

PROCEEDINGS OF THE CITY COUNCIL

MINUTES FORT MADISON CITY COUNCIL Tuesday, August 17, 2021

The City Council met in adjourned session at 5:30 P.M. on Tuesday, August 17, 2021, at City Hall, 811 Avenue E, Fort Madison. Mayor Matt Mohrfeld presided with Council Members Mark Lair, Rebecca Bowker, Tom Schulz, Rusty Andrews (arrived at 5:35 P.M.), Chad Cangas and Donna Amandus present. Council Member Kevin Rink was absent.

VISITORS AND APPEARANCE REQUESTS: There were none.

AGENDA

Schulz MOVED and Amandus SECONDED to approve the agenda.

MOTION PASSED 5-0

CONSENT AGENDA

Cangas MOVED and Lair SECONDED to approve the agenda.

- Minutes of August 3, 2021;
- Liquor License Renewal: Fort Madison Fast Break, 5002 Avenue O, effective September 20, 2021 – Class E Liquor License, Class C Beer Permit with Sunday Sales;
- Liquor License Renewal: Fort Madison Sports Complex, 909 – 48th Street, effective August 10, 2021 – Class C Beer Permit, Class C Native Wine Permit, Outdoor Service Permit with Sunday Sales;
- New 14-Day Liquor License: Holy Trinity Catholic Schools, 2103 – 303rd Avenue (Rodeo Arena), effective August 29, 2021 – Class C Liquor;
- Setting public hearing for 5:30 P.M. on Tuesday, September 3, 2021, concerning rezoning 1501 – 39th Street from R-4, Single Family Residential, to B-4, Highway Business District;
- Claims dated August 12, 2021, and July Financial Report; and
- Payroll of August 13, 2021.

MOTION PASSED 5-0

COMMUNITY UPDATES: River and Rail Trail Weekend: Chi Eastin, manager of the Kingsley Inn, reported the Kingsley Inn is part of the Lake Cooper Loop Group. This group is made up of communities surrounding Lake Cooper. Following the installation of the Virtual Rail Fan camera, Eastin and members of this group were looking for ways to capitalize on the rail cam's popularity. Fort Madison's rail cam is Virtual Rail Fan's most watched rail camera, with person from all over the world watching. The end result is the River and Rail Trail Weekend on October 1-3. The event will be a collaboration between Virtual Rail Fan and the Lake Cooper Loop Group. Each town will be holding different events but Fort Madison will be the hub.

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PUBLIC HEARINGS

Public Improvement Project 2021-01, Riverview Marina Dredging

Mohrfeld opened the public hearing. No written comments were received. With no oral comments, Mohrfeld closed the public hearing.

RESOLUTION NO. 2021-45, APPROVE PLANS, SPECS, CONTRACT: Bowker MOVED and Cangas SECONDED to adopt a resolution approving plans, specifications and form of contract for the project.

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

MOTION PASSED 6-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 17th day of August, 2021.

RESOLUTION NO. 2021-46, AWARD PROJECT: Bowker MOVED and Amandus SECONDED to adopt a resolution awarding construction contract for the project in the amount of \$1,349,385 for Base Bids B1, B2, B3, B4, B5, B6, C, D and E to Delong Construction, Inc., of Washington, Iowa, and approving contract and bonds of Delong Construction, Inc., pending receipt of the documents.

Public Works Director Mark Bousset reported five bids were received for this project. As the City is still in the process of obtaining the required permits and waiting for the approval of the last FEMA project (Base Bid items A1 and A2), it is recommended to award all but Base Bid Items A1 and A2. These two items could be awarded following FEMA's determination.

At a question regarding change orders and engineering, Brian Bross, Klingner and Associates, said it is always recommended at least 5-10% needs to be set aside for contingencies and change orders.

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

MOTION PASSED 6-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 17th day of August, 2021.

Concerning an Application for Upper Story Housing Conversation from the Iowa Economic Development Authority

Mohrfeld opened the public hearing. There were no written comments.

