

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, September 15, 2015**

The Fort Madison City Council met in adjourned session at 7:00 P.M. on Tuesday, September 15, 2015, at City Hall, 811 Avenue E, Fort Madison. Mayor Pro Tem Chris Greenwald presided with Council Members Brian Wright, Rusty Andrews, Travis Seidel and Chad Cangas present. Mayor Bradley Randolph and Council Member Kevin Rink were absent.

VISITORS AND APPEARANCE REQUESTS

Nancy Snaadt, Alliant Energy, gave an update regarding Alliant's activities for the past year.

AGENDA

Wright MOVED and Seidel SECONDED to approve the agenda as written.

MOTION PASSED 5-0

CONSENT AGENDA

Seidel MOVED and Cangas SECONDED to approve:

- ♦ Minutes of September 1, 2015, as written;
- ♦ New Liquor License: Elliott Test Kitchen, 807 Avenue G, effective October 1, 2015 – Special Class C Liquor License with Sunday Sales (pending dram shop endorsement);
- ♦ Liquor License Renewal: Simple Table, 617 – 7th Street, effective October 1, 2015 – Special Class C Liquor, Outdoor Service and Sunday Sales;
- ♦ New Five Day Liquor License: Holy Trinity Catholic Schools, 2600 Avenue A, effective October 24, 2015 – Class C Liquor License with Sunday Sales;
- ♦ Liquor License Renewal: Palms Supper Club, 4920 Avenue O, effective October 7, 2015 – Class C Liquor, Catering Privilege and Sunday Sales (pending application and dram shop endorsement);
- ♦ August Financial Report; and
- ♦ Payment of Claims.

MOTION PASSED 5-0

PUBLIC HEARINGS

Concerning the Sale of a Portion of City-Owned Property Located at 1730 Avenue H

Mayor Pro Tem Greenwald opened up the public hearing at 7:10 p.m. There were no oral or written comments.

Andrews MOVED and Wright SECONDED to close the public hearing.

MOTION PASSED 5-0

RESOLUTION NO. 2015-56, SELL PORTION OF 1730 AVENUE H: Greenwald MOVED and Cangas SECONDED to adopt a resolution selling and authorizing execution of a Quit Claim Deed for a portion of property located at 1730 Avenue H to Casebine Community Credit Union, in the amount of \$82,000.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

Concerning Not to Exceed \$2,200,000 General Obligation Refunding Bonds

Mayor Pro Tem Greenwald opened up the public hearing at 7:12 p.m. There were no written comments.

Doug Green, Springstead Incorporated, ran through the timeline for the sale of the bonds and noted there would be action items at each of the next three Council meetings. He estimated a savings of \$17,000 a year for a total of approximately \$165,000.

Cangas MOVED and Andrews SECONDED to close the public hearing.

MOTION PASSED 5-0

RESOLUTION NO. 2015-57, INSTITUTE PROCEEDINGS: Greenwald MOVED and Cangas SECONDED to adopt a resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$2,200,000 General Obligation Refunding Bonds.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

RESOLUTION NO. 2015-58, DIRECT SALE OF BONDS: Cangas MOVED and Seidel SECONDED to adopt a resolution directing the advertisement for sale of \$2,200,000 (Dollar Amount Subject to Change) General Obligation Refunding Bonds, Series 2015A, and Approving Electronic Bidding Measures.

ROLL CALL: AYES: Wright, Greenwald, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

APPROVE ENGAGEMENT AGREEMENT: Wright MOVED and Greenwald SECONDED to approve the Mayor's signature on an Engagement Agreement with Ahlers and Cooney, P.C. of Des Moines, Iowa, for their services as Bond Counsel in connection with the issuance of Not to Exceed \$2,200,000 General Obligation Refunding Bonds.

MOTION PASSED 5-0

Concerning the Amendment and Extension of the City-Wide Urban Revitalization Tax Exemption District Plan (URTED)

Mayor Pro Tem Greenwald opened up the public hearing at 7:18 p.m. There were no oral or written comments.

Seidel MOVED and Wright SECONDED to close the public hearing.

MOTION PASSED 5-0

RESOLUTION NO. 2015-59, AMEND AND RENEW CITY WIDE URTED PLAN:

Cangas MOVED and Seidel SECONDED to adopt a resolution amending the City-Wide Urban Renewal Tax Exemption District Plan (URTED) so commercial, residential and multi-residential improvements would be eligible for tax abatement and extending the time frame until October 13, 2018.

David Varley, City Manager, reported this program gives property owners a 100% property tax exemption for three years for improvements to their property. Residential improvements must increase the property value by 10% and commercial by 15%.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

Concerning Public Improvement Project 2015-06, 7th Street and Avenue H Storm Sewer Boring

Mayor Pro Tem Greenwald opened up the public hearing at 7:21 p.m. There were no oral or written comments.

Wright MOVED and Greenwald SECONDED to close the public hearing.

MOTION PASSED 5-0

RESOLUTION NO. 2015-60, ADOPT PLANS, SPECS: Cangas MOVED and Seidel SECONDED to adopt a resolution adopting plans, specifications, and form of contract for the project.

Larry Driscoll, Public Works Director, said this is preparation for a future Combined Sewer Separation project. The cost is higher than the engineer's estimate but the contractor is willing to change the type of piping material to lower the cost. This change has been approved by the Burlington Northern Santa Fe Railroad as the line will run under their tracks.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

RESOLUTION NO. 2015-61, AWARD CONTRACT: Seidel MOVED and Andrews SECONDED to adopt a resolution awarding construction contract for the project to EJM Pipe Service of Lino Lakes, Minnesota, in the amount of \$231,933.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

RESOLUTION NO. 2015-62, APPROVE CONTRACT, BONDS: Greenwald MOVED and Wright SECONDED to adopt a resolution approving contract and bonds of EJM Pipe Services, pending receipt of the documents.

ROLL CALL: AYES: Greenwald, Wright, Andrews, Seidel, Cangas
 NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 15th day of September, 2015.

ORDINANCE AND RESOLUTIONS

There were none.

OTHER

FALL CLEAN UP BID: Seidel MOVED and Wright SECONDED to approve the bid of Floyds EZ Way in the amount of \$73.00 per unit for the 2015 Fall Clean Up Program.

MOTION PASSED 5-0

PURCHASE 2702 AVENUE L: Wright MOVED and Greenwald SECONDED to approve the Mayor and Clerk's signatures on a contract for the purchase of property located at 2702 Avenue L in the amount of \$52,000.

MOTION PASSED 5-0

DISCUSSION ITEMS - None

DEPARTMENT HEAD REPORTS

The Fire Department has been training at the landfill on their Fire Management Plan for the facility. The asphalt overlay contractor is moving equipment in to start the work. The Avenue E from 22nd-24th Street paving project is on schedule.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

The Fort Madison Sports Complex opened last night.

ADJOURNMENT

At 7:41 P.M., Cangas MOVED and Seidel SECONDED to adjourn until Tuesday, October 6, 2015 at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated September 10, 2015, in the amount of \$832,575.79 and Manual Claims dated September 1, 2015, in the amount of \$522,125.74.

PAYROLL	8/21/2015
General	\$169,973.57
Special Revenue	12,877.83
Road Use	20,290.15
Water	27,586.76
Sewer	35,175.88
Solid Waste	15,165.22
Storm Water	2,615.66
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	\$283,685.07

Mayor Bradley A. Randolph
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk