

**MINUTES
FORT MADISON CITY COUNCIL
Monday, November 5, 2012 7:00 P.M.**

The Fort Madison City Council met in regular session on Monday, November 5, 2012, at 7:00 P.M. at the Municipal Building, 811 Avenue E, Fort Madison. Presiding was Mayor Bradley A. Randolph with Council Members Chris Greenwald, Brian Wright, Kevin Rink, Neal Boeding, Travis Seidel and Mark Lair present. Council Member Jason Huppert was absent.

VISITORS AND APPEARANCE REQUESTS

There were none.

AGENDA

Rink MOVED and Lair SECONDED to approve agenda.

MOTION PASSED 6 AYES

CONSENT AGENDA

Seidel MOVED and Boeding SECONDED to approve:

- Minutes of October 16, 2012, as written;
- Mayor's appointment of Jason Samples, 513 Avenue G, to the SEIRPC Revolving Loan Fund Loan Review Committee, filling the unexpired term of Mike Spieler, term expiring December 31, 2012;
- Liquor License Renewal: Vel's Amigo's, Ltd., 1226 – 37th Street, effective December 15, 2012 – Class C Liquor License with Sunday Sales; and
- Payment of Claims.

MOTION PASSED 6 AYES

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2012-63, APPROVE PIP 2010-09, SANTA FE DEPOT SITE IMPROVEMENTS: Greenwald MOVED and Seidel SECONDED to adopt a resolution accepting Public Improvement Project 2010-09, Santa Fe Depot Complex Site Improvements.

City Manager Byron Smith explained this project was partly funded with an IJOBS grant. Improvements included raising the parking lot and sidewalks and installing new lighting. Wright questioned why a bench was installed that was only four to six inches off the

ground. Lair asked if there had been adequate time to determine if there were any issues with the HVAC and electric. Smith said these issues can be dealt with under the warranty. Lair questioned if an issue with the finish of the concrete around the light poles had been repaired. Smith said the engineer and contractor both felt the repair would look worse than what is currently there. Wright was concerned with the look of the ceiling tiles. Smith said they tried to replicate the look of the depot from pictures that were taken in the 1940s.

Steve Rippeteau, 1108 Avenue G, questioned issues such as: broken windows, doors that won't seal and non-functioning alarm system. Smith said many of these items were not included in the scope of work such as the doors and windows. The existing doors and windows were not replaced. Andy Andrews, NLCHS, said the fire alarm is waiting for parts. Rippeteau felt the City should take care of the items instead of the NLCHS volunteers. He asked who were the persons involved in these projects from the City's side. Smith responded that he, Andy and Rusty Andrews were all involved in regular meetings with the engineers and contractors and participated in the final walk through.

Rippeteau said he was astonished at the expense involved in the ticket booth which the local ticket agent also felt was too big. He asked if anyone had consulted the local Amtrak ticket agent regarding this. Smith said the ticket booth was a requirement of Amtrak and it is Amtrak's responsibility to deal with their agents.

Rippeteau also said the storm sewer check valve is on backwards and was not fixed and the area will flood after rain. Rick Kuhljuergen, Wastewater Director, said the check valve is installed correctly and is meant to keep raw sewage from flooding the area.

Mayor Randolph asked why ask these questions now when the project is this far down the road. Rippeteau said he has been saying things to the engineers. Andrews said the engineer admitted the bench was a mistake as the wrong elevation was used to install the bench. Mayor Randolph asked if there was a way to weather-strip the City's portion of the depot. Andrews said NLCHS will do some more weather-stripping. Rippeteau disagreed with Andrews and said we want the City to do the work. He said NLCHS has a shortage of volunteers. He wanted the City to restore everything back. Andrews said the fire alarm was his main concern. He said NLCHS will do some weatherization.

ROLL CALL: AYES: Greenwald, Wright, Rink, Boeding, Seidel, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 5th day of November, 2012.

RESOLUTION NO. 2012-64, ACCEPT PIP 2011-09, SANTA FE DEPOT INTERIOR RENOVATIONS: Greenwald MOVED and Lair SECONDED to adopt a resolution accepting Public Improvement Project 2011-09, Santa Fe Depot Interior Renovations.

ROLL CALL: AYES: Greenwald, Wright, Rink, Boeding, Seidel, Lair
NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 5th day of November, 2012.

REQUEST FOR RATHBUN CONNECTION: Greenwald MOVED and Seidel SECONDED to approve a resolution allowing Rathbun Regional Water Association to serve 2752 – 240th Street.

Water Director Larry Dinwiddie said the City has an agreement with Rathbun and must approve any request to connect to Rathbun within two miles of City limits. The property owner at 2752 – 240th Street has requested service from Rathbun. The cost to connect to Rathbun will be \$2,143 with an average monthly of \$48.90. To connect to City water it would cost \$400 and with an average bill of \$45.55. An annexation agreement is required to connect to City water. Rathbun would use the City's main to supply water.

The resident was present at the beginning of the meeting and then left. It was questioned if the annexation agreement was the reason the resident did not want to connect to City water.

ROLL CALL: AYES: None
NAYES: Greenwald, Wright, Rink, Boeding, Seidel, Lair

**MOTION FAILED 6 NAYS
0 AYES**

OTHER

SHOTTENKIRK HANGAR LEASE: Rink MOVED and Wright SECONDED to approve the Mayor's and Clerk's signature on a 30-year hangar lease with Shottenkirk Automotive Group subject to approval of the Airport Commission.

Smith reported this matter came before the Airport Commission several months ago. Shottenkirk, Inc. wanted to lease a hangar but none were available. Shottenkirk is donating the money to the City for the construction of the hangar. Smith said a 20-30 year lease is standard practice.

MOTION PASSED 6 AYES

REPORTS BY DEPARTMENT HEADS

Clendineng reported on the program about bats was very well attended. Krogmeier said rental housing registration ended on November 1 and approximately two-thirds of the properties have been registered. He compared that to Burlington which only registered half of their rental units the first year and the numbers kept growing after that. Smith advised the new Public Works Director will start on December 3.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

The Airport Commission was also meeting tonight.

ADJOURNMENT

Wright MOVED and Rink SECONDED to adjourn until Tuesday, November 20, 2012 at 7:00 P.M..

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated October 31, 2012 in the amount of \$387,388.40, Library Claims dated October 31, 2012 in the amount of \$7,462.06 and Manual Claims in the amount of \$328,402.73.

<u>PAYROLL</u>	<u>November 2, 2012</u>
General	\$136,010.59
RSVP	1,242.56
Old Fort	2,322.06
Road Use	67,235.50
Water	36,971.90
Sewer	42,924.13
Solid Waste	14,906.29
Storm Water	<u>2,713.58</u>
	\$304,326.61

Bradley A. Randolph, Mayor
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk