

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, January 21, 2014- 7:00 P.M.**

The Fort Madison City Council met in adjourned session on Tuesday, January 21, 2014, at 7:00 P.M. at City Hall, 811 Avenue E, Fort Madison. Presiding was Mayor Bradley A. Randolph with Council Members Brian Wright, Kevin Rink, Rusty Andrews, Travis Seidel, Jason Huppert and Mark Lair. Council Member Chris Greenwald arrived at 7:52 P.M.

VISITORS AND APPEARANCE REQUESTS

There were none.

AGENDA

Seidel MOVED and Rink SECONDED to approve the agenda.

MOTION PASSED 6-0

CONSENT AGENDA

Greenwald MOVED and Andrews SECONDED to approve:

- Minutes of January 7, 2014, as written;
- Mayor's appointment of Lydia Peterschmidt to the Civil Service Commission, filling the unexpired term of John Schier, term expiring April 1, 2016;
- Mayor's appointment of Russ Savage to the Old Fort Commission, filling the unexpired term of Kris Schoene, term expiring March 21, 2016;
- Liquor License Renewal: Hy-Vee Food Store, 2606 Avenue L, effective March 19, 2014 – Class E Liquor, Class C Beer, Class B Wine and Sunday Sales;
- Liquor License Renewal: Pizza Hut, 1123 -24th Street, effective March 19, 2014 – Special Class C Liquor and Sunday Sales;
- Resolution No. 2014-02, granting application for URTED to Christopher J. Mihalek and Sunshine M. Shehan, 1512 Avenue F (garage); and
- Payment of Claims.

MOTION PASSED 6-0

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2014-03, WRITE OFF RLF LOAN: Huppert MOVED and Andrews SECONDED to write off the remaining balance on a Fort Madison Revolving Loan Fund (RLF) loan to Tim and Tami Waggoner, dba St. Mark Corp.

Smith said the owners of the Alpha's/Kingsley Inn properties defaulted on a Revolving Loan from Southeast Iowa Regional Planning Commission (SEIRPC). The City's share of the loan is approximately \$8,500. He added SEIRPC is not done pursuing repayment but this resolution clears the books from an accounting standpoint.

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

MOTION PASSED 5-1

The Mayor then declared said Resolution ADOPTED and ENACTED this 21st day of January, 2014.

OTHER

ACCEPT BID FOR CONSTRUCTION O F LIBRARY STUDY ROOMS: Wright MOVED and Seidel SECONDED to accept the bid of Meyers and James, of Keokuk, Iowa, in the amount of \$46,766.00 for the construction of three study rooms at the Fort Madison Public Library.

Sarah Clendineng, Library Director, said the library does not have study rooms. In addition to request to use small spaces, a space study has also identified the need for these rooms. Existing space is being reconfigured to construct these rooms.

MOTION PASSED 6-0

APPROVE FIRE DEPT. CAPTAIN PROMOTION LIST: Rink MOVED and Lair SECONDED to accept the Civil Service Commission's Fire Captain Promotional List.

Fire Chief Herren said the promotion list must be updated every three years.

MOTION PASSED 6-0

APPROVE POLICE DEPT. CAPTAIN PROMOTION LIST: Seidel MOVED and Andrews SECONDED to accept the Civil Service Commission's Police Department Captain Promotional List.

Police Chief Niggemeyer said the Police Department has an opening and will use this list to fill the opening immediately.

MOTION PASSED 6-0

DISCUSSION ITEMS

REUSE OF FORMER MIDDLE SCHOOL AUDITORIUM: Smith and the Mayor were asked by Todd Schneider, developer for the old Fort Madison Middle School, about the possibility of utilizing the building's auditorium for community use. Richard Loula of P.A.T. Design Consultants, Inc., a theater consultant, and Douglas J. Steinmetz, a historic preservation architect, were asked to perform a schematic study and estimates. A meeting was also held earlier with a small group of potential users of the facility.

Loula and Steinmetz said the auditorium still has much of its historic character and should be eligible for up to 45% of state and federal tax credits. They presented two plans: a minimal plan and an enhanced version. The minimal plan has support spaces, a shop and dressing rooms. The existing light wells would be opened up and provide natural light to the lobby. There would be no access needed to the third floor. Catwalks can be built through the attic spaces. Dividers would be used in the corridors to separate facility users from the apartments. The estimated cost is \$3.9 million.

The enhanced version would have everything the minimal plan has and add an artist-in-residence apartment, a dual purpose apartment, larger dressing rooms, separate rehearsal space, possible artist studio and green room. These would be in an area where Schneider has five apartments planned. The dual purpose apartment could be used as a catering area. The main theater area would remain the same. The cost is estimated at \$5 million. Loula said the equipment costs (projection screen, etc.) are not included in either plan. He said a market study would be the next step and could be done by volunteers.

Lair questioned if the residents will have issues with noise from the facility. Steinmetz said the building is solid masonry construction and will diminish the sound but will not do away with it.

A discussion was held regarding the merits of the two versions. The project could start with the minimal version and plan moving to the enhanced version later. Loula said if this plan would change, the additional area proposed for the enhanced plan can always be turned into apartments. The original plans had 41 apartments, the minimal plan 33, and the enhanced plan 27.

The gymnasium could be usable for athletic pursuits but damage from basketballs, etc. to the equipment needed to hold concerts and theatrical uses limits the possibilities. It was not believed the gymnasium could be taken out of the plan as there would not be enough room on stage for events.

At a question regarding parking, Loula said the site has plenty of space and the solar panels on the west side could be elevated with parking underneath. A separate gated parking area could set aside for the apartments.

Greenwald arrived at 7:52 p.m.

Smith said the state is interested in this project from a whole building perspective and might not penalize Schneider for a lower number of apartments. The plans can be reconfigured from three bedroom apartments to two bedroom apartments to make up for some of the lost apartments.

Loula said Coralville has a mixed use facility with condos run by a condo association, commercial use areas owned by the developer and a new theater the city paid for. Wright questioned if the property could be separated with the City taking ownership of the auditorium. Steinmetz said it would be impossible to separate ownership of the facility at the present time as it would seriously impact the historic tax credits.

Concern was expressed over the cost and length of time it would take for a return on the investment. Mayor Randolph felt this was a quality of life issue and needed more scrutiny.

Mike Chapman, 1617 Avenue B, questioned what would happen if Schneider was unable to keep tenants because of issues with the shared use. Randolph said prospective tenants would know there was a performing arts center next door.

A question was raised concerning protection of the City's investment if Schneider no longer owned the building or filed for bankruptcy. Smith said these scenarios would be covered in the lease. City Attorney Johnson said a lease would be recognized by a trustee in bankruptcy and did not see this as hurting the City's interest.

Steinmetz said Schneider would be able to recover 45% of the costs by utilizing a 20% federal tax credit and 25% state historic tax credit.

He said the goal is to keep people coming back and making the facility a cultural oasis with varying things occurring every day. The auditorium space is multi-functional as it is large and open with a unique dividing wall that will allow a stage to be set up for dinner theater and also smaller performances.

Steinmetz said the state is excited about the project as it is the largest complex in the state to use solar power. There are similar unused school buildings throughout the state and this could be showcased as a new type use.

At a question whether proceeding would hurt Schneider's timeline, Steinmetz said he and Loula were under the impression the key to Schneider moving forward would be to know how much of the building the City was interested in. Neither plan calls for changes to the third floor.

Lair MOVED and Andrews MOVED to approve proceeding with a market study for a performing arts center and to bring the matter back to Council prior to any financial commitment.

MOTION CARRIED 7-0

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

GRWWA is moving forward with the Environmental Management System.

CLOSED SESSION

Wright MOVED and Greenwald SECONDED to go into Closed Session to evaluate an employee pursuant to Iowa Code Section 21.5(1)(i).

MOTION CARRIED 7-0

Council recessed for ten minutes at 8:25 P.M. to allow staff and visitors to exit Council Chambers. At 8:35 P.M., Council went into closed session.

With no action taken, at 9:45 P. M., Rink MOVED and Wright SECONDED to come out of Closed Session.

MOTION CARRIED 7-0

ADJOURNMENT

At 9:48 P.M., Rink MOVED and Seidel SECONDED to adjourn until Tuesday, February 4, 2014, at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated January 16, 2014, in the amount of \$86,012.68, Library Claims dated December 19, 2013, in the amount of \$6,585.14 and Library Claims dated January 14, 2014, in the amount of \$10,621.84.

<u>PAYROLL</u>	<u>1/10/2014</u>
General	\$174,767.94
RSVP	1,231.73
Old Fort	2,305.52
Road Use	21,864.41
Hotel/Motel	1,344.87
Water	27,801.61
Sewer	33,475.02

Solid Waste	16,240.81
Storm Water	3,055.97
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	\$282,087.88

Mayor Bradley A. Randolph
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk