

# 678 PROCEEDINGS OF THE CITY COUNCIL

## MINUTES FORT MADISON CITY COUNCIL Tuesday, May 19, 2020

Mayor Matt Mohrfeld presided with Council Members Rebecca Bowker, Kevin Rink, Mark Lair, Bob Morawitz, Tyler Miller, Chad Cangas and Rusty Andrews present.

The meeting was held electronically (pursuant to Iowa Code Section 21.8) because a meeting in person was impossible or impractical for the health and safety of City Council, staff and the public presented by COVID-19.

### VISITORS

(Telephone) Chris Sorrentino, 412 Avenue D, informed Council the Old Lee County Jail is open for visitors Thursday through Sunday.

### AGENDA

Cangas MOVED and Miller SECONDED to approve the agenda.

**MOTION PASSED 7-0  
VOICE VOTE**

### CONSENT AGENDA

Lair MOVED and Rink SECONDED to approve the Consent Agenda:

- Minutes of May 19, 2020;
- Liquor License Renewal: The Victoria Gallery Tea Room, 718 Avenue G, renewal date June 12, 2020 – Class C Native Wine Permit;
- Outdoor Service: River Rocks Bar and Grill, 709 Avenue H, expiration date January 27, 2021;
- Claims dated May 28, 2020, Library Claims dated May 20, 2020 and City Manager Financial Update; and
- Payroll: May 22, 2020.

Bowker questioned an expense for Eric Freitag for flowers in Riverview Park. The City has an Adopt-A-Garden program where persons maintain flower beds in City parks and are reimbursed for the flowers planted there. Freitag has adopted the flower beds in Riverview Park. It was questioned why the Old Fort was not open yet. City Manager Varley said the Old Fort staff and volunteers are still in the process of repairing some issues with the porches and stockade wall. It is hoped to have these items repaired and to have the Fort opened by July 1.

**MOTION PASSED 7-0  
VOICE VOTE**

**DEPARTMENT HEAD REPORTS:**

The Police Department has conducted promotional interviews and will make an announcement regarding the promotions soon. Interviews are being conducted for entry-level positions. There are currently three openings. The Fire Department has been conducting some training at the training tower. Tomorrow is the first day to sign up for the Library summer reading program. Some changes are being made to summer reading activities. The City has two new nuisance abatement contractors. It is hoped that by July 1 citizens will have the option to have their water bills emailed to them.

The first 930 feet of the water line at Storms Court has been completed. Street crews are prepping roads for improvements this summer. The parks are now open. There will be a second change order on the Avenue H project as there is a sewer line in conflict with the storm sewer. The condition of the sewer is not good and needs to be replaced. Varley reported the sales tax and hotel/motel tax receipts are not going to take the hit he had expected. City Band concerts have been cancelled for this year due to COVID-19.

**ORDINANCES/RESOLUTIONS**

**2nd READING, AMEND “TRAFFIC”:** Cangas MOVED and Bowker SECONDED to approve the second reading of an ordinance amending the Fort Madison City Code, Title 9, Traffic, Chapter 3, Speed, and replacing Title 9, Chapter 4, Traffic Regulations, Chapter 5, Turning Regulations and Other Violations, and Chapter 6 Equipment.

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

**MOTION PASSED 7-0**

The Mayor then declared the second reading of said Ordinance PASSED and APPROVED, this 2<sup>nd</sup> day of June, 2020.

**ORDINANCE NO. D-61, AMEND FLOODPLAIN ORDINANCE:** Lair MOVED and Miller SECONDED to approve the third and final reading of an ordinance amending Title 10, Zoning, Chapter 25, Floodplain Management.

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

**MOTION PASSED 7-0**

The Mayor then declared the third and final reading of said Ordinance PASSED and APPROVED, this 2<sup>nd</sup> day of June, 2020.

**RESOLUTION NO. 2020-29, FUND TRANSFERS:** Rink MOVED and Cangas SECONDED to adopt a resolution authorizing fund transfers for Fiscal Year 2019-20.

