

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, December 3, 2013- 7:00 P.M.**

The Fort Madison City Council met in regular session on Tuesday, December 3, 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.

VISITORS AND APPEARANCE REQUESTS

There were none.

AGENDA

Wright MOVED and Seidel ECONDED to approve the agenda.

MOTION PASSED 7 AYES

CONSENT AGENDA

Rink MOVED and Boeding SECONDED to approve:

- Minutes of November 19, 2013, as written; and,
- Payment of Claims.

MOTION PASSED 7 AYES

PUBLIC HEARINGS

Concerning a Proposal to Enter Into a Development Agreement with Fort Madison Bank Building, L.L.C. (801 Avenue G)

Mayor Randolph opened the public hearing at 7:04 p.m. There were no oral or written comments.

Wright MOVED and Boeding SECONDED to close the public hearing.

MOTION PASSED 7 AYES

RESOLUTION NO. 2013-84, DEVELOPMENT AGREEMENT FOR 801 AVE. G: Seidel MOVED and Greenwald SECONDED a resolution approving and authorizing execution of a Development Agreement by and between the City of Fort Madison and Fort Madison Bank Building, L.L.C. (801 Avenue G).

City Manager Byron Smith said the terms of the development agreement include a TIF rebate of 75% of the increased tax for eight years with a cap of \$225,000. There is a provision that reimburses the City \$10,000 in costs as the City has been working with the developer to keep the property under contract. The terms of the agreement are similar to what has been done for other projects. The current value of the property is \$150,000 and the estimated value after improvements is \$900,000.

John Bradley, President and CEO of Frantz Community Investors, was available for questions.

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 3rd day of December, 2013.

Concerning a Proposal to Enter Into a Development Agreement with Fort Madison Sears Building, L.L.C. (702 Avenue G)

Mayor Randolph opened the public hearing at 7:10 p.m. There were no oral or written comments.

Rink MOVED and Wright SECONDED to close the public hearing.

MOTION PASSED 7 AYES

RESOLUTION NO. 2013-85, DEVELOPMENT AGREEMENT FOR 702 AVE. G: Seidel MOVED and Greenwald SECONDED a resolution approving and authorizing execution of a Development Agreement by and between the City of Fort Madison and Fort Madison Sears Building, L.L.C. (702 Avenue G).

Smith said this is the same type of arrangement with the rebate over eight years. The maximum is \$165,000. The rebate amount is lower due to fewer units in the building. The only difference in the two agreements is this building is part of the CDBG Façade Grant. Frantz Community Investors will be paying the match. The current value is roughly \$120,000 and the estimated value after improvements is \$1.1 million.

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 3rd day of December, 2013.

ORDINANCES AND RESOLUTIONS

Concerning an Ordinance Amending Title 10, Zoning, by Enacting a new Chapter 31, "Hunting Grounds" and Amending Title 7, Chapter 2, Section 43, "Firearms" Discharging" to allow hunting grounds within City Limits as a Special Use and for the discharge of firearms for the purpose of hunting under certain conditions

SUSPEND STATUTORY RULES: Wright MOVED and Seidel SECONDED to suspend the statutory rules so as to pass the above ordinance on it's third reading.

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

MOTION PASSED 7 AYES

ORDINANCE D-010, AMEND 10-31 & 7-2-4: Boeding MOVED and Greenwald SECONDED to approve the third reading of an ordinance Amending Title 10, Zoning, by Enacting a new Chapter 31, "Hunting Grounds" and Amending Title 7, Chapter 2, Section 43, "Firearms" Discharging" to allow hunting grounds within City Limits as a Special Use and for the discharge of firearms for the purpose of hunting under certain conditions.

Mayor Randolph asked the audience if anyone wished to comment on this matter. There were no comments.

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 3rd day of December, 2013.

Published in *The Daily Democrat* on _____, 2013.

RESOLUTION NO. 2013-86, APPLY FOR STP FUNDS FOR HWY. 61 2ND TO 6TH STREETS: Wright MOVED and Lair SECONDED to adopt a resolution authorizing the filing of an application with Southeast Iowa Regional Planning Commission for Regional

Transportation STP funds for the Reconstruction of Old Highway 61 between 2nd and 6th Streets.

Smith said these funds are available every year for our region and can be used to stretch the funds received from IDOT for Hwy. 61. The application calls for a 50/50 match which should strengthen the application. The project would begin in five years which would allow time to deal with sewer issues in the area.

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 3rd day of December, 2013.

RESOLUTION NO. 2013-87, FILE AIRPORT CIP PLAN: Rink MOVED and Wright SECONDED to adopt a resolution authorizing the filing of a five year Capital Improvement Program for the Airport to the FAA.

Smith said this is an annual plan required by the FAA.

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 3rd day of December, 2013.

RESOLUTION NO. 2013-88, APPLY FOR IDOT TAP GRANT RODEO TRAIL: Rink MOVED and Seidel SECONDED to adopt a resolution authorizing the filing of an application for the Iowa Department of Transportation TAP Grant Program to rehabilitate 1000 feet of existing trail at Rodeo Park.

Smith said this is a similar program to the STP program but is for projects such as sidewalks and trails. The area of the trail to be rehabilitated begins behind Rodeo Arena, goes down the old road and up the hill. This is also on a five year timeline. The cost is estimated at \$100,000 for 1,000 feet of trail.

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 3rd day of December, 2013.

RESOLUTION NO. 2013-89, NAME BYRON SMITH TO SEIRPC BOARD OF DIRECTORS: Boeding MOVED and Wright SECONDED to adopt a resolution naming Byron D. Smith to the Southeast Iowa Regional Planning Commission Board of Directors, term expiring January 1, 2015.

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 3rd day of December, 2013.

OTHER

HIRE TWO TEMPORARY WORKERS FOR PUBLIC WORKS: Greenwald MOVED and Boeding SECONDED to hire two temporary workers for the Public Works Department.

Public Works Director Larry Driscoll said two persons cannot work due to illness or surgery and will not return until January or February.

MOTION PASSED 7 AYES

HIRE FULL TIME MECHANIC, PUBLIC WORKS: Boeding MOVED and Rink SECONDED a motion to hire a full-time mechanic for the Public Works Department.

Driscoll said the current mechanic retired and this will allow him to fill that position.

MOTION PASSED 7 AYES

AUTHORIZE P.W. DIRECTOR TO PURCHASE USED TRUCK: Rink MOVED and Wright SECONDED to approve to authorize the Public Works Director to spend up to \$15,000 for a used truck for the Parks Department.

Driscoll said he had advertised for a used truck and only received one bid. This will allow him to look and purchase if something appropriate is found.

MOTION PASSED 7 AYES

APPROVE CRACK SEALING BID: Seidel MOVED and Wright SECONDED to approve the bid of Kluesner Construction, Inc. of Farley, Iowa, to perform crack sealing services on city streets in 2013, 2014 and 2015.

Driscoll said crack sealing should prolong the life of the City's concrete streets. He recommended locking Kluesner to a three year contract. Driscoll felt if this was done a regular basis it will help with some of the issues the City currently has with the streets. The work is warrantied.

MOTION PASSED 7 AYES

ACCEPT NEW SEPARATION AGREEMENT: Lair MOVED and Wright SECONDED to accept the new separation agreement with the Environmental Protection Agency on combined sewer separation of sanitary and storm sewer systems.

Smith said a few months ago Jay Brady updated Council on the issue and Council made recommendations as how to proceed. A timeline was put together and proposed to the EPA. The EPA has agreed to the timeline and the separation of the sewer. This will update previously signed agreement.

MOTION PASSED 7 AYES

DISCUSSION ITEMS

There were none.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

There will be special Christmas programming at the library including a one-man presentation of A Christmas Carol and children's programs during school break.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

Smith said he will be attending a League of Cities meeting tomorrow regarding the police and fire retirement system costs.

ADJOURNMENT

At 7:39 P.M., Wright MOVED and Seidel SECONDED to adjourn until to adjourn until Tuesday, December 17, 2013, at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated November 27, 2013, in the amount of \$217,079.30; Library Claims dated November 20, 2013, in the amount of 7,288.44 and Manual Claims dated November 27, 2013 in the amount of \$284,469.23.

<u>PAYROLL</u>	<u>11/27/2013</u>
General	\$135,601.07
RSVP	1,276.55
Old Fort	1,697.68
Road Use	14,527.18
Hotel/Motel	1,344.87
Water	22,558.07
Sewer	25,700.21
Solid Waste	12,496.98
Storm Water	2,302.47
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	\$217,505.08

Mayor Bradley A. Randolph
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk