

PROCEEDINGS OF THE CITY COUNCIL

MINUTES FORT MADISON CITY COUNCIL Tuesday, July 20, 2021

The City Council met in adjourned session at 5:30 P.M. on Tuesday, July 20, 2021, at City Hall, 811 Avenue E, Fort Madison. Mayor Matt Mohrfeld presided with Council Members Mark Lair, Rebecca Bowker, Tom Schulz, Kevin Rink, Rusty Andrews, Chad Cangas and Donna Amandus present.

VISITORS AND APPEARANCE REQUESTS: There were none.

AGENDA

Cangas MOVED and Rink SECONDED to approve the agenda.

MOTION PASSED 7-0

CONSENT AGENDA

Lair MOVED and Amandus SECONDED to approve the Consent Agenda:

- Minutes of July 6, 2021;
- Liquor License Renewal: Moose Lodge, 624 Avenue G, effective August 1, 2021 – Class B Liquor License, Class C Native Wine Permit with Outdoor Service and Sunday Sales;
- New 14-Day Liquor License: RiverFest FM, LLC, Riverview Park, effective August 2, 2021 – Class C Liquor, Class C Native Wine Permit with Outdoor Service and Sunday Sales;
- Resolution No. 2021-39, approving Fiscal Year 2021-22 Budget Transfers; and
- Claims dated July 15, 2021 and July Library Claims.

MOTION PASSED 7-0

COMMUNITY UPDATES: Scott Huffman and Jamie Meschler of the Mexican Fiesta Committee, reported this will be the 100th Fiesta. They noted the Fiesta took a hit last year since they were not able to hold the event due to COVID-19. Huffman asked the City to fix the roads down in the Fiesta area and also brought up the \$475 yearly charge for the police presence. Meschler said this is Fort Madison's Fiesta and he believed the City of Fort Madison should contribute to the event. He said the Fiesta's property needs repairs as the roof on the beer garden is falling in.

Mohrfeld said an agenda item later in the meeting provides Council the opportunity to donate \$2,500 to the Fiesta. He pointed out the City has a tourism director, Jean Peiton, who would be willing to assist with marketing.

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PUBLIC HEARINGS

Concerning the Proposed Sale of City-Owned Property in Outlot 1078

Mohrfeld opened the public hearing at 5:34 P.M. There were no written comments. Mohrfeld asked if there any comments from Council or the public present. There were none. Mohrfeld closed the public hearing at 5:35 P.M.

RESOLUTION NO. 2021-40, SELL PROPERTY: Cangas MOVED and Amandus SECONDED to adopt a resolution approving the sale of property located in Outlot 1078 (southeast corner of 17th Street and Avenue D) to Jacob N. Thompson.

ROLL CALL: AYES: Bowker, Lair, Andrews, Amandus, Schulz, Rink, Cangas
NAYES: None

MOTION PASSED 7-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 20th day of July, 2021.

MARINA PROJECT

CREATION OF ACCOUNT/TRANSFER OF FUNDS: Amandus MOVED and Bowker SECONDED to approve the creation of a City account for the Marina Project and the transfer of funds into said account as the City's financial contribution to the project.

MOTION PASSED 7-0

RESOLUTION NO. 2021-41, ORDER CONSTRUCTION, SET P.H., BID LETTING: Cangas MOVED and Rink SECONDED to adopt a resolution ordering construction, setting public hearing and bid letting for Public Improvement Project 2021-01, Riverview Marina Dredging.

Brian Bross, Klingner and Associates, said he is working closely with the Marina Committee and FEMA to leverage FEMA funding for this project as well as the Iowa Department of Natural Resources. He said there is a lot of permitting with this project. He said a berm pond-like will be constructed in the area between Shelter Lane and 6th Street. The silt from the harbor will be pumped into the berm and will dry out over the course of 1-2 years. The berm will be seeded so it meets the DNR erosion control regulations. He acknowledged this will be unsightly but there is no other alternative. The material will be used to raise the road above the 100-year flood plain. The new building will be above the 500-year flood plain.

He said the Corps and DNR are still working on the permits so the bids might be in before the permits are approved. The bid would not be awarded until that time.

Mohrfeld said the east side of the park will look like a war zone for a year.

ROLL CALL: AYES: Bowker, Lair, Andrews, Amandus, Schulz, Rink, Cangas
NAYES: None

MOTION PASSED 7-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 20th day of July, 2021.

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RECEIVE ROCK PROCUREMENT BID: Cangas MOVED and Amandus SECONDED to receive the bid that was received on July 13, 2021 from Cessford Construction for the 2021 Rip Rap and Rock Procurement.

Bross said there are two types of rip rap that have to meet the Corps of Engineer's requirements to survive the winters. Not a lot of quarries can make this rip rap.

Rink abstained stating his mother-in-law is part owner of the quarry where some of the rock will be produced.

MOTION PASSED 6-0

Rink ABSTAIN

UPDATE: Disbursement of Marina Project Funds: Mohrfeld reported that some funds will be used to pay the Convergence Company for assistance with fundraising for the project. The for-profit group that will build and operate the hospitality center have current commitments of up to \$1.4 million.

ORDINANCES AND RESOLUTIONS

ACCEPT WOODLAND HEIGHTS SUBDIVISION ROAD: Rink MOVED and Cangas SECONDED to accept the platted 1.12 acres for Woodland Heights and .53 acres for Woodland Heights Court.

Public Works Director Mark Boussetot reported the residents of the Woodland Heights subdivision have requested the City take over the maintenance responsibility for the road. There are a few cracked road panels but the developer will repair those. The sewers and water main were accepted in 2017, they were built to City standards.

Andrews abstained stating he works for the developer.

ROLL CALL: AYES: Bowker, Lair, Amandus, Schulz, Rink, Cangas
NAYES: None
ABSTAIN: Andrews

MOTION PASSED 7-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 20th day of July, 2021.

OTHER

WATER POLLUTION PREVENTION: Cangas MOVED and Amandus SECONDED to approve the Mayor's signature on a Professional Services Agreement with McClure Engineering for the development of a Storm Water Pollution Prevention Plan for a National Pollutant Discharge Elimination System General Permit #1 for the Fort Madison Municipal Airport.

MOTION PASSED 7-0

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CO #3, PIP 2020-08: Amandus MOVED and Schulz SECONDED to approve the Mayor's signature on Change Order No. 3 for Public Improvement Project 2020.08, Phase 2 Parking Lot Reconstruction and Stormwater Improvements.

MOTION PASSED 7-0

CO #4, PIP 2020-08: Cangas MOVED and Amandus SECONDED to approve the Mayor's signature on Change Order No. 4 for Public Improvement Project 2020-08, Phase 2 Parking Lot Reconstruction and Stormwater Improvements/

MOTION PASSED 7-0

FIESTA DONATION: Cangas MOVED and Amandus SECONDED to approve a contribution of \$2,500 to the Mexican Fiesta Committee to be paid from the City Council's contingency account.

MOTION PASSED 7-0

DEPARTMENT REPORTS: City manager David Varley recapped the fiscal year ending City account ending balances. He noted the first payment for gas franchise fee was for April, May and June was \$10,000. Phase 2 of the parking lot projects is ready for pavers. The concrete portion of the PORT Trail to Rodeo Park is complete. Chief Rohloff is working to schedule the captains' interviews. There was a fire in the 1200 block of Avenue G last week.

OPEN DISCUSSION/FUTURE MEETINGS AGENDA ITEMS/COUNCIL COMMUNICATIONS:

The 34th Place Community Watch group had a block party last week. Some new lighting will be installed at Victory and Old Settlers parks. A security camera has been installed at Old Settlers Park. The Historic Iowa State Penitentiary group met with a developer from California and Senator Reichman. While the developer was not specifically interested in this as a project he did give some advice that provided at a new look at the project as well as some different options. A tentative date for the first Amtrak stop at the old depot has been set for September 8. Staff will be meeting with the North Lee County Historic Society to work on what needs to be done to prepare.

ADJOURNMENT: At 6:51 P.M., the regular meeting adjourned until August 3, 2021, at 5:30 P.M.

MANUAL CLAIMS & WARRANTS: See Claims dated July 15, 2021, in the amount of \$739,086.58, and Library Claims dated July 15, 2021, in the amount of \$5,798.23.

Matt J. Mohrfeld, Mayor

ATTEST:

Melinda L. Blind, City Clerk