

**MINUTES
FORT MADISON CITY COUNCIL
Monday, November 6, 2017**

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

VISITORS AND APPEARANCE REQUESTS

There were none.

AGENDA

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

MOTION PASSED 5-0

CONSENT AGENDA

Rink MOVED and Wright SECONDED to approve the Consent Agenda:

- Minutes of October 17, 2017;
- Liquor License Renewal: Cigarette Outlet, Inc., 1737 Avenue H, effective January 1, 2018 – Class E Liquor, Class C Beer, Class B Wine and Sunday Sales;
- September Financial Report; and
- Payment of Claims.

MOTION PASSED 5-0

ORDINANCES AND RESOLUTIONS

2nd READING, AMEND TITLE 10, SETBACK REQUIREMENTS: Wright MOVED and Greenwald SECONDED to approve the second reading of an amendment to Title 10, Zoning, Chapters 2, 8, 10 and 11, to modify setback requirements in residential districts.

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

MOTION PASSED 5-0

The Mayor then declared said Ordinance PASSED and APPROVED this 6th day of November, 2017.

2nd READING TO AMEND TITLES 2 & 8: Wright MOVED and Lair SECONDED to approve the second reading of an ordinance amending the Fort Madison City Code, Title 2, "Boards and Commission" and adding a new Chapter 13, "Parks and Park Facilities" to Title 8, "Public Ways and Properties".

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

MOTION PASSED 5-0

The Mayor then declared said Ordinance PASSED and APPROVED this 6th day of November, 2017.

RESOLUTION NO. 2017-60, OVERSIZE TRANSPORT FEES: Wright MOVED and Andrews SECONDED to adopt a resolution establishing Oversize Transport permit fees.

Public Works Director Larry Driscoll requested a change in the wording of the resolution allowing a fee of up to \$500 be charged on a case by case basis.

Chris Sorrentino, 412 Avenue D, said oversize permits are usually issued by the state and the route is listed in detail. Driscoll said the City has the right to bill the carrier if there is an issue with traffic lights. He said this happens approximately 12 times a year with loads going to and from the port in Fort Madison.

Wright MOVED and Andrews SECONDED a motion to modify the fee being charged to "up to \$500 with the fee to be determined on a case by case basis".

A vote was then held on the modification.

MOTION PASSED 5-0

A vote was then held on the resolution as modified.

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

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED and ENACTED this 6th day of November, 2017.

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RESOLUTION NO. 2017-71, ACCEPT PIP 2017-03, PORT TRAIL PHASE II:

Greenwald MOVED and Wright SECONDED to adopt a resolution accepting Public Improvement Project 2017-03, PORT Trail Phase II, from 48th Street to PORT Trail Phase I.

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

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED and ENACTED this 6th day of November, 2017.

OTHER

PROFESSIONAL SERVICES AGREEMENT FOR DENMARK HILL/CHALK RIDGE

STORAGE TANKS: Wright MOVED and Greenwald SECONDED to approve a professional services agreement with HR Green for design phase services for the rehabilitation of the Denmark Hill and Chalk Ridge water storage tanks.

Andrew Marsh, HR Green, said the project will be financed privately through local banks. It is estimated to cost \$1.5 million but a true estimate will not be available until the plans are further along. At a question from Council, Marsh said the tanks are steel and are overdue for a recoating now. The coatings last 10-15 years if they are well cared for. It is estimated to cost \$7 million to replace a five million gallon tank. By comparison, Denmark Hill has a two million gallon tank and a 500,000 storage tank.

MOTION PASSED 5-0

AMTRAK STATION AGREEMENTS: Wright MOVED and Greenwald SECONDED to approve the Mayor's signature on an Old Station Revitalization Agreement between the Amtrak (National Railroad Passenger Corporation) and the City of Fort Madison, a lease agreement between the City of Fort Madison and Amtrak and a platform sublease agreement between Amtrak and the City of Fort Madison.

City Manager David Varley said this project started 10 years ago with raising the old depot and parking lot. The City has worked with BNSF and Amtrak for a long time concerning the agreements. Some highlights of the agreements are that Amtrak will provide \$150,000 for construction of the platform and pay the City \$400 a month rent. Once the agreements and signed and the design is finalized, BNSF and Amtrak will be given the plans. Once

they approve the plans, the Iowa Department of Transportation will put the project out for bid. Grant money has been used to pay for the engineering and design costs.

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As far as yearly costs, the City was able to work with Amtrak concerning their required insurance coverage and insurance costs have been lowered approximately \$10-15,000 per year. Some of the special insurance required will be purchased through Amtrak.

