund, street repairs, library supplies, eliminate some pool repairs, the police investigator and/or the new roof for City Hall.

Several Council members expressed they wished to borrow the money, possibly in house and pay it back.

**RESOLUTION NO. 2020-16, ADOPT PLANS, SPECS:** Cangas MOVED and Andrews SECONDED to approve a resolution adopting plans, specifications and form of contract for the project.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink, Cangas, Andrews  
NAYES: None

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17<sup>th</sup> day of March, 2020.

**RESOLUTION NO. 2020-17, AWARD CONTRACT:** Cangas MOVED and Lair SECONDED to approve a resolution awarding construction contract for the project in the amount of \$2,704,811 to Iowa Bridge and Culvert, L.C., of Washington, Iowa, and approving contract and bonds of Iowa Bridge and Culvert, L.C., pending receipt of the documents.

ROLL CALL: AYES: Bowker, Andrews, Cangas, Miller, Lair, Rink  
NAYES: Morawitz

**MOTION PASSED 6-1**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17<sup>th</sup> day of March, 2020.

***Concerning Rezoning of Property in the 1700 Block of 39<sup>th</sup> Street from R-4, Single Family Dwelling District, to B-3, Service and Wholesale District***

Mohrfeld opened the public hearing at 6:57 P.M.

Shanna Krogmeier was present representing Riverfest. She noted Riverfest is growing and this building is needed for storage. Planning Director Doug Krogmeier reported the Planning and Zoning Commission has recommended the rezoning. The building will be a pole-style building.

With no other oral or written comments, Mohrfeld closed the public hearing at 7:00 P.M.

**1st READING, REZONE:** Cangas MOVED and Miller SECONDED to approve the first reading of an ordinance rezoning property located at 1731 – 39<sup>th</sup> Street and adjoining alley between 38<sup>th</sup> and 39<sup>th</sup> Streets, and 1729 – 39<sup>th</sup> Street, from R-4, Single Family Dwelling District, to B-3, Service and Wholesale District.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink, Cangas, Andrews  
NAYES: None

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17<sup>th</sup> day of March, 2020.

**RESOLUTION NO. 2020-18, SET P.H., BID LETTING:** Cangas MOVED and Morawitz SECONDED to adopt a resolution ordering construction, setting public hearing and bid letting for PIP 2020-01, Parking Lot Reconstruction and Stormwater Improvements.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink, Andrews, Cangas  
NAYES: None

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17th day of March, 2020.

**RESOLUTION NO. 2020-19, PSA FOR AIRPORT PROJECT:** Cangas MOVED and Miller SECONDED to adopt a resolution approving a Professional Services Agreement with JEO Consulting, for engineering and professional services for the runway lighting improvements at the Fort Madison Municipal Airport.

Bob Chesnut, Airport Commission Chairman, said the Commission began to actively look for projects that can save money over the long term. The runway lighting is several decades old and uses incandescent bulbs. The bulbs are getting very hard to find. This project is to put a new LED system in. JEO Consulting will have this project ready for bid by the end of April.

At a question from Lair, Chesnut reported the total cost of the project, with engineering, is estimated to be \$333,000.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink, Andrews, Cangas  
NAYES: None

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 17th day of March, 2020.

### **OTHER**

**APPROVE CLAIMS:** Cangas MOVED and Rink SECONDED to approve Claims dated March 12, 2020, February Manual Claims and the February Financial Update.

Bowker had a question regarding monitoring of gas usage but would ask Steffensmeier at a later date.

**VOICE VOTE  
MOTION PASSED 7-0**

**BOARD/COMMISSION APPOINTMENTS, REAPPOINTMENTS:** Morawitz MOVED and Miller SECONDED to approve the Mayor’s appointment of Linda Smith to the Historic Preservation Commission, filling an unexpired term, term expiring December 31, 2022; and the Mayor’s reappointment of Joshua Sessions to the Old Fort Commission, Jim Decker and Paul Wilkerson to the Parks Board, all terms expiring March 31, 2023; and Michael Benda to the Civil Service Commission, term expiring March 31, 2024.

**VOICE VOTE  
MOTION PASSED 7-0**

**PURCHASE STREET SWEEPER:** Cangas MOVED and Miller SECONDED to approve the purchase of a 2019 Elgin Pelican street sweeper from MacQueen Equipment of Ankeny, Iowa, in the amount of \$215,515, and to finance the purchase over four years on a municipal lease with Republic First National.

**VOICE VOTE  
MOTION PASSED 7-0**

**SLUDGE HAULING CONTRACT:** Cangas MOVED and Andrews SECONDED to approve the Mayor’s signature on a five-year contract for sludge hauling with S. H. Enterprises, Limited, of Montrose, Iowa.

**VOICE VOTE  
MOTION PASSED 7-0**

**ENGAGEMENT AGREEMENT:** Rink MOVED and Cangas SECONDED to approve the Mayor’s signature on an Engagement Agreement with Ahlers & Cooney, P.C., for services related to the necessary contract proceedings for Public Improvement Project 2020-01, Parking Lot Reconstruction and Stormwater Improvements.

**VOICE VOTE  
MOTION PASSED 7-0**

**DISCUSSION ITEMS** - None

**TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS:** None

**COUNCIL MEMBER COMMUNICATIONS** – The Historic Preservation Commission met and wants to place the steam engine and city cemetery on the Historic Register. Chris Sorrentino is the new chairman. Bowker felt some comments made by the Commission were rather derogatory.

**MAYOR ANNOUNCEMENTS:** Mohrfeld said there is uncertainty coming forward, the next meeting could be held electronically. Morawitz questioned any existing deadlines. It was noted the Nuisance Department will be more than willing to work with anyone who received a nuisance notice and contacts Krogmeier with an actionable plan.

**ADJOURNMENT**

At 7:29 P.M., the regular meeting adjourned until Tuesday, April 7, 2020, at 5:30 P.M.

**MANUAL CLAIMS & WARRANTS:** See Claims dated March 12, 2020, in the amount of \$322,282.20, February Manual Claims in the amount of \$61,532.06.

<b>PAYROLL</b>	2/28/2020
General	\$192,221.74
Special Revenue	10,616.26
Road Use	27,509.02
Water	29,459.37
Sewer	38,823.34
Solid Waste/IWC	11,652.49
Airport	486.54
Storm Water	3,647.39
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	\$314,416.15

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Matt J. Mohrfeld, Mayor

ATTEST:

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Melinda L. Blind, City Clerk