

678 PROCEEDINGS OF THE CITY COUNCIL

MINUTES FORT MADISON CITY COUNCIL Monday, March 2, 2020

Mayor Matt Mohrfeld presided with Council Members Rebecca Bowker, Kevin Rink, Tyler Miller, Mark Lair and Bob Morawitz present (Morawitz arrived at 6:03 P.M.). Council Members Chad Cangas and Rusty Andrews were absent.

VISITORS – There were none.

AGENDA

Lair MOVED and Rink SECONDED to approve the agenda.

**VOICE VOTE
MOTION PASSED 4-0**

CONSENT AGENDA

Miller MOVED and Rink SECONDED to approve the Consent Agenda:

- Minutes of February 18, 2020 Council Meeting and February 13, 2020 Work Session;
- Setting public hearing for Tuesday, March 17, 2020, at 5:30 P.M. to rezone 1731 – 39th Street and adjoining alley between 38th and 39th Streets and 1729 – 39th Street from R-4 Single Family Dwelling District to B-3, Service and Wholesale District; and
- Payroll: February 28, 2020.

**VOICE VOTE
MOTION PASSED 4-0**

COMMUNITY UPDATES – Nancy Snaadt, Alliant Energy, gave an update on Alliant's activities.

DEPARTMENT UPDATES - Dilapidated Structures: Planning and Zoning Director Doug Krogmeier said he has issued notice for 69 dilapidated structures. For all structures, the owners were given until March 31 to either demolish or come up with a schedule for demolition or repair. If the property owners do not respond or, if they respond and do not meet the deadlines set within the schedule, he plans to have the City's nuisance contractors demolish the small structures. The larger structures will be outsourced.

He said for larger structures there will be multiple steps. If the property owners choose not to cooperate, they will be taken to court. He noted court is a slower process. The City can go to court to have the City abate the nuisance and can also ask for fines to be issued. Krogmeier showed examples of some of these properties. He asked for several Council members to serve on a committee with staff to prioritize properties. Rink and Miller asked to be on committee.

At a question from Lair regarding funding for this, Krogmeier noted \$30,000 is budgeted every year for nuisance abatement. The City recovers approximately 80% of the nuisance abatement cost.

DEPARTMENT REPORTS: The Library Board began the process of a strategic plan to determine where the library should be headed over the next several years. The County-wide Ghost Unit (Gangs and Habitual Offenders) kicked off. A pre-construction meeting for the Avenue H project was held last week. Spring clean up is set for April 27 to May 9. A meeting will be held with the Storms Court residents for water improvements there. Three bids were received for the purchase of a cab and chassis. The cab and chassis will then move to Henderson Equipment for installation of the body and plow. The cost is \$4,000 over budget but the Road Use budget will be able to absorb the additional cost. Two quotes were received for fencing at the dog park with a low bid of \$32,310. Accounting is investigating the possibility of emailing water bills and payroll checks. There would be a cost involved. It is believed the City could break even in the first year or second year depending upon the number of persons who sign up.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2020-12: Bowker MOVED and Lair SECONDED to adopt a resolution ordering construction and setting public hearing for Public Improvement Project 2019-05, Amtrak Station Platform Improvements.

Mohrfeld noted some people are present to speak regarding this matter. He said there has been some feedback regarding the bid not going to Lunda Construction and explained this is only to set the public hearing.

Brooke Thye, Construction Analyst for the Indiana-Illinois-Iowa Foundation For Fair Contracting, commented on the Iowa Department of Transportation saying Lunda Construction's bid was a non-responsive bid because they did not meet the Disadvantaged Business Enterprise goal. She believed this was a technical issue with the Iowa DOT. (Morawitz arrived at 6:03 P.M.) Mohrfeld reiterated this motion is only to set the public hearing. The City's options at that time are only to accept the bid of the next lowest bidder or to turn it down. If there was an intervention that would change things between now and then, then that could also change.

Ryan Drew, President of Southeast Iowa Building Trades, was present on behalf of Eric Algrim, a Fort Madison resident employed by Lunda and said he wanted to get the conversation started on this matter. He questioned the good faith effort on behalf of IDOT's behalf in this matter. He said he has also reached out to Congressman Loeb sack's office.

