

**MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, February 4, 2020**

Mayor Matt Mohrfeld presided with Council Members Rebecca Bowker, Bob Morawitz, Kevin Rink, Rusty Andrews, Tyler Miller and Mark Lair present. Council Member Chad Cangas was absent.

Mayor Mohrfeld read a proclamation for Black History Month and presented the proclamation to Vernon Windsor.

**VISITORS**

There were none.

**AGENDA**

Rink MOVED and Morawitz SECONDED to approve the agenda.

**VOICE VOTE  
MOTION PASSED 6-0**

**CONSENT AGENDA**

Morawitz MOVED and Miller SECONDED to approve the Consent Agenda:

- Minutes of January 21, 2020;
- Liquor License Renewal: Buffalo61 Bar & Grille, 6111 Reve Court, effective February 25,2020 – Class C Liquor with Sunday Sales; and
- Payroll: January 17, 2020.

**VOICE VOTE  
MOTION PASSED 6-0**

**DEPARTMENT HEAD REPORTS:** The Planning and Zoning Commission are continuing their review of the Zoning Code. The Police Department was able to ramp up hours for a speed enforcement grant. The Library will have a display and presentation for African American History Month.

**PUBLIC HEARINGS**

***Concerning Public Improvement Project 2018-04, Reconstruction of Old Highway 61 – 2<sup>nd</sup> to 6<sup>th</sup> Street***

Mohrfeld opened the public hearing at 5:42 P.M.. There were no oral or written comments. At 5:43 P.M., Mohrfeld closed the public hearing.

## 654 PROCEEDINGS OF THE CITY COUNCIL

**RESOLUTION NO. 2020-06, APPROVE PLANS:** Lair MOVED and Andrews SECONDED to adopt a resolution adopting plans, specifications, and form of contract for the project.

ROLL CALL: AYES: Bowker, Morawitz, Rink, Andrews, Miller, Lair  
NAYES: None

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 4<sup>th</sup> day of February, 2020.

**RESOLUTION NO. 2020-07, AWARD CONTRACT:** Rink MOVED and Morawitz SECONDED to adopt a resolution awarding construction contract in the amount of \$2,388,777 to Jones Contracting Corporation, of West Point, Iowa, and approving the contract and bonds of Jones Contracting Corporation, pending receipt of the documents.

Tim Cutsforth, HR Green, reported that this is the second time this project has bid out. There was one bidder last time. Since then there have been approximately \$300,000 worth of design changes. There were two bidders and Jones came in lower than the engineer's estimate. