

**MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, June 4, 2013 - 7:00 P.M.**

The Fort Madison City Council met in regular session on Tuesday, June 4, 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, Jason Huppert and Mark Lair present. Council Member Travis Seidel was absent.

**VISITORS AND APPEARANCE REQUESTS**

There were none.

**AGENDA**

Rink MOVED and Lair SECONDED to approve the agenda.

**MOTION PASSED 6 AYES**

**CONSENT AGENDA**

Greenwald MOVED and Boeding SECONDED to approve:

- Minutes of May 21, 2013, as written;
- Partial List of Cigarette Permits; and
- Payment of Claims.

**MOTION PASSED 6 AYES**

**ORDINANCES AND RESOLUTIONS**

**1<sup>st</sup> READING, AMEND TITLE 4, ADD NEW CHAPTER 9, SECTIONS 1-12 RAGBRAI - MISCELLANEOUS PERMITS:** Wright MOVED and Rink SECONDED to approve the first reading of an ordinance amending Title 4, Business, by adding a New Chapter 9, Sections 1-12, entitled "RAGBRAI - Miscellaneous Permits".

Smith reported these are changes to encourage vendors to set up in Riverview Park during RAGBRAI.

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

**MOTION PASSED 6 AYES**

The Mayor then declared said Ordinance PASSED and APPROVED this 4th day of June, 2013.

**ORDINANCE NO. D-005, REZONE 2011 AVENUE L FROM R-4 TO B-4:** Lair MOVED and Greenwald SECONDED to approve the third 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, Huppert, Lair  
                          NAYES: None

**MOTION PASSED 6 AYES**

The Mayor then declared said Ordinance PASSED and APPROVED this 4th day of June, 2013.

**INNSBROOK SUBDIVISION – PLAT IV:** Greenwald MOVED and Huppert SECONDED to approve a resolution accepting and approving the final plat for Innsbrook Subdivision – Plat IV.

Jason Harper of Bruner, Cooper and Zuck, displayed the final proposed plat for the subdivision. Michael Mohrfeld, the developer, said the project will be single family homes with an average of 1100-1300 square foot per home. There are four home plans being prepared. The target for these homes would be start-up family homes and retirees. Some two story homes are being considered. The homes will have double car garages as opposed to single car garages.

Mohrfeld said there are some infrastructure hurdles to work through but hopes to have three homes ready by winter utilizing the lots facing 33<sup>rd</sup> Street. As with other subdivisions in the area, there will be no alleys.

Greenwald expressed concern regarding the additional traffic on Crescent Lane once the subdivision is connected to it. He asked if an outlet onto Bluff Road had been considered. Mohrfeld said that had not been considered as most people want the “end of the lane” feel. He said Avenue C could potentially also be used as an access. Krogmeier said there were no major concerns expressed from persons on Crescent Lane. The elevation change for a connection to Bluff Road would make for a difficult intersection. Mohrfeld said once the project gets going there could potentially be options, however, developing that portion would not happen until the first 21 lots were sold.

Bob Manka, 35 Alta Drive, said the City Code does not allow acceptance of the final plat until all the improvements are in place or there is a bond from the developer to cover the cost of the infrastructure improvements.

Because of Manka’s questions regarding the process, Greenwald asked if the matter could be tabled. Smith suggested that staff could look at the procedure again.

Greenwald MOVED and Rink SECONDED to table the motion until the June 18, 2013 meeting.

**MOTION PASSED 6 AYES**

**RESOLUTION NO. 2013-42, WAIVE SUBDIVISION REQUIREMENTS FOR**

**HOLTKAMP/GRAY PROPERTY:** Greenwald MOVED and Huppert SECONDED to approve a resolution waiving the subdivision requirements for Dorothy Holtkamp and Gail Gray for property located at 3019 – 212<sup>th</sup> Street.

Rink questioned if this was the same issue as the previous subdivision. Smith said this would be to waive those requirements as only one parcel is split off. There is no subdivision review as there are no streets or infrastructure. The property is located outside of city limits and inside the two mile subdivision review zone.

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

**MOTION PASSED 6 AYES**

The Mayor then declared said Resolution ADOPTED and ENACTED this 4th day of June, 2013.

**OTHER**

**RESEARCH SEWER/INCENTIVES FOR ANNEXATION AREA #1:** Lair MOVED and Boeding SECONDED to authorize research on a sewer system for Annexation Area #1 and to reformulate annexation incentives for the areas.

Smith reported several of the homeowners in the annexation area had concerns regarding what the cost for a sewer system would be. This would provide those numbers.

**MOTION PASSED 6 AYES**

**APPROVE FIRE LT. PROMOTION LIST:** Rink MOVED and Wright SECONDED to approve the Civil Service Commission's Fire Lieutenant Promotion List.

Fire Chief Herren said there are no positions to fill. The Fire Department is required to keep an active list.

**MOTION PASSED 6 AYES**

**APPROVE CONTRACT WITH McDoux Preservation, LLC:** Greenwald MOVED and Wright SECONDED to approve the Mayor's signature on a professional services contract with McDoux Preservation LLC for preparation of a National Register of Historic Places nomination for the proposed "Park-to-Park" Historic District.

**MOTION PASSED 6 AYES**

**APPROVE EASEMENT WITH LEE COUNTY:** Lair MOVED and Boeding SECONDED to approve the Mayor and Clerk’s signatures on an easement for property near the Lee County jail to connect to the future wastewater lift station.

**MOTION PASSED 6 AYES**

**REPORTS BY DEPARTMENT HEADS**

Luna reported 31 youth from the Fort Madison area will be competing in the Hershey State Track Meet in Marshalltown this weekend.

**PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS**

There were none.

**ADJOURNMENT**

At 7:41 P.M., Wright MOVED and Boeding SECONDED to adjourn until Tuesday, June 18, 2013 at 7:00 P.M.

**VOICE VOTE APPROVAL**

**MANUAL CLAIMS AND WARRANTS:** See Claims dated May 30, 2013, in the amount of \$176,214.38.

<u>PAYROLL</u>	<u>MAY 31, 2013</u>
General	\$112,991.26
RSVP	1,260.10
Docks	335.01
Old Fort	2,470.77
Road Use	13,969.81
Water	26,903.43
Sewer	22,394.12
Solid Waste	13,214.03
Storm Water	<u>2,153.13</u>
	\$195,691.66

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Bradley A. Randolph, Mayor  
City of Fort Madison

ATTEST:

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Melinda L. Blind, City Clerk