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

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2<sup>nd</sup> day of June, 2020.

**RESOLUTION NO. 2020-30, LETTER OF SUPPORT:** Cangas MOVED and Morawitz SECONDED to adopt a resolution supporting Green Oak Development's application to the Iowa Economic Development Authority for Workforce Housing Tax Credits to support the construction of new single-family homes.

Varley said this is for Green Oak Development to complete the subdivision east of 33<sup>rd</sup> Street. A local match is required and staff recommends the City waive building permit fees or water service hookup fees up to a total of \$1,000 per lot.

Michael Mohrfeld, Green Oak Development, said he was contacted by Southeast Iowa Regional Planning Commission regarding the tax credits. He is trying to build homes with a price of \$200,000 or less with a full basement. There is a three-year time period to complete the homes.

Mayor Mohrfeld disclosed he is Michael Mohrfeld's uncle and At-Large Council Member Rusty Andrews works for Michael Mohrfeld.

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

**MOTION PASSED 6-0  
1 ABSTAIN**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2<sup>nd</sup> day of June, 2020.

**RESOLUTION NO. 2020-31, WAIVE SUBDIVISION REQUIREMENTS:** Cangas MOVED and Lair SECONDED to adopt a resolution accepting the submitted plat of survey and waiving subdivision requirements (Title 11 – Subdivision Regulations) for Fletcher R. and Pamela S. Fett, for property located at 2776 – 220<sup>th</sup> Street, within two miles of City Limits.

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

**MOTION PASSED 7-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 2<sup>nd</sup> day of June, 2020.

**OTHER**

**BOARD REAPPOINTMENT:** Cangas MOVED and Lair SECONDED to approve the Mayor's reappointment of Rebecca Bowker to the Fort Madison Housing Authority, term expiring June 2, 2022.

**MOTION PASSED 6-0  
1 ABSTAIN (Bowker)  
VOICE VOTE**

**SEISG 28E:** Lair MOVED and Andrews SECONDED to approve the Mayor's signature on a 28E Joint Intergovernmental Action Agreement providing for the creation of the Southeast Iowa Safety Group to provide for joint and cooperative action among entities in the Group for the purpose of procuring safety services at an affordable price and to reduce future safety-related liabilities.

Public Works Director Mark Boussetot said the City has been part of SEISG for several years. The group now wants a 28E Agreement. The group will then enter into an agreement with the Iowa Association of Municipal Utilities (IAMU) for training. The City's share of the fee would be approximately \$27,000 each year for three years. He believed the City would get a lot of needed written policies and programming. At the end of the second year we can discuss whether this should be continued. Finance Director Peggy Steffensmeier said employees will not have to travel for training because the training will be held here. This amount equals to less than \$1,000 per employee per year for training and the cost will be split among several different departments.

**MOTION PASSED 7-0  
VOICE VOTE**

**IDOT COOPERATIVE AGREEMENT:** Morawitz MOVED and Lair SECONDED to approve the Mayor's signature on an Iowa Department of Transportation – Cooperative Agreement for modifications to the intersection at 260<sup>th</sup> Street and Highway 61.

The Iowa Department of Transportation is building a slip ramp coming off Siemens' property to assist with moving blades. Because the City has property there, IDOT wants a cooperative agreement with the City.

**MOTION PASSED 7-0  
VOICE VOTE**

**ALLOW RATHBUN TO SERVICE HENNIGAR:** Rink MOVED and Morawitz SECONDED to allow Rathbun Regional Water Association to provide water to Jordan Hennigar's property on 24<sup>th</sup> Street outside of City limits.

Boussetot said the City was asked to supply to Hennigar's property as he is just outside City limits. The City is unable to supply water there and does not provide water to any properties in that vicinity.

**MOTION PASSED 7-0  
VOICE VOTE**

**RIVERVIEW MARINA:** Varley said it is time to make some tough decisions regarding the marina. Boussetot said the number of slip rentals has consistently dropped and is now at 39 rentals this year. The marina holds over 90 slips. The amount of fuel sold has also fallen. There are several things that need to be done at the marina as well as projects FEMA can assist with. He listed the following projects:

1. Dredging –FEMA project - the total cost would \$350,000 with the City's share at \$52,500. This would remove 2-3 feet of dredge material from the marina.
2. Rip rap replacement – FEMA project - the City's share is \$15,000.
3. Debris removal on riverside of jetty wall – FEMA project - the City's share would be \$33,305. This is to remove sediment on the river side. Boussetot did not see this as a City issue. If the problem continues out into the channel the Army Corps of Engineers will take care of it anyway.
4. Retaining wall repair – FEMA project - City cost is \$13,004. This has been packaged with another project.
5. A Dock repair – FEMA project - City share is \$2,672.
6. Fuel system – the dispenser and leak detection system needs to be upgraded. The estimated cost is \$35,000.
7. Marina building – the building is in poor shape.

Boussetot presented the following options:

Option #1 – have a consultant develop a comprehensive plan for the marina, determine future business potential, future and ongoing expenses.

Option #2 – develop a plan to phase the FEMA projects into the budget over the next few years. Items will include dredging, rip rap replacement, retaining wall repair and A dock repair for a total of \$83,176.

Option #3 – Repair retaining wall and dredge marina for a total cost of \$65,000.

Option #4 – Continue to offer the same services without making any improvements. This will probably lose slip renters, lower revenue and then the City would not be able to provide an attendant.

Varley said the options could be worked into the budget and phased in over three to four years. Bowker felt it would be a shame to not take advantage of the river and have a marina.

Cangas said he would like to see a private entity have an interest in it. He felt the river flooding is quite a concern. Andrews felt it was a quality of life item. Bowker challenged staff to put together a package and go with a regional marketing effort to marina and boating publications.

Varley noted people have come to the City before, they want the business for free and then come back and say it is still not going to work.

Michael Mohrfeld noted the marina property is attractive but has issues, the flooding is just one of them. He said the river was out of it's banks more last year than in it's banks. In addition there are issues with the railroad.

Mayor Mohrfeld felt the City needed to bring in an expert to discuss options as it concerns the marina. Bowker felt a task force or small committee could meet to discuss the future of the marina.

Bowker MOVED and Andrews SECONDED to approve Option 2, to develop a plan to phase the FEMA projects into the budget over the next few years. Items will include dredging, rip rap replacement, retaining wall repair and A dock repair for a total of \$83,176.

**MOTION PASSED 7-0  
VOICE VOTE**

**DISCUSSION ITEMS** - There were none.

**TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS:** Rink questioned if the City needs to look at some other engineering firms. Morawitz has been asked to have the City’s animal ordinance changed to allow for mini pigs. The Mayor suggested bringing this up as action item. Andrews was also contacted about this and felt the entire animal ordinance needs to be reviewed and changes made.

**COUNCIL MEMBER COMMUNICATIONS:** Nothing remarkable to report.

**MAYOR ANNOUNCEMENTS:** He noted Riverfest is moving forward now so the City needs to move forward with the lease for Riverview Park.

**ADJOURNMENT**

At 7:49 P.M., the regular meeting adjourned until Tuesday, June 16, 2020, at 5:30 P.M.

**MANUAL CLAIMS & WARRANTS:** See Claims dated May 28, 2020, in the amount of \$967,667.14.

<b>PAYROLL</b>	5/22/2020
General	\$168,538.23
Old Fort	2,727.40
Road Use	27,384.40
Tourism	1,361.75
Water	28,823.18
Sewer	38,415.64
Solid Waste/IWC	11,901.26
Airport	486.54
Storm Water	3,902.26
Volun. Employee Benefits	6,599.15
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	\$290,139.81

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Matt J. Mohrfeld, Mayor

ATTEST:

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Melinda L. Blind, City Clerk