

**MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, May 7, 2013 - 7:00 P.M.**

The Fort Madison City Council met in regular session on Tuesday, May 7, 2013 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, Jason Huppert and Mark Lair present.

**VISITORS AND APPEARANCE REQUESTS**

Mayor Randolph read a proclamation for National Police Week and presented it to Police Chief Bruce Niggemeyer.

**AGENDA**

Greenwald MOVED and Rink SECONDED to approve the agenda, as written.

**MOTION PASSED 7 AYES**

**CONSENT AGENDA**

Seidel MOVED and Wright SECONDED to approve:

- Minutes of April 16, 2013, as written;
- Setting public hearing for May 21, 2013, at 7:00 P.M. on the Fiscal Year 2012/13 Budget Amendment;
- Setting public hearing for May 21, 2013, at 7:00 P.M. on the City's Comprehensive Plan; and
- Payment of Claims.

**MOTION PASSED 7 AYES**

**PUBLIC HEARINGS**

***Concerning Rezoning Property located at 2011 Avenue L from R-4, Single Family Dwelling District, to B-4, Highway Business District***

Mayor Randolph opened the public hearing at 7:04 p.m. Kevin Tee, owner of Subway, said the owner of the property contacted him regarding purchasing the lot. He hoped to enhance the business by adding a parking lot or a new building. He planned to demolish the home soon and use the garage for storage. There were no written comments.

Boeding MOVED and Seidel SECONDED to close the public hearing.

**MOTION PASSED 7 AYES**

**FIRST READING, REZONE 2011 AVENUE L FROM R-4, TO B-4:** Rink MOVED and Boeding SECONDED to approve the first reading of an ordinance rezoning property located at 2011 Avenue L from R-4, Single Family Dwelling District, to B-4, Highway Business District.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Ordinance PASSED and APPROVED this 7<sup>th</sup> day of May, 2013.

***Concerning Public Improvement Project 2013-02, Repair Old Fort Fire Damage***

Mayor Randolph opened public hearing at 7:07 p.m. There were no oral or written comments.

Greenwald MOVED and Wright SECONDED to close the public hearing.

**MOTION PASSED 7 AYES**

**RESOLUTION NO. 2013-32, ADOPT PLANS, SPECS, FORM OF CONTRACT:** Seidel MOVED and Boeding SECONDED to approve a resolution adopting plans, specifications, and form of contract for the project.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 7<sup>th</sup> day of May, 2013.

**RESOLUTION NO. 2013-33, AWARD CONTRACT:** Wright MOVED and Lair SECONDED to approve a resolution awarding construction contract for the project to Abolt, Inc. of Fort Madison, Iowa, in the amount of \$97,350.00.

At a question regarding the difference between the bids, Mark Fisher, Metzger-Johnson, said Abolt was able to visit the site and the other bidder was unable to do so because the flooding. It was believed that Abolt was capable of doing the job. If change orders are needed there is a contingency in the bid. Smith reported any change order must be approved by both the engineer and the insurance company. He added the insurance company will pay for the project.

Fisher said September 5 is the substantial completion date and liquidated damages of \$500.00 per day would begin after that. A portion of the fort will be closed off and this will be coordinated with the Fort staff. The project will begin as soon as a signed contract has been received.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 7th day of May, 2013.

**RESOLUTION NO. 2013-34, APPROVE CONTRACTS, BONDS:** Rink MOVED and Boeding SECONDED to adopt a resolution approving contract and bonds of Abolt, Inc., pending receipt of the documents.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 7th day of May, 2013.

### **ORDINANCES AND RESOLUTIONS**

**RESOLUTION NO. 2013-35, FIX DATE FOR MEETING RE: \$6,000,000 GO BONDS:** Greenwald MOVED and Boeding SECONDED a resolution fixing date for a meeting on the proposition of the issuance of not to exceed \$6,000,000 General Obligation Bonds, Series 2013, (for an essential corporate purpose) of the City of Fort Madison, State of Iowa, and providing for publication of notice thereof.

Smith said this has been in the works for some time. The list of street projects were chosen as the result of an assessment of City streets by Smith and Driscoll. Information compiled by the IDOT during a survey of street conditions was also used. It has been recommended that all streets, with the exception of the downtown area, have a surface other than brick. As the downtown area streets are resurfaced, they would be returned to brick as a way to add to the historic downtown. Smith added it is costly to revert to brick. A grant was approved to resurface 9<sup>th</sup> Street and it will add \$250,000 to the cost for a brick surface. Driscoll said weight restrictions could be placed on these streets. Driscoll said all streets would be built to ensure they could handle the weight of City equipment such as garbage trucks.

Three streets on the list would be total reconstructions and the remainder would be a mill off, redo the base and then an overlay with three inches of asphalt. Curbs could also be replaced if needed. Leftover brick could be sold or used for trails.

Lair said the Airport Commission has a grant for Airport Road but does not have the grant match. Smith believed that as long as it is a public street the bond issue could supply the match.

This would be a 20 year bond issue with yearly payments of \$400,000. Tax rates would increase by \$1.30 per thousand of taxable value. Taxes on a \$75,000 home would increase \$38.70 a year. Preliminary work on these projects would begin this summer and a number of the park improvements would be in place by fall. There are time restrictions on when the engineering needs to begin and when the money must be spent.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 7th day of May, 2013.

**RESOLUTION NO. 2013-36, AUTHORIZE GRANT APPLICATION FOR HANGAR**

**REPAIR:** Wright MOVED and Greenwald SECONDED to approve a resolution authorizing the submission of a FY 2014 Airport Improvement Program Data Sheet and State of Iowa Airport Improvement Program Grant Application to the Iowa Department of Transportation for possible FY 2014 IDOT funding for a Hangar Repair Project at the Fort Madison Municipal Airport.

Lair said it was discussed at last night's Airport Commission meeting that there is no match for this grant. Smith said the grant can be turned down if no offers to match it.

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

**MOTION PASSED 7 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 7th day of May, 2013.

**OTHER**

**APPROVE LEASE AGREEMENT FOR WATER DEPT. FARM GROUND:** Rink MOVED and Wright SECONDED to approve the Mayor's signature on a lease with A & R Enterprise, LTD, in the amount of \$140.00 per acre for city-owned ground located at the Water Treatment Plant.

**MOTION PASSED 7 AYES**

**NEW 5-DAY LIQUOR LICENSE, EAGLES CLUB:** Greenwald MOVED and Lair SECONDED to approve a new 5-Day Liquor License with conditions to Pen City Aerie

#1287 (Eagles Club),4821 Avenue O, effective May 16, 2013, with Outdoor Service and Sunday Sales.

Mike Richards, Eagles Club, said this will be a benefit for the Make A Wish Foundation. The event will last from 1:00 p.m. to 10:00 p.m. There will be several outdoor bands.

**MOTION PASSED 7 AYES**

**REPORTS BY DEPARTMENT HEADS**

The library will live stream an event promoting Dan Brown's new book. The children's librarian is going to area schools to promote the library's summer reading program.

**PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS**

The annual George Wright Hershey Track Meet will be held tomorrow.

**ADJOURNMENT**

At 7:44 P.M., Wright MOVED and Seidel SECONDED to adjourn until Tuesday, May 21, 2013 at 7:00 P.M.

**VOICE VOTE APPROVAL**

**MANUAL CLAIMS AND WARRANTS:** See Claims dated May 2, 2013, in the amount of \$213,392.33, Manuals dated May 1, 2013 in the amount of \$407,725.64 and Library Claims dated April 18, 2013 in the amount of \$17,966.93.

<u>PAYROLL</u>	<u>MAY 3, 2013</u>
General	\$143,872.50
RSVP	1,256.39
Old Fort	2,129.74
Road Use	21,882.03
Water	35,254.14
Sewer	28,880.11
Solid Waste	15,986.34
Storm Water	3,046.88
	<u>\$252,308.13</u>

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Bradley A. Randolph, Mayor  
City of Fort Madison

ATTEST:

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Melinda L. Blind, City Clerk