Sara Hecox of Southeast Iowa Regional Planning Commission (SEIRPC) went over a Housing Needs Assessment for the City of Fort Madison. She reported the City of Fort Madison is in need of affordable rental housing and revitalization of property along the Avenue G business district corridor. A private developer, Barker Financial, is proposing the rehabilitate the upper story portion of the property at 802 Avenue G to provide safe, affordable rental housing in Fort Madison.

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The development will be funded through a Community Development Block Grant (CDBG) Program through the Iowa Economic Development Authority. The developer, Barker Financial, will fund the remainder of the project. The City is being asked to request \$500,000 from the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program. At a minimum, 51% of the units must be rented to Low-to-Moderate-Income individuals. During construction of the project, there should be no residents that will have to be displaced, however, the City of Fort Madison will be asked to adopt a Residential Anti-Displacement and Relocation Assistance agreement to comply with Community Development Block Grant requirements and update as needed. SEIRPC will administer the grant for the City.

RESOLUTION NO. 2021-47, APPLY FOR GRANT: Schulz MOVED and Amandus SECONDED to adopt a resolution approving Application for Upper Story Housing Conversation from the Iowa Economic Development Authority, Community Development Block Grant Program for a project at 802 Avenue G, Fort Madison, Iowa.

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

MOTION PASSED 6-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 17th day of August, 2021.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2021-48, APPROVE TAX EXEMPTION: Bowker MOVED and Cangas SECONDED to adopt a resolution approving property tax exemption for Ian E. Kreps/Danielle M. Birdsell, for property located at 1722 Avenue G (general improvement) and John Smay, for property located at 4301 Avenue L (enclosed carport).

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

MOTION PASSED 6-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 17th day of August, 2021.

RESOLUTION NO. 2021-49, APPROVE GRANT APPLICATION: Cangas MOVED and Bowker SECONDED to adopt a resolution authorizing the filing of an application for the Iowa Department of Natural Resources' Resource Enhancement and Protection Program (REAP) for construction of Connecting Fort Madison! Phase IV 48th Street Trail Connector.

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

MOTION PASSED 6-0

The Mayor then declared the Resolution ADOPTED and ENACTED this 17th day of August, 2021.

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OTHER

REAPPOINTMENT: Schulz MOVED and Amandus SECONDED to approve the Mayor's reappointment of Jerry Hamelton, term expiring September 30, 2026 to the Board of Adjustment and Appeals.

MOTION PASSED 4-1

Cangas Abstained, Andrews Opposed

RIVER AND RAIL TRAIL WEEKEND: Cangas MOVED and Amandus SECONDED to waive the rental fees for the Lake Cooper Loop Group's use of the Riverview Pavilion for the River and Rail Trail Weekend.

MOTION PASSED 6-0

DEPARTMENT REPORTS: The Fire Department reported a garage fire at 21 Storms Court. Public works crews have been busy cleaning up storm damage from last week. A certain number of spaces in the downtown parking lots can be reserved. The remainder of the spaces can be used by the public free of charge. The fee for the reserved spaces will be \$40 per month. Concern was expressed again by Council members regarding the bagged stop signs on 15th Street. With the unexpected retirement of a police captain, the department will be advertising outside of the department for a replacement.

OPEN DISCUSSION/FUTURE MEETINGS AGENDA ITEMS/COUNCIL COMMUNICATIONS:

The Beautification Foundation will hold a cleanup at Ivanhoe Park on August 28. In preparation for Amtrak's move to depot, some painting and light maintenance has begun. The North Lee County Historical Society has begun moving items out of the depot.

ADJOURNMENT: At 6:26 P.M., the regular meeting adjourned until August 17, 2021, at 5:30 P.M.

MANUAL CLAIMS & WARRANTS: See Claims dated August 12, 2021, in the amount of \$712,164.60.

PAYROLL	8/13/2021
General	\$189,256.63
Marina	316.49
Old Fort	6,103.19
Road Use	28,878.88
Tourism	1,402.24
Water	30,332.06
Sewer	30,660.12
Solid Waste	13,504.03
Airport	486.54
Storm Water	3,808.11
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	\$304,748.29

Matt J. Mohrfeld, Mayor

ATTEST:

Melinda L. Blind, City Clerk