

**MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, September 5, 2017**

Mayor Bradley A. Randolph presided with Council Members Chris Greenwald, Brian Wright, Kevin Rink, Rusty Andrews Mark Lair and Chad Cangas. Council Member Travis Seidel was absent.

**VISITORS AND APPEARANCE REQUESTS**

There were none.

**AGENDA**

Lair MOVED and Rink SECONDED to approve the agenda as written.

**MOTION PASSED 6-0**

**CONSENT AGENDA**

Greenwald MOVED and Cangas SECONDED to approve the Consent Agenda:

- Minutes of August 15, 2017;
- Liquor License Renewal: Fort Madison Fast Break, 5002 Avenue O, effective September 20, 2017 – Class B Wine, Class C Beer, Class E Liquor and Sunday Sales;
- Liquor License Renewal: Casey's East, 1208 Avenue H, effective October 29, 2017 – Class B Native Wine, Class B Beer and Sunday Sales;
- New Five-Day License: Mexican Fiesta Committee, 3411 Avenue Q, effective September 13, 2017 – Class B Beer, Outdoor Service and Sunday Sales;
- Liquor License Renewal: Tena's, 4602 Avenue O, effective September 8, 2017 – Class C Liquor and Sunday Sales;
- July Financial Report; and;
- Payment of Claims.

**MOTION PASSED 6-0**

**ORDINANCES AND RESOLUTIONS**

**2<sup>nd</sup> READING, AMEND 9-11-2 and 6, OVERSIZE LOADS:** Cangas MOVED and Lair SECONDED to approve the second reading of an ordinance to amend Title 9, Chapter 11, Size, Weight & Load, Sections 2 and 6, of the City Code of the City of Fort Madison, by removing the permit fee for Oversize Loads, allowing for the permit fee to be set by resolution of the Council, and specifying who shall determine the route for oversize loads to travel and the time of day of travel.

ROLL CALL:           AYES:     Greenwald, Wright, Rink, Andrews, Cangas, Lair  
                          NAYES:   None

**MOTION PASSED 6-0**

The Mayor then declared said Ordinance PASSED and APPROVED on this 5<sup>th</sup> day of September, 2017.

**RESOLUTION NO. 2017-54, APPROVE STREET FINANCE REPORT:** Cangas MOVED and Rink SECONDED to approve the 2016-17 Street Finance Report.

ROLL CALL:           AYES:     Greenwald, Wright, Rink, Andrews, Cangas, Lair  
                          NAYES:   None

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED this 5<sup>th</sup> day of September, 2017.

**OTHER**

**COUNCIL CODE OF ETHICS:** Wright MOVED and Cangas SECONDED to approve and adopt a City Council Code of Ethics.

City Manager David Varley said Council discussed this item at their last goal setting session. He reviewed 30-40 different code of ethics from communities around the country and, after input from the council, made changes and came up with what is before Council tonight.

The question was raised if some type of enforcement mechanism was needed. Varley said this can be added later. Most larger cities have a board to review any issues. The Code of Ethics is more a statement of Council's intent on how they want to act.

**MOTION PASSED 6-0**

**OLD FORT COMMISSION APPOINTMENT:** Wright MOVED and Andrews SECONDED to approve the Mayor's appointment of Joshua Sessions to the Old Fort Commission, term expiring March 21, 2020 (to fill vacancy).

**MOTION PASSED 6-0**

### **DISCUSSION ITEMS**

#### **UPDATE AND DISCUSSION CONCERNING PROPOSED AMTRAK STATION AND**

**AGREEMENT:** Varley presented an estimate of what the yearly costs of having Amtrak at the old depot could be. At the present time, the estimates are on the high side. Cleaning and maintenance may be able to be done by staff and that cost would be charged to the Amtrak budget line. Some items the City will have to pay for are: electricity and maintenance for approximately 28 lights, removal of snow and ice and a security line for two panic buttons

Amtrak also requires 12 different insurance policies, most of which the City has although several policies will need limit increases from \$1 to \$2 million at an approximate additional cost of \$8,000 a year. Amtrak also requires a pollution insurance policy which is estimated at \$5,500 a year. Varley said they hoping to negotiate with Amtrak regarding these.

Varley reported that because BNSF owns the land the platform will be built on, the City will build the platform, gift it to BNSF, BNSF will lease it to Amtrak and the City will lease the platform from Amtrak. The City will maintain it, repair it and operate it. The proposed lease is renewable for up to 20 years.

Randolph said the cost for the construction has increased as the first platform proposed was 750 feet long. Due to changes in regulations since then to current proposed platform is 1,000 feet. Due to the additional length, BNSF then said the platform was too close to the curve. Moving the platform to the west required the installation of a retaining wall.

The construction cost will be funded by an IDOT grant, a donation from Amtrak of \$150,000 and the remaining cost, estimated at \$350,000 will be paid by the City. The City's portion could be reduced if the Mayor's request for a grant from the Southeast Iowa Regional Riverboat Commission is approved. The City has spent \$600,000 plus of grant opportunity fund money to make the depot where it is now.

Wright questioned if the North Lee County Historic Museum and stores downtown will be open in the evenings to take advantage of this? Randolph said the past mayor's goal was that stopping at the old depot might incur interest in the City by persons getting on and off and persons on the train. There are nearly 9,000 people per year who get on and off the train. Varley said Amtrak's current numbers show ridership is at 5,500 during the first 10 months of their fiscal year.

Cangas asked how to respond to citizens who question if this is a fiscally bad idea. How can he tell them where the benefits lie? Randolph said this is trying to determine the intangibles.

Randolph said when this was first discussed it was thought of as a way to increase the traffic flow to the downtown area and bring people back there. At one time Amtrak talked about shuttering the existing depot. He said the talk was that if existing depots were not improved you would lose your spot. Legislators had to intervene. He said it is hard to quantify if there would be a return on this investment.

Greenwald said if there are 9,000 people getting on and off the train and each person spends \$3.30 in Fort Madison – they have spent nearly \$30,000 per year. He believed if Council did not think this is worth \$30,000 a year, then we need to take another look at other items, such as the fort.

Cangas questioned if there were protections in place so Amtrak wouldn't pull out in two years. Randolph said although the current administration recommended cuts to Amtrak, Amtrak officials have said the budget being suggested now funds them at the same level as last year.

Andrews said it makes a world of sense to bring Amtrak back to where they started but asked how much do we spend on history? Each year we talk about the fort and how much money subsidizes it. In 20 years what are the people who sit at this table going to think? This is not just building it, we are a partner in this forever. How many dollars is it worth? This is possibly \$50,000 a year for 20 years.

Greenwald said the fort was intended to be self-sufficient in 1985. He felt this was a better investment. If we do not go forward then we are actually shrinking the town.

Andrews agreed the current location is not ideal, the ideal place is downtown. Randolph said if this is voted down by Council then it is a half-way done project – a renovated depot that serves only part of the intent it was meant for and Amtrak will stay where they are at.

### **DEPARTMENT HEAD REPORTS**

The Police Department is ready for the Tri-State Rodeo. The Fire Department is monitoring the gas levels at the old landfill during Rodeo week at the DNR's request. The site is used as a camping area during Rodeo.

### **PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS**

Nothing remarkable to report.

**ADJOURNMENT**

At 6:40 P.M., Wright MOVED and Cangas SECONDED to adjourn until Tuesday, September 19, 2017 at 5:30 P.M.

**VOICE VOTE APPROVAL**

**MANUAL CLAIMS AND WARRANTS:** See Claims dated August 31, 2017, in the amount of \$1,732,818.47; and Library Claims dated August 16, 2017, dated \$7,607.01.

<b>PAYROLL</b>	8/18/2017
General	\$ 175,206.26
Special Revenues	12,840.56
Road Use	26,212.80
Water	26,743.78
Sewer	38,119.22
Solid Waste	10,528.73
Storm Water	3,272.50
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	\$292,923.85

<b>PAYROLL</b>	9/1/2017
General	\$ 173,500.31
Special Revenues	6,368.17
Road Use	25,067.04
Water	26,632.87
Sewer	38,328.60
Solid Waste	10,432.23
Storm Water	3,238.82
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	\$283,568.04

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Mayor Bradley A. Randolph  
City of Fort Madison

ATTEST:

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Melinda L. Blind, City Clerk