

MINUTES
FORT MADISON CITY COUNCIL
Tuesday, October 2, 2012 6:30 P.M.

The Fort Madison City Council met in regular session on Tuesday, October 2, 2012, at 6:30 P.M. at the Municipal Building, 811 Avenue E, Fort Madison. Presiding was Mayor Bradley A. Randolph with Council Members Chris Greenwald, Brian Wright, Neal Boeding, Travis Seidel, Jason Huppert and Mark Lair present. Council Member Kevin Rink was absent.

Larry Kruse, Republican candidate for Iowa Senate District 42, was in attendance. He was invited along with other Republican candidates to meet with the City Council. City Manager Byron Smith outlined a list of items the City has interest in on the State legislative level. These include:

- ♦ Property Tax Reform: One-third of the City's general fund is funded through property taxes and a large portion of that is for public safety.
- ♦ Road and Bridge Funding: Like many other communities throughout Iowa, Fort Madison has aging roads and bridges and a substantial investment needs to be made to improve them.
- ♦ Pension Systems: Pensions are the fastest growing area of the City's budget, especially with public safety employees.
- ♦ Local Decision Making:
- ♦ Home Town Economic Development: Strengthening of the tools that allow local economic development.
- ♦ Water Infrastructure: Fort Madison has a big challenge with it's combined sewers and this could be a \$20 million fix.

Council members and Kruse discussed the Sports Complex funding issue and the County's priorities as it concerns the funding of projects and requests for funding.

VISITORS AND APPEARANCE REQUESTS

Julie Schilling, Lee County Health Department, and Tom Buckley, Lee County Conservation, gave a presentation about a proposed new joint facility located south of Fort Madison at LCC's Heron Bend site. Schilling said LCHD has expanded from six programs to 20 programs in the last 25 years and need additional space. LCHD has been able to find an existing building that meets their needs

Buckley said LCC has been operating out of an old farmhouse for many years and also needs additional space for classrooms, exhibits and storage. LCC also intends to construct a nature center. The cost of the facility will be \$3.9 million. The Board of Supervisors will provide \$50,000.00 to the cost of the building if LCHD and LCC can raise \$500,000.00 by December 31, 2012

Mayor Randolph questioned how persons without transportation would be able to access the site. Schilling said they would work with providing transportation, possibly a sharing agreement.

Buckley said \$150,000.00 has already been pledged. LCHD and LCC have met with some corporations and businesses and will be requesting funding from Montrose, West Point, Donnellson and Keokuk. Buckley and Schilling asked if the City would give \$10,000-\$15,000.00 to the project. They will also apply for CDBG and Scenic ByWays grants, USDA Rural Development Loans and possibly FEMA funding for the project.

Mayor Randolph questioned if the county would hold a referendum and pointed out that part of the city's tax base already funds the group's operations.

AGENDA

Seidel MOVED and Wright SECONDED to approve amended agenda.

MOTION PASSED 6 AYES

CONSENT AGENDA

Greenwald MOVED and Seidel SECONDED to approve:

- Minutes of September 18, 2012, as written;
- Mayor's appointment of Kris Schoene, 3125 Avenue M, to the Old Fort Commission, filling the unexpired term of Neal Boeding, term expiring March 21, 2013;
- Mayor's appointment of Donna Amandus, 1119 Avenue D, to the Board of Adjustment and Appeals, term expiring September 11, 2015;
- Liquor License Renewal: Beck's, 1531 Avenue H, effective October 5, 2012 – Class C Beer with Sunday Sales;
- Liquor License Renewal: The Palms Supper Club, Inc., 4920 Avenue O, effective October 7, 2012 – Class C Liquor with Sunday Sales;
- New Liquor License: The Flower Cottage, 717 Avenue G, effective October 3, 2012 – Class B Native Wine Permit and Sunday Sales; and
- Payment of Claims.

MOTION PASSED 6 AYES

PUBLIC HEARINGS

Concerning Public Improvement Project 2012-03, 20th Street and Avenue M Office Demolition

Mayor Randolph opened the public hearing at 7:25 P.M. There were no oral or written comments. Lair MOVED and Boeding SECONDED to close the public hearing.

MOTION PASSED 6 AYES

RESOLUTION NO. 2012-51, ADOPT PLANS, SPECS: Seidel MOVED and Greenwald SECONDED to adopting a resolution approving plans, specifications and form of contract for the project.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

RESOLUTION NO. 2012-52, AWARD CONTRACT: Huppert MOVED and Greenwald SECONDED a resolution awarding construction contract for the project to Abolt Construction of Fort Madison, Iowa, in the amount of \$72,180.00.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

RESOLUTION NO. 2012-53, APPROVE CONTRACT AND BONDS: Wright MOVED and Seidel SECONDED a resolution approving contract and bonds of Abolt Construction pending receipt of the documents.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

Concerning Amendment and Extension of the City-Wide Urban Renewal Tax Exempt District (URTED)

Mayor Randolph opened the public hearing at 7:30 P.M. There were no oral or written comments. Boeding MOVED and Wright SECONDED to close the public hearing.

MOTION PASSED 6 AYES

RESOLUTION NO. 2012-54, AMEND AND EXTEND URTED: Greenwald MOVED and Boeding SECONDED a resolution amending the City-Wide Urban Renewal Tax Exempt District (URTED) so commercial and residential improvements would be eligible for tax abatement and extending the time frame until October 13, 2015.

Smith reported the City enacted the City-Wide URTED in 1992 although it has been changed several times. Currently commercial properties are able to apply for a three-year tax abatement on the City portion of their property taxes if the improvements increase the value of the property by 15%. This amendment includes residential property improvements if the value of the property is increased by 10%. This item was listed by Council at the 2012 Goal Setting.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

ORDINANCES AND RESOLUTIONS

AMEND 2-3-5K, WINTER STORED BOATS: Lair MOVED and Wright SECONDED to approve the 2nd reading of an ordinance amending Title 2, Chapter 3, Section 5(K), "Removal of Winter Stored Boats and Trailers".

ROLL CALL: AYES: Greenwald, Rink, Boeding, Seidel, Huppert, Lair
 NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Ordinance PASSED and APPROVED this 2nd day of October, 2012.

RESOLUTION 2012-55, ALLOCATE \$2,000 SEI PORT AUTHORITY: Lair MOVED and Wright SECONDED a resolution allocating \$2,000.00 per year to fund the Southeast Iowa Regional Port Authority for five years.

Bob Winkler, SEI Port Authority chairman, explained the SEI Port Authority is the only port authority in Iowa. One of the biggest tools the Port Authority has is the ability to bond through the State of Iowa for the city if needed. At Greenwald's question if the Port Authority was still needed, Winkler responded yes. He believes the Port Authority can assist to get companies here and keep them here. He added the SEI Port Authority is still in it's formative stages and it will take time to develop. The Port Authority has been reviewing potential development sites and will be purchasing land.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

RESOLUTION NO. 2012-56, ACCEPT PIP 2010-03: Greenwald MOVED and Boeding SECONDED a resolution to accept Public Improvement Project 2010-03, 48th Street/Highway 61 Signalization and Widening Project.

Smith explained this project was paid in full through federal stimulus monies and Iowa Department of Transportation funding. Council expressed concern the pavement was too bumpy. This project was inspected by IDOT and IDOT has signed off on it. Terry Knoke, PSBA, engineer for the project, said it would have doubled the cost to replace the entire intersection with one type of surface. The method of utilizing two separate surfaces, asphalt and concrete, has been used in other places, such as the turning lane at FMCH and there have been no issues. He explained part of the problem is the pavement underneath the asphalt was in poor shape. Smith said when the stimulus money became available there was not enough time to fully design a project.

ROLL CALL: AYES: Greenwald, Boeding, Huppert, Lair
NAYES: Wright, Seidel

**MOTION PASSED 4 AYES
2 NAYS**

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

RESOLUTION NO. 2012-57, WAIVE REQUIREMENTS WIGGENJOST SUBDIVISION: Wright MOVED and Greenwald SECONDED a resolution waiving subdivision requirements for Wiggjenjost Subdivision.

Doug Krogmeier reported this property is being subdivided prior to auction by the Wiggjenjost Estate. This is outside of Fort Madison on Hwy. 103.

ROLL CALL: AYES: Greenwald, Wright, Boeding, Seidel, Huppert, Lair
NAYES: None

MOTION PASSED 6 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of October, 2012.

OTHER

APPROVE PRE-ANNEXATION AGREEMENT: Lair MOVED and Boeding SECONDED to approve a Pre-Annexation Agreement for Annexation Area #1.

This agreement outlines the incentives Council has already approved. Lair questioned if properties outside of the targeted area could be included. Smith said if the properties were close to the targeted area the matter could be reviewed.

MOTION PASSED 6 AYES

INITIATE PAPERLESS COUNCIL PACKETS: Wright MOVED and Seidel SECONDED a motion to approve the purchase of iPads and necessary software to initiate paperless Council packets.

Smith reported this was one of the goals from the 2012 Goal Setting session. He and Blind looked at several different approaches and feel the iPad is the best choice. Larry Wright, 831 Avenue G, pointed out just a few of the ways the iPad could be used by staff.

MOTION PASSED 6 AYES

POLICE OFFICER ELIGIBILITY LIST: Wright MOVED and Seidel SECONDED to approve a Police Officer Eligibility List as recommended by the Civil Service Commission.

Two officers from the list will be hired immediately and begin at the Police Academy in January. Concern was expressed that this list had only three names and two officers will be hired from it. Applicants come from a regional testing and then are interviewed by the Police Chief, Captains and Civil Service Commission before the list is certified.

**MOTION PASSED 5 AYES
1 NAY (Greenwald)**

SORRENTOS LIQUOR LICENSE RENEWAL: Lair MOVED and Wright SECONDED to approve a Liquor License Renewal for Sorrento's Pizza, 2515 Avenue L, effective November 4, 2012 – Class B Beer with Outdoor Service and Sunday Sales.

MOTION PASSED 6 AYES

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

A Lee County Health Department grant provided the school zone signs on Avenue E. Groundbreaking has begun on the new hangar at the airport.

REPORTS BY DEPARTMENT HEADS

Captain Gustafson reported the City is participating in a regional speed indicator sign “sharing” program. It was suggested the first placement of the sign(s) should be on Avenue E and the new middle school area.

Gustafson and Chief Herren thanked Andy Andrews for his assistance during the fire at Old Fort Madison early Monday morning. Herren reported the asbestos testing for 803 Avenue H has been completed and the project has been put out for bid.

ADJOURNMENT

At 8:43 P.M., Rink MOVED and Boeding SECONDED to adjourn until Tuesday, October 2, 2012 at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated September 27, 2012 in the amount of \$146,216.95.

<u>PAYROLL</u>	<u>September 21, 2012</u>
General	\$152,954.02
RSVP	1,402.32
Old Fort	4,574.77
Road Use	23,260.51
Water	39,199.14
Sewer	36,316.43
Solid Waste	14,266.34
Storm Water	<u>2,877.31</u>
	\$274,850.84

Bradley A. Randolph, Mayor
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk