

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, December 4, 2012 7:00 P.M.**

The Fort Madison City Council met in regular session on Tuesday, December 4, 2012, at 7:00 P.M. at the Municipal Building, 811 Avenue E, Fort Madison. Presiding was Mayor Bradley A. Randolph with Council Members Chris Greenwald, Brian Wright, Kevin Rink, Neal Boeding, Travis Seidel, Jason Huppert and Mark Lair present.

VISITORS AND APPEARANCE REQUESTS

There were none.

AGENDA

Rink MOVED and Boeding SECONDED to approve agenda.

MOTION PASSED 7 AYES

CONSENT AGENDA

Seidel MOVED and Lair SECONDED to approve:

- Minutes of November 20, 2012, as written;
- Mayor's reappointment of Jason Samples, to the SEIRPC Revolving Loan Fund Loan Review Committee, term expiring December 31, 2015; and
- Payment of Claims.

MOTION PASSED 7 AYES

PUBLIC HEARINGS

Concerning Gathering Input about a Proposed Application for an Owner-Occupied Housing Rehabilitation Program in a Targeted Area in Fort Madison

Mayor Randolph opened the public hearing at 7:03 P.M. There were no written comments. Dan Eberhart, SEIRPC, reported the area was identified through a housing needs assessment. The grant would allow approximately \$25,000 per home and there would be additional funding for lead paint abatement.

A. Need For The Activities Was Identified: The need for this project was originally identified through a housing needs assessment completed for the city indicating that this area was in potential need of rehabilitation

B. How the Proposed Activity will be funded and the sources of funds: The Community Development Block Grant (CDBG) Housing Fund through the Iowa Economic Development Authority.

C. Date Application will be submitted: The application for the Fort Madison CDBG Owner Occupied Rehabilitation Program will be submitted Wednesday, December 12, 2012.

D. Requested Amount of Federal Funds (Housing Fund): The City of Fort Madison will request \$349,990 from the Iowa Department of Economic Development for an owner occupied rehabilitation program.

E. Federal Funds That Will Benefit Low-and Moderate-Income Persons: All households assisted through this program will qualify based on income guidelines not to exceed 80% of county median income.

COUNTY	%MFI	1 person	2 person	3 person	4 person	5 person	6 person
Lee	80%	\$31,800	\$36,350	\$40,900	\$45,450	\$49,100	\$52,700

F. Where the Activity will be conducted: The owner occupied rehabilitated activity will take part in Fort Madison's targeted neighborhood. It is roughly bounded by Avenue H to Avenue L and from 24th Street to 31st Street.

G. Minimize Displacement of Persons as a result of funded activities: Under rehabilitation processes, households will not be displaced. In some instances some households could be asked to move temporarily while such things as plumbing, electrical, or lead based paint need to be dealt with. Proper coordination between the contractor and homeowner can prevent displacement.

H. Plans to Assist Persons Displaced: Any household asked to leave their premises will be told to do so for their own safety. This will be paid for out of "administrative costs" of the program.

I. Nature of the Proposed Activity: Owner occupied rehabilitation means just that. Items covered are things such as electrical, plumbing, heating and venting, windows, roof, siding, and foundation. The program does not cover things such as air-conditioning and appliances. All code violations will be corrected.

Lair MOVED and Boeding SECONDED to close the public hearing.

MOTION PASSED 7 AYES

RESOLUTION NO. 2012-71, AUTHORIZE GRANT APPLICATION: Greenwald MOVED and Seidel SECONDED to adopt a resolution authorizing the Mayor's signature on a grant application for a Community Development Block Grant (CDBG) Owner-Occupied Rehabilitation Program that will allow the rehabilitation of up to 10 existing housing units within a designated area of Fort Madison.

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

MOTION PASSED 7 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 4th day of December, 2012.

ORDINANCES AND RESOLUTIONS

2nd READING, AMEND 1-4-1(A) & 7-2-4, SET FINE FOR MISDEMEANOR: Rink MOVED and Wright SECONDED to approve the 2nd reading of an ordinance amending Title 1, Chapter 4, Section 1(a), "Violation; Penalty" and Title 7, Chapter 2, Section 4, entitled "Sentence", so as to set the amount of a fine for a simple misdemeanor violation at a minimum of \$65.00, but not to exceed \$625.00.

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

MOTION PASSED 7 AYES

The Mayor then declared said Ordinance PASSED and APPROVED this 4th day of December, 2012.

RESOLUTION NO. 2012-72, NAME SMITH TO SEIRPC BOARD: Wright MOVED and Greenwald SECONDED to adopt a resolution naming Byron D. Smith to the Southeast Iowa Regional Planning Commission Board of Directors, term expiring January 1, 2014.

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

MOTION PASSED 7 AYES

The Mayor then declared said Resolution ADOPTED and ENACTED this 4th day of December, 2012.

OTHER

SUPPLEMENTAL AGREEMENT NO. 5, CSO SYSTEM AND REPORTS: Rink MOVED and Boeding SECONDED to approve the Mayor's signature on Supplemental Professional Services Agreement No. 5 with Stanley Consultants, Inc. of Muscatine, Iowa, for CSO Disinfection Pilot System Operational Assistance and Evaluation Report.

Smith reported Supplemental Agreement #5 will cover additional reports required by the EPA for the CSO system and other projects which were included in this year's budget. This will include studies for other combined sewers within the City and whether to separate or disinfect those sewers. Jay Brady, Stanley Consultants, said the City has received extensions on the CSO system because of the drought but the EPA is expecting a report. He added that if staff is not comfortable with the results after evaluating the data, they would seek a further extension from the EPA.

MOTION PASSED 7 AYES

REPORTS BY DEPARTMENT HEADS

The Police and Fire Departments are working together to investigate recent fires. The Library and Friends of the Library will hold a 5th anniversary of the opening of the new library on December 20. Huffman's potential annexation was reviewed by the Planning and Zoning Commission

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

Smith reported that this will be Rick Kuhljuergen's last meeting. The Mayor reported Sister Cities is in the initial stages of organizing a trip from persons from Pruem to Fort Madison in October 2013. Lair said the new hangar at the airport is almost done and the Commission plans to install a new door on another hangar. Another new hangar is needed as there have been several requests from persons who want to rent hangars.

ADJOURNMENT

Wright MOVED and Lair SECONDED to adjourn until Tuesday, December 18, 2012 2012 at 7:00 P.M..

VOICE VOTE APPROVAL

A Council Work Session was held. Smith distributed iPads to the Mayor and Council and showed them how to start up the iPads.

MANUAL CLAIMS AND WARRANTS: See Claims dated November 29, 2012 in the amount of \$142,260.92.

<u>PAYROLL</u>	<u>November 30, 2012</u>
General	\$139,243.92
RSVP	1,244.30
Old Fort	1,568.02
Road Use	14,509.45
Water	29,767.58
Sewer	28,069.93
Solid Waste	10,405.61
Storm Water	<u>2,102.91</u>
	\$226,911.72

Bradley A. Randolph, Mayor
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk