

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, January 15, 2019**

Mayor Bradley A. Randolph presided with Council Members Chris Greenwald, Bob Morawitz, Kevin Rink, Rusty Andrews, Matt Mohrfeld and Mark Lair present. Council Member Chad Cangas was absent.

VISITORS AND APPEARANCE REQUESTS - None

AGENDA

Greenwald MOVED and Lair SECONDED to approve the agenda.

MOTION PASSED 6-0

CONSENT AGENDA

Rink MOVED and Greenwald SECONDED to approve the Consent Agenda:

- Minutes of January 2, 2019;
- New Liquor License: River Rocks Bar & Grill, 709 Avenue H, effective February 1, 2019 – Class C Liquor;
- Liquor License Renewal: Casey's (West), 1428 – 38th Street, effective March 1, 2019 – Class B Native Wine, Class C Beer with Sunday Sales;
- Liquor License Renewal: Dollar General (East), 429 Avenue H, effective February 10, 2019 – Class B Wine, Class C Beer with Sunday Sales;
- Liquor License Renewal: Dollar General (West), 4809 Avenue O, effective March 1, 2019 – Class B Wine, Class C Beer with Sunday Sales;
- Liquor License Renewal: Pen City Aerie (Eagles), 4821 Avenue O, effective January 31, 2019 – Class C Liquor with Outdoor Service and Sunday Sales (pending dram shop endorsement);
- Liquor License Renewal: Hy-Vee Food Store, 2606 Avenue L, effective March 19, 2019 – Class B Wine, Class C Beer, Class E Liquor with Sunday Sales;
- Resolution No. 2019-04, property tax exemption for Larry D/Carolyn R Smith, 3420 Woodland Heights (new condominium);
- Resolution No. 2019-05, property tax exemption for Jeremy M/Amanda J Alexander, 3424 Woodland Heights (new condominium);
- Resolution No. 2019-06, property tax exemption for Christopher W/Nicole S Gellatly, 3430 Woodland Heights (new condominium);
- Resolution No. 2019-07, property tax exemption for Stanley E. Walker, 7 Woodland Heights Court (new condominium);
- Resolution No. 2019-08, property tax exemption for Robert N Johnson III/Linda A Johnson, 3431 Woodland Heights (new condominium);

- Resolution No. 2019-09, property tax exemption for Karen S Mace, 3432 Woodland Heights (new condominium);
- Resolution No. 2019-10, property tax exemption for M. Dianne Hope, 3433 Woodland Heights (new condominium);
- Resolution No. 2019-11, property tax exemption for James M/Holly K Ritter, 3501 Woodland Heights (new condominium);
- Resolution No. 2019-12, property tax exemption for Richard C/Peggy A/ Michael B Mohrfeld, 3503 Woodland Heights (new condominium);
- Resolution No. 2019-13, property tax exemptions for MBMRE, LLC, for 3421 Woodland Heights (new condominium), 3423 Woodland Heights (new condominium), 1 Woodland Heights Court (new condominium);
- Resolution No. 2019-14, property tax exemption for Preferred Companies of Southeast Iowa, LLC, 1005 – 34th Street (complete interior remodel, new garage);
- December Financial Report; and
- Payment of Claims.

MOTION PASSED 6-0

PUBLIC HEARING

Concerning the Sale of City-Owned Property located 1136 Avenue H

Mayor Randolph opened the public hearing at 5:35 P.M. There being no oral or written comments, Lair MOVED and Morawitz SECONDED to close the public hearing.

**MOTION PASSED 5-0
1 ABSTAIN (ANDREWS)**

RESOLUTION NO. 2019-15, SELL 1136 AVENUE H: Greenwald MOVED and Rink SECONDED to adopt a resolution selling and authorizing the Mayor and Clerk’s signatures on a Quit Claim Deed for City-Owned Property located at 1136 Avenue H to MM Real Estate, LLC, in the amount of \$13,500.

Council Member Mohrfeld noted MM Real Estate, LLC, is his nephew’s company.

ROLL CALL: AYES: Greenwald, Morawitz, Rink, Mohrfeld, Lair
 NAYES: None
 ABSTAIN: Andrews

The Mayor then declared said Resolution ADOPTED and ENACTED this 15th day of January, 2019.

MOTION PASSED 5-0

ORDINANCE AND RESOLUTIONS***Presentation by HR Green Concerning Public Improvement Project 2019-02, Avenue G Sidewalk and Storm Water Improvements***

Theresa Stadelman of HR Green said this project is ready for bid. This will include new sidewalks with permeable pavers and storm water management. This project is being funded with SRF sponsored project money. The City can use the interest paid from the Wastewater Treatment Plant renovation financing for up to \$1.55 million for a stormwater project.

The engineer's estimate is broken into two pieces. The project estimate for 7th-10th Street is \$1,450,000. An alternate is for 6th to 7th Street with an estimate of \$425,000. If the bids are lower than the estimates the entire project could be done. Everything that can be eliminated and still retain the funding has been eliminated. If the City does not construct 6th to 7th Street now, that section is fully designed and can be tied into later. The start date is mid-April and completion will be no later than November 18.

Public Works Director Larry Driscoll reported there will only be street lighting on the corners, a reduced number of trees and the window wells (voids) will be filled in. HR Green has been in a majority of the buildings and has met with the building owners.

Andrews expressed concern with only having streetlights at each intersection instead of having additional in the middle of the block. Driscoll said this is to reduce the number of penetrations in mid-block interfering with the underground storm water system.

Morawitz asked about the cost of moving the water meters. Driscoll reported this needed to be done anyway and the cost is being borne by the water department. Lair questioned why 9th to 10th Street instead of 6th to 7th Street. Driscoll felt 9th to 10th Street was where more persons entered the downtown business district. Stadelman said the cost is basically the same for either block.

RESOLUTION NO. 2019-16, ORDER CONSTRUCTION: Mohrfeld MOVED and Greenwald SECONDED to adopt a resolution ordering construction, setting public hearing and bid letting for Public Improvement Project 2019-02, Avenue G Sidewalk and Storm Water Improvements.

ROLL CALL: AYES: Greenwald, Morawitz, Rink, Andrews, Mohrfeld, Lair
 NAYES: None

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED this 15th day of January, 2019.

RESOLUTION NO. 2019-17, SET P.H. \$1,550,000 SEWER NOTES: Rink MOVED and Morawitz SECONDED to adopt a resolution fixing date for a meeting on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,550,000 Sewer Revenue Capital Loan Notes of City of Fort Madison, Iowa, and

ROLL CALL: AYES: Greenwald, Morawitz, Rink, Andrews, Mohrfeld, Lair
 NAYES: None

The Mayor then declared said Resolution ADOPTED and ENACTED this 15th day of January, 2019.

MOTION PASSED 6-0

RESOLUTION NO. 2019-18, ORDER CONSTRUCTION: Lair MOVED and Andrews SECONDED to adopt a resolution ordering construction, setting public hearing and bid letting for Public Improvement Project 2019-01, Bridge Deck Overlay on 14th Street Over French Creek.

Driscoll reported the bridge had a lifespan of 5-6 years of service left. This repair will add a good 20 years to the lifespan of the bridge. A new bridge would cost \$650,000.

ROLL CALL: AYES: Greenwald, Morawitz, Rink, Andrews, Mohrfeld, Lair
 NAYES: None

The Mayor then declared said Resolution ADOPTED and ENACTED this 15th day of January, 2019.

MOTION PASSED 6-0

OTHER

GIS PROGRAM: Greenwald MOVED and Andrews SECONDED to approve the Public Works Director to enter into an agreement with HR Green to provide and manage the City's G.I.S. program at a cost not to exceed \$43,000.

Driscoll said he has been looking at G.I.S. programs since PSBA notified him their employee who had been handling the City's program was leaving. It was felt a web-based system would be better. The proposal would save approximately \$100,000 over five years. A discussion was held regarding additional items that could be added to the program.

MOTION PASSED 6-0

BOARD APPOINTMENTS: Morawitz MOVED and Andrews SECONDED to approve the Mayor's reappointment of:

- ◆ Carol Foss to the Tourism Commission, to fill an unexpired term, term expiring December 31, 2020;
- ◆ Jerry Hamelton to the Board of Adjustment and Appeals, to fill an unexpired term, term expiring September 30, 2021;
- ◆ Robert Cochran to the Old Fort Commission, to fill an unexpired term, term expiring March 31, 2021.

MOTION PASSED 6-0

DISCUSSION ITEMS - None

POSSIBLE ITEMS TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS

- ◆ Accept PIP 2017-03, Phase 2 WWTP Rehab
- ◆ BNSF Bridge Study
- ◆ Agreements with Amtrak for Passenger Platform
- ◆ Update of Title 4, Business
- ◆ Title 3, Building Code Update (Housing)
- ◆ Viking Cruise Line Agreement

DEPARTMENT HEAD REPORTS

Chief Sittig reported officers are working on illegally parked cars and cars interfering with snow removal. Chief Herren reported there was a house fire at 1418 Avenue I. The owner has been in contact with two demolition contractors. The Library received a grant from the United Way for the summer reading program. A snow emergency has been called for sidewalks. Contractors will start Thursday morning to clean up sidewalks that were not cleaned up after the weekend snow. Morawitz said he received an automated phone call instructing to go the Police Department's facebook page for more information. He felt more information should have been put in the call's message and added not everyone has facebook.

LIASON REPORTS

Historic Preservation Commission elected Andy Andrews as chairman and Chris Sorrentino as vice-chairman. The Commission is still moving forward with expanding the Park-to-Park Historic District.

Randolph reported Council will hold a Work Session to discuss the budget immediately following adjournment of the regular Council meeting.

ADJOURNMENT

At 6:06 P.M., Morawitz MOVED and Greenwald SECONDED to adjourn until Tuesday, February 5, 2019, at 5:30 P.M.

VOICE VOTE APPROVAL

MANUAL CLAIMS & WARRANTS: See Claims dated January 10, 2019, in the amount of \$321,137.27; and Manual Claims dated January 3, 2019, in the amount of \$145,876.36.

<u>Payroll</u>	1/4/2019
General	\$176,392.88
Special Rev.	4,089.28
Road Use	23,799.38
Water	28,834.05
Sewer	41,566.61
Solid Waste	12,112.13
Airport	486.54
Storm Water	3,486.66
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	\$290,767.53

Mayor Bradley A. Randolph

ATTEST:

Melinda L. Blind, City Clerk