City Manager David Varley added it appears the City is short \$500-600,000 in funding for the project.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink
NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2nd day of March, 2020.

RESOLUTION NO. 2020-13: Bowker MOVED and Miller SECONDED to adopt a resolution ratifying a settlement agreement with the Fort Madison Fire Fighters Association, Local 607.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink
NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2nd day of March, 2020.

RESOLUTION NO. 2020-14, APPROVE URTEDS: Bowker MOVED and Miller SECONDED to adopt a resolution granting property tax exemption for: Michael G Ramirez, for property at 56 Alta Drive (siding, windows, roof), and Daniel Albert Garcia, 4401 Avenue L (add garage, remodel).

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink
NAYES: None

MOTION PASSED 5-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2nd day of March, 2020.

PSA FOR AIRPORT PROJECT: Rink MOVED and Morawitz SECONDED to adopt a resolution approving a Professional Services Agreement with JEO Consulting, for engineering and professional services for the runway lighting improvements at the Fort Madison Municipal Airport.

Following a brief discussion, Lair MOVED to table the motion until the next meeting as there was no representative from the Airport present. Miller SECONDED.

ROLL CALL: AYES: Bowker, Morawitz, Miller, Lair, Rink
NAYES: None

MOTION TO TABLE PASSED 5-0

OTHER

APPROVE CLAIMS: Bowker MOVED and Morawitz SECONDED to approve Claims dated February 27, 2020, Library Claims dated February 20, 2020, and Financial Update.

Bowker questioned the \$1,350 payment to Parkview Vet Clinic. Police Chief Rohloff said this is a monthly payment as part of long term lease for handling the impoundment and disposition of stray dogs and cats. The last time this was evaluated, it was determined this was still the most efficient way to handle this rather than the City having it's own facility and staff workers. At a question regarding a \$5,700 payment to CivicPlus, it was noted this is the City's website. Varley said this is for the renewal and a complete update.

Varley said February's month ending fund balance is lowest in 10 years. The Airport has spent 97% of their yearly budget.

**VOICE VOTE
MOTION PASSED 5-0**

SET P.H. FY 2020-21 BUDGET: Rink MOVED and Bowker SECONDED to approve the Fiscal Year 2020-21 Budget and setting Tuesday, March 17, 2020, at 5:30 P.M., as date and time for hearing.

**VOICE VOTE
MOTION PASSED 5-0**

DISCUSSION ITEMS

LETTER OF SUPPORT: The Mayor signed the Letter of Support for the County-Wide Digital Radio proposal.

TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS: None

COUNCIL MEMBER COMMUNICATIONS - It was noted Morawitz received the Citizen of the Year award. Bowker said a beautification foundation has been put together by various community members. The foundation sent a letter out to downtown upper story

tenants about not letting their dogs run free and to clean up after the pets. She also was part of meeting with Varley, Tourism Director Jean Peiton and Chamber of Commerce members to discuss the American Cruise Lines stops. The first Coffee with Council will be Saturday, April 11 at the library from 9-10 a.m. Rink said he met with some Chamber staff, Mohrfeld and Boussetot regarding beautification.

MAYOR ANNOUNCEMENTS: This week has been busy with the back and forth regarding the platform bids. He was pleased with how the beautification efforts starting to come to life.

ADJOURNMENT

At 6:40 P.M., the Council adjourned until Tuesday, March 17, 2020, at 5:30 P.M.

MANUAL CLAIMS & WARRANTS: See Claims dated February 27, 2020, in the amount of \$88,309.20 and Library Claims dated February 20, 2020, in the amount of \$88,309.20.

PAYROLL	2/28/2020
General	\$192,221.74
Special Revenue	10,616.26
Road Use	27,509.02
Water	29,459.37
Sewer	38,823.34
Solid Waste/IWC	11,652.49
Airport	486.54
Storm Water	3,647.39
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	\$314,416.15

Matt J. Mohrfeld, Mayor

ATTEST:

Melinda L. Blind, City Clerk