

MINUTES
FORT MADISON CITY COUNCIL
Tuesday, June 17, 2014

The Fort Madison City Council met in adjourned session on Tuesday, June 17, 2014, at 7:00 P.M. at City Hall, 811 Avenue E, Fort Madison. Presiding was Mayor Bradley Randolph with Council Members Chris Greenwald, Brian Wright, Kevin Rink, Rusty Andrews, Jason Huppert and Mark Lair. Council Member Travis Seidel was absent.

VISITORS AND APPEARANCE REQUESTS

Lyle Brown, co-chair of the "Park to Park" Historic District Nomination Committee, said the nomination received a favorable response when presented in Greenfield, Iowa, to the State Review Committee. The consultant has more to do for the nomination, but it should be ready to send to the National Park Service for review in the next few months.

Todd Schneider, 1944 303rd Avenue, suggested the City enter into a contract to rent the Fort Madison Middle School auditorium for 10 years for \$1.00 instead of a potential TIF. Schneider would then divert the grant funding he would receive through his grant for the apartments that would not be built toward the restoration of the auditorium. He said he could see a minimum of \$350,000 for this purpose.

Schneider has spoken to contacts in Des Moines and he is confident the State would be willing to repurpose the funds. As the owner of the property, he would be eligible for historical tax credits and any money spent as tax credits could be reused for the auditorium. He asked the City to continue pursuing other funding options and to use the first \$350,000 as seed money. He requested a property tax abatement of 50% for years 4 through 10 of the contract. At the end of 10 years, the City would have the option to buy the auditorium at 50 cents on the dollar of the appraised value on a condominium contract.

At a question from Lair, Schneider said some of the solar panels would be designated to the meter for the auditorium. The renter would be responsible for the utilities.

Mayor Randolph has been meeting with Schneider regarding a potential TIF and alternatives. In the last few days they found out Schneider should be able to keep the entire forgivable loan amount and reduce the number of apartments planned. Both the State and IDEA felt the reduction in the windowless units and the reuse of the auditorium would be enough of a benefit to allow this. Schneider would like to take the difference and apply that toward a partial renovation or as initial seed money for renovation. The tax abatement would make up the lost revenue on the apartments. He said the details would be worked out before the next meeting.

Bob Morawicz, 1405 Avenue D, questioned the noise from the auditorium and how it will affect the tenants. Randolph said that is up to the property owner to notify the prospective tenants of the possibility.

Jean Peiton, Tourism/Marketing Coordinator, outlined events planned for the City's 175th anniversary celebration.

AGENDA

Mayor Randolph said Item #8, approving the Mayor's signature on a Memorandum of Understanding related to the redevelopment of the former Middle School Auditorium, was being removed from the agenda.

Lair MOVED and Rink SECONDED to approve the agenda, as written.

MOTION PASSED 6-0

CONSENT AGENDA

Wright MOVED and Greenwald SECONDED to approve:

- Minutes of June 2, 2014, as written;
- Liquor License Renewal: Chandler's Grill, 6111 Reve Court, effective July 1, 2014 – Class C Liquor with Sunday Sales;
- Liquor License Renewal with conditions: Choung Garden, 712 – 9th Street, effective July 21, 2014 – Class B Beer, Class C Native Wine, Outdoor Service with Sunday Sales;
- Liquor License Renewal with conditions: Columbus Club, 807-809 Avenue H, effective June 30, 2014 – Class A Liquor with Outdoor Service and Sunday Sales;
- Liquor License Renewal: Comfort Inn & Suites, 6169 Reve Court, effective July 1, 2014 – Class B Liquor License with Sunday Sales;
- Liquor License Renewal with conditions: Faeth's L.C., 832 Avenue G, effective June 30, 2014 – Class C Liquor with Outdoor Service;
- Mayor's reappointment of Anne Heitz to the Library Board, term expiring July 1, 2020;
- Partial List of Cigarette Permits; and
- Payment of Claims.

MOTION PASSED 6-0

ORDINANCES AND RESOLUTIONS

ORDINANCE D-016, ITC MIDWEST FRANCHISE AGREEMENT: Andrews MOVED and Lair SECONDED to approve the third reading of an ordinance granting a franchise to ITC Midwest L.L.C. within the City of Fort Madison.

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

MOTION PASSED 6-0

The Mayor then declared said Ordinance PASSED and APPROVED this 17th day of June, 2014.

Published in The Daily Democrat on June ____, 2014.

2ND READING, AMEND 9-8-1 AND 9-10-1: Wright MOVED and Rink SECONDED to approve the second reading of an ordinance amending Title 9, Chapter 8, Section 1, entitled "Through Streets" and Title 9, Chapter 10, Section 1, entitled "Stop, Yield Intersections" so as to make 15th Street and Avenue E a "Four Way Stop".

Floyd Krogmeier 2212 Avenue B, said three of the accidents Council has cited as a reasons for the stop signs were for persons failing to stop when coming down 15th Street. He suggested installing a stop sign at 15th and Avenue D to stop the cars before they get to Avenue E. Greenwald said there is a problem with speed there and the solution might be to have a campaign against speeding on Avenue E.

ROLL CALL: AYES: Greenwald, Wright, Rink, Lair
NAYES: Andrews, Huppert

MOTION PASSED 4-2

The Mayor then declared said Ordinance PASSED and APPROVED this 17th day of June, 2014.

RESOLUTION NO. 2014-28, ORDER CONSTRUCTION, SET P.H.: Lair MOVED and Greenwald SECONDED to adopt a resolution ordering construction, setting public hearing and bid letting for Public Improvement Project 2014-04, Airport Road Reconstruction.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED this 17th day of June, 2014.

RESOLUTION NO. 2014-29, APPLY FOR STATE TRAILS GRANT: Rink MOVED and Andrews SECONDED to adopt a resolution authorizing the Mayor's signature on a grant application for a State Recreational Trails Grant through the Iowa Department of Transportation (DOT).

City Manager Byron Smith (via phone) said a grass roots group have raised funds and are also using money raised by last year's RAGBRAI Committee as a match. A trail from Ivanhoe Park to Bluff Road east of Aztec Trailer Park is proposed. DuPont owns the land and are agreeable to this use although the details are still being worked on this.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED this 17th day of June, 2014.

OTHER

APPROVE LEASE AGREEMENT WITH TRI-STATE RODEO: Greenwald MOVED and Andrews SECONDED to approve the Mayor's signature on a lease agreement with the Tri-State Rodeo Corporation for use of City-owned land for the Tri-State Rodeo and related functions.

Smith said this lease has most of the same terms as the previous leases with the Tri State Rodeo and also includes a shower house on Scenic Drive.

MOTION PASSED 6-0

APPROVE PURCHASE OF 10 PLAYGROUND UNITS: Lair MOVED and Rink SECONDED to approve the bid of \$246,000 from Boland Recreation of Marshalltown, Iowa, for the purchase of ten modular playground units.

Luna said three bids were received and, after review, the bid of Boland Recreation was recommended.

MOTION PASSED 6-0

APPROVE NUISANCE ABATEMENT CONTRACTOR: Greenwald MOVED and Wright SECONDED to approve the bid of Hellige Lawn Service for the City's 2014 Property Maintenance Nuisance Abatement Services.

MOTION PASSED 6-0

APPROVE LIBRARY UNION CONTRACT: Rink MOVED and Lair SECONDED to approve a Union Contract with the Chauffer's, Teamsters. And Helpers Union, Local No. 238 (Library), effective July 1, 2014, through June 30, 2015.

MOTION PASSED 6-0

APPROVE ENGINEERING AGREEMENT FOR THREE CSO PROJECTS: Andrews MOVED and Greenwald SECONDED to approve the Mayor's signature on an engineering services agreement with Stanley Consultants for design services for the CSOs on 5th and 6th Street and Phase 1 of 13th Street.

MOTION PASSED 6-0

DISCUSSION ITEMS

There were none.

PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS

There was nothing remarkable to report.

ADJOURNMENT

At 7:59 P.M., Wright MOVED and Rink SECONDED to adjourn until Tuesday, July 1, 2014, at 7:00 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS AND WARRANTS: See Claims dated June 17, 2014, in the amount of \$207,394.35 and Manuals dated May 31, 2014, in the amount of \$526,440.29.

<u>PAYROLL</u>	<u>6/13/2014</u>
General	\$168,431.93
RSVP	1,296.81
Docks	587.57
Old Fort	3,595.26
Road Use	15,762.39
Hotel/Motel	1,344.87
Water	25,508.87
Sewer	32,220.52
Solid Waste	18,441.91
Storm Water	2,982.09
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	\$270,172.22

Mayor Bradley A. Randolph
City of Fort Madison

ATTEST:

Melinda L. Blind, City Clerk