

# PROCEEDINGS OF THE CITY COUNCIL

## MINUTES FORT MADISON CITY COUNCIL Tuesday, February 2, 2021

The City Council met in regular session at 5:30 P.M. on Tuesday, February 2, 2021, at City Hall, 811 Avenue E, Fort Madison. Mayor Matt Mohrfeld presided with Council Members Rusty Andrews, Mark Lair, Rebecca Bowker, Tom Schulz, Chad Cangas, Kevin Rink and Donna Amandus present.

The meeting was held with participants present either in person or electronically (pursuant to Iowa Code Section 21.8) due to social distancing issues because of COVID-19.

**VISITORS AND APPEARANCE REQUESTS:** There were none.

### **AGENDA**

Bowker MOVED and Rink SECONDED to approve the agenda.

**MOTION PASSED 7-0**

### **CONSENT AGENDA**

Schulz MOVED and Andrews SECONDED to approve the Consent Agenda:

- Minutes of January 19, 2021;
- Liquor License Renewal: Columbus Club, Inc., 807-809 Avenue H, effective February 5, 2021 – Class C Liquor with Outdoor Service and Sunday Sales;
- Liquor License Renewal: Palms Supper Club, 4920 Avenue O, effective March 19, 2021 – Class C Liquor with Sunday Sales;
- Claims dated January 28 and Library Claims dated January 21; and
- Payroll: January 15 and January 29, 2021.

**MOTION PASSED 7-0**

**COMMUNITY UPDATES AND PRESENTATIONS:** Following budget discussions in 2020, a Marina Stakeholders Group was formed. Matt Morris and Dennis Fraise, members of this group, noted Fort Madison is missing an operational marina. There are issues with the existing marina including flooding, depth of the marina, dock conditions and lack of a restaurant/entertainment venue. The marina's online presence through pictures and comments do not reflect well on Fort Madison. Fraise said these are the types of things that are detrimental to economic development efforts and matter when someone is looking to relocate.

He said Fort Madison has one of the greatest riverfronts in the state. The Marina Group believed a new five-star marina will attract more residents to our community and improve the quality of life for existing residents. Out of 45 river communities, there are only seven communities of size that would be competition.

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The Marina Group proposes the following:

1. Dredging the marina;
2. Establish an engineered design for the jetty wall and raising five feet - the last hydraulic study showed the silting would be considerably lessened if the jetty wall were raised;
3. Replace all the docks – 50% would be covered with metal roofs and some docks would be designed to support private boat lifts. The goal would be 110 docks;
4. Construct a new multi-use building with indoor/outdoor seating for restaurant.

It is estimated these four components would cost \$6 million. FEMA funds can be pursued for portions of the project.

Future phases would include the repair/replacement of the retaining wall, fencing, replacing dock gates and moving the existing shelter house to expand the parking lot.

They proposed a public-private partnership. The City would lease the marina to a non-profit. The non-profit would lease the restaurant area. The non-profit would take care of dock maintenance, dredging and slip rentals. They would receive income from slip rentals, fuel and convenience sales and lease payments from the restaurant.

Morris said if Council gave a good faith thumbs up tonight, the group will begin asking for donations and put together formal documents to proceed. The City would need to dredge the marina and raise the jetty wall. That cost is estimated to be \$1.5 million. Mohrfeld proposed the City establish a 25 cent general obligation bond to pay for this. This type of levy would only require a vote of Council.

Council members pointed out that if steps aren't taken now, in a year or so the City will not have a marina. Mohrfeld said there are private investors who are willing to be part of this and are not asking for a return on their investment.

Following a brief discussion, Council members were generally in favor of the proposal. Bowker wanted it written in the agreements that the marina does not become a private club, that anyone can use the facilities.

A proposed lease agreement will be brought to Council at the next meeting. Mohrfeld set a target date for the new marina to open in April 1, 2022. Slip renters have already been notified they will need to remove their boats from the marina this fall in order for the work to begin.

**DEPARTMENT REPORTS:** The Fire Department responded to a garage fire this morning. The Police Department has had a spike in activity. The Police Chief has been working with Finance Director Peggy Steffensmeier and City Manager David Varley to modify the light duty policy for City workers. As of today, 430 residents have signed up to receive a "green" water bill. The City's investment in this will be paid in 18 months.

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The Building Department is compiling a list of properties and determining which is the process to move forward with for each. A Band Committee meeting will be held on February 18. Several employees have already taken care of the Employee Assistance Program. Varley said this is a very small investment with a very great return.

## **ORDINANCES AND RESOLUTIONS**

**ORDINANCE D-073, REZONE 2110 – 303<sup>RD</sup> AVENUE:** Bowker MOVED and Lair SECONDED to approve the third reading of an ordinance rezoning property at 2110 – 303<sup>rd</sup> Avenue from R-1, One-Family Dwelling District, to I-2, General Industrial District.

ROLL CALL: AYES: Bowker, Lair, Andrews, Amandus, Schulz, Rink, Cangas  
NAYES: None

**MOTION PASSED 7-0**

The Mayor then declared the second reading of said Ordinance PASSED and APPROVED this 2nd day of February, 2021.

## **OTHER**

**APPOINTMENT:** Cangas MOVED and Andrews SECONDED to approve the Mayor's appointment of Jill Stull to the Parks Board, filling an unexpired term, term expiring March 31, 2021.

**MOTION PASSED 7-0**

**SET P.H.:** Rink MOVED and Amandus SECONDED to set public hearing for 5:30 P.M. on Tuesday, February 16, 2021, to approve the FY2022 Maximum Property Tax Dollars levy.

**MOTION PASSED 7-0**

**AUDIT:** Cangas MOVED and Schulz SECONDED to receive and file the City's audit for Fiscal Year ending June 30, 2020.

**MOTION PASSED 7-0**

**DISCUSSION ITEMS:** None

## **OPEN DISCUSSION/FUTURE MEETINGS AGENDA ITEMS/COUNCIL COMMUNICATIONS:**

Rink questioned how to improve communication with persons who do not have internet, email or subscribe to a newspaper. Mohrfeld said items are posted on the bulletin board at City Hall. The Library has computers persons can use to access the internet and also a subscription to the Daily Democrat for citizens to read. Lair said the Library Board met and had major concerns regarding a library tax levy. Mohrfeld said he felt the Board was remiss for not exploring a tax levy. He will be attending their next meeting and discuss the matter with them. The pergola is up at the pocket park. The next step is to install benches.

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**MAYOR ANNOUNCEMENTS:** None

**ADJOURNMENT:** At 7:04 P.M., the regular meeting adjourned until February 16, 2021, at 5:30 P.M.

**MANUAL CLAIMS & WARRANTS:** See Claims dated January 28, 2021, in the amount of \$226,430.75 and Library Claims dated January 21, 2021, in the amount of \$6,000.75.

<b>PAYROLL</b>	<b>1/15/2021</b>		<b>1/29/2021</b>
General	\$ 189,126.24	General	\$ 180,082.06
Old Fort	2,766.29	Old Fort	2,766.29
Road Use	35,113.04	Emp. Benefits	6,798.82
Merschon Trust	517.97	Road Use	28,159.22
Tourism	1,475.88	Tourism	722.79
Water	29,858.38	Water	30,769.79
Sewer	41,280.29	Sewer	39,980.98
Solid Waste	12,368.75	Solid Waste	12,344.97
Airport	312.77	Airport	399.65
Storm Water	3,505.95	Storm Water	3,876.59
	<u>\$316,325.56</u>		<u>\$305,901.16</u>

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Matt J. Mohrfeld, Mayor

ATTEST:

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Melinda L. Blind, City Clerk