Varley estimated operating costs the first year to be \$34,000. This figure should cover several one time expenditures such as electronic door locks and a snow blower or something similar to remove snow from the platform. After Amtrak's rent of \$4,800, the cost would be closer to \$29,000. He recommended 40% of the cost to come from the City's General Fund and 60% from the Hotel/Motel tax fund.

Bob Morawitz, 1405 Avenue D, questioned if the funding mechanism is shown in the agreements. Varley said the funding mechanism is the City's and Amtrak doesn't care how it is funded. Morawitz said he did not care to use hotel/motel tax dollars for this.

Sorrentino questioned how the City would benefit from this. Varley did not believe the benefits would be in revenue. The funding for the construction is in place, it is budgeted, there are also grants for the work and then Amtrak's financial commitment. If the City were to receive another grant that has been applied for, it would reduce or eliminate the City's contribution to the construction.

Andrews felt this has hit a point where the yearly budget is down to a number he felt comfortable with. He pointed out the City gives \$20,000 each to the art center and historic museum. He wasn't going to "hang his hat on" saving the downtown or promoting tourism, but it was a gamble he was willing to take.

Wright said it comes down to a pride issue. He would like a facility that looks the part and represents Fort Madison well.

MOTION PASSED 5-0

UPDATE AND POSSIBLE ACTION ON SRF SPONSORED PROJECT: Tim Cutsworth of HR Green said a certain percentage of the interest from the Wastewater Treatment Plant project can be used for a sponsored project. The project must improve stormwater and water quality. The SRF projects are competitive but Cutsworth felt they had come up with a good concept to fix the sidewalks downtown. ADA requires a smooth surface for the through walking path but a brick walking path could be used on the other side. HR Green suggested the six feet of sidewalk closest to the buildings be concrete and the remaining six feet be permeable brick pavers. Water would run off the sidewalk and enter the permeable paver area where there is a rock chamber underneath. This allows the water to be absorbed into the ground. What doesn't go back into the soil will travel to a subdrain and drain into the storm sewer.

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Lair questioned if vegetation would grow between the bricks. Cutsworth said in order to maintain the permeability between the bricks the joints would need to be cleaned a few times a year.

Randolph noted Main Street is interested in installing a lightscape downtown and questioned how this would affect that. Cutsworth said the pavers are unique in that they are sitting on stone, you just pull them out and then put them back. This is very accommodating for a project like what you are talking about.

Cutsworth said anything destroyed or removed to install the system can be replaced under the program, even if the items would not be eligible otherwise. The estimate is \$1.37 million. The estimate shows the City paying approximately \$23,000 for items that are not eligible. The City would be eligible to receive \$1.55 million.

Conversation centered on the lack of usable curbing for this project. Cutsworth said if the curb isn't there to brick up against that is a good argument to make the curbs eligible. Driscoll said maintenance on something like this will be with the City not the property owners. It was suggested the concrete be the property owner's responsibility and pavers the City's.

Cutsworth said Coralville and the University of Iowa Hospitals and Clinics have used permeable pavers in sidewalk areas.

Andrews MOVED and Greenwald SECONDED to proceed with the SRF sponsored project downtown.

MOTION CARRIED 5-0

DISCUSSION ITEMS – There were none.

DEPARTMENT HEAD REPORTS

The installation of cameras at City Hall is proceeding. The Library's haunted house was a huge success.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

Historic Iowa State Penitentiary (HISP) has been working with the Department of Corrections on a "letter of understanding" and the letter is ready for HISP to sign. Currently HISP is unable to apply for grants to promote the prison as HISP does not have

a “stake” in it. The goal of the letter is to show the two groups are working together to promote the future of the historic prison.

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PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

Nothing remarkable to report.

ADJOURNMENT

At 7:00 P.M., Wright MOVED and Rink SECONDED to adjourn until Tuesday, November 21, 2017, at 5:30 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated November 1, 2017, in the amount of \$1,028,717.26 and Manual Claims dated November 1, 2017, in the amount of \$216,760.92.

<u>Payroll</u>	10/13/2017	<u>Payroll</u>	10/27/2017
General	\$176,313.87	General	\$172,614.49
Special Rev.	4,993.03	Special Rev.	10,785.70
Road Use	25,467.68	Road Use	24,956.45
Water	24,993.77	Water	24,658.28
Sewer	39,013.89	Sewer	41,437.68
Solid Waste	11,107.84	Solid Waste	10,547.86
Storm Water	3,272.51	Storm Water	3,272.51
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	\$285,162.59		\$288,272.97

Mayor Bradley A. Randolph
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk