

**MINUTES
FORT MADISON CITY COUNCIL
Wednesday, January 2, 2013 7:00 P.M.**

The Fort Madison City Council met in regular session on Wednesday, January 2, 2013, 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, Jason Huppert and Mark Lair present. Council Member Boeding participated via telephone. Council Member Travis Seidel was absent.

VISITORS AND APPEARANCE REQUESTS

Carol Foss, 412 Avenue F, asked what could be done with the Metropolitan property as it's become an eyesore since the fire. City Manager Smith said the City is able to withhold a certain percentage of the insurance settlement to ensure clean-up of the site if the owner fails to do so. The owner has met with their insurance adjuster and contractors have been asking the City questions regarding requirements for demolition of the property.

AGENDA

Greenwald MOVED and Huppert SECONDED to approve the agenda as presented.

MOTION PASSED 6 AYES

CONSENT AGENDA

Rink MOVED and Wright SECONDED to approve:

- Minutes of December 18, 2012 as written; and
- Payment of Claims.

MOTION PASSED 6 AYES

ORDINANCES AND RESOLUTIONS

AMEND 9-7-18(E), HANDICAP PARKING: Lair MOVED and Huppert SECONDED to approve the 1st reading of an ordinance amending Title 9, Chapter 7, Section 18 (E), entitled "Handicap Parking", so as to designate two handicap parking spaces on Avenue E in front of Fort Madison United Methodist Church.

Lair thought there was already a sign. Chief Niggemeyer said the church placed a sign there but it wasn't an official sign. This amendment will allow the police department to write a citation if the space is misused. Jim Posz, chairman of the trustees for Fort Madison United Methodist Church, had spoken to former Public Works Director Hayes and a written request was made in June for the entire Avenue E frontage of the property to be handicap parking spaces. City staff was concerned this would impair visibility at the corner. Posz said the church holds over 200 persons and questioned if the owner of the adjacent vacant lot next door gave permission if additional handicap parking spaces could be placed in front of that lot. New Public Works Director Driscoll said two handicap spaces would not interfere with visibility.

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

MOTION PASSED 6 AYES

The Mayor then declared said Ordinance PASSED and APPROVED this 2nd day of January, 2013.

OTHER

INCOME OFFSET PROGRAM MOU: Rink MOVED and Greenwald SECONDED to approve the City Manager's signature on a Memorandum of Understanding with the Iowa Department of Administrative Services so Fort Madison may be included as a participating agency in the State of Iowa's Income Offset Program.

Smith said this program is available for governmental agencies to submit delinquent bills owed to them. The amount of the bill would be deducted from any state income tax refund or lottery winnings. Currently delinquent amounts are assessed to the owner's property taxes. Smith said this will be another tool for the City to use.

MOTION PASSED 6 AYES

PIP 2012-09, ENGINEERING SERVICES AGREEMENT: Rink MOVED and Boeding SECONDED to approve an engineering services agreement with Poepping, Stone, Bach & Associates, Inc. for permitting, design, bidding and construction phase services for PIP 2012-09, Reconstruction of Avenue E from 15th Street to 18th Street.

Council members asked and Smith confirmed PSBA was the same engineering firm used for the 48th Street Signalization and Sacred Heart Cemetery projects. Smith said he was comfortable with PSBA. He pointed out Driscoll has been doing some inspections for the 1000 Block Sewer project and would be keeping track of this one. Driscoll reviewed all the engineering proposals and choose PSBA. PSBA has worked on a majority of the Avenue E projects. Driscoll believes if there are any issues with the project they would be caught early enough they would be able to be resolved.

MOTION PASSED 6 AYES

LETTERS OF SUPPORT:

FRANTZ HOBART DOWNTOWN REDEVELOPMENT PROJECT: Greenwald MOVED and Wright SECONDED to authorize the Mayor's signature on a letter of support for a grant from the Iowa Economic Development Authority for the Frantz Hobart Downtown Redevelopment project.

Smith reported both projects are asking for a letter of support from the City to apply for a grant with a February deadline. The grant fund was set up to create new housing in 80 counties declared disaster areas in the flood of 2008. This will be the fifth and final round of funding for the grant. Only cities with populations under 50,000 can submit applications and each city is limited to two applications. A total of \$12 million is available. Frantz Hobart had applied for the fourth round of funding but were not funded.

Dan Eberhart, SEIRPC, has spoken with IDEA and they informed him that each project will be judged individually. IEDA was aware there will be 2,000 construction workers looking for housing. He felt both were really good projects.

SEIRPC has assisted with 10 other applications from the southeast Iowa area. Mary Ottoson, former Main Street director and future Frantz Hobart employee, said Main Street Iowa pushed very hard for Main Street communities to apply.

Ottoson said Frantz Hobart have met with the owners of the Metropolitan property and are working with an architect to design a new building. The building will keep to the downtown historic design and will be a three or four story building. Their proposal was to rehabilitate the Sears, old Lee County Bank and Metropolitan Hotel buildings into 43 upper story units and 10 ground floor businesses. If the Metropolitan plans fall through, Frantz-Hobart has identified another property on Avenue H. Ottoson added that IEDA is very much aware of Fort Madison and the Frantz Hobart project as Main Street Fort Madison raised quite a big "stink" when Polk County and Des Moines received \$14 million out of \$15 million available from the fourth round of funding.

It was questioned if it would be possible to get the list of criteria used to score the applications. Ottoson said she has tried but they will not release it.

Huppert had some concerns regarding parking. Ottoson said parking at the city parking lot on Avenue F is available for occupants of the Lee County Bank building and a vacant lot behind Griffin Motors would be available for parking for Metropolitan occupants. Fire Chief Herren noted since the Metropolitan burnt down they could lay the building out so additional parking would be available for tenants. At one meeting Frantz Hobart asked if an underground parking garage could be built for tenants.

MOTION PASSED 6 AYES

TODD SCHNEIDER OLD FORT MADISON MIDDLE SCHOOL PROJECT:

Greenwald MOVED and Wright SECONDED to authorize the Mayor's signature on a letter of support for a grant from the Iowa Economic Development Authority for Todd Schneider's old Fort Madison Middle School project.

Todd Schneider, 3148 - 200th St, Fort Madison, intends to install 41 housing units at the old Fort Madison Middle School. One floor will be for senior housing and the remaining two floors will be one to three bedroom apartments. A community room for building residents will be on the ground floor. Some of the units he will build to suit. There will be storage units that tenants can rent for an additional cost and he also intends to install 8-12 garages. His grant proposal asks for \$2.4 million and he has budgeted a total of \$2.55 million. At a question regarding usage of the auditorium and basketball courts he said he was leaving that open for now.

It was pointed out Schneider needed to have control of the property in order to apply for the grant. Schneider said the school district will hold a public hearing on January 7 and list the property with a realtor the next day. The superintendent said the property will be torn down if something is not done soon with it.

Mayor Randolph asked what the screening process would be for new tenants. Schneider responded that if the quality of the property is kept up you just have to wait until a good applicant comes in. Only 49% of the properties will be low to mid-income.

Lair pointed out the County was also interested in the property and had asked the City to be involved in that project. He questioned what would happen if Schneider did not receive the grant. Schneider said he would work hard at other funding.

Mayor Randolph questioned if Schneider had gone to the neighbors for feedback on the project. Schneider said he had not heard anything.

It was recognized the old Middle School will need to be rezoned as it is currently single family residential. There were concerns the letter of support would commit the City to the rezoning. Smith said the letter would say the City is agreeing in concept but nothing else.

Greenwald was concerned if Frantz Hobart would be hurt if a letter of support was also supplied for Schneider. Eberhart said Frantz Hobart has done their homework, look really nice to the powers that be and are ahead of the game. Wright said he wanted to support a local but doesn't want to take away from a project that has been going on for a couple years.

Mayor Randolph asked what Schneider would do if the project wasn't fully funded by IEDA. Schneider said he has a plan for 29 apartments instead of the proposed 41 units and said he would scale the project down and go halfway.

MOTION PASSED 6 AYES

REPORTS BY DEPARTMENT HEADS

The library will hold a “smart investing” program.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

The Parks Board approved changes regarding pool passes and pool party fees. Punch cards for 10 or 20 days will also be available. GRWWA has some concern regarding mixed loads of trash from haulers serving more than one county in one day. The Kuhlmeier Fountain project is nearly finished and they are waiting on parts to finish the arbor. The Denmark Hilltop landslide project is 90% done and the asphalt road will be completed in the spring. The road is partially open to the public now.

ADJOURNMENT

At 8:01 P.M., Lair MOVED and Greenwald SECONDED to adjourn until Tuesday, January 15, 2013 at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated December 27, 2012 in the amount of \$202,885.40 and Manual Claims in the amount of \$3,653.47.

<u>PAYROLL</u>	<u>December 28, 2012</u>
General	\$174,717.86
RSVP	1,299.48
Old Fort	2,077.83
Road Use	22,040.03
Water	34,850.68
Sewer	72,215.24
Solid Waste	15,722.12
Storm Water	<u>2,799.13</u>
	\$325,722.37

Bradley A. Randolph, Mayor
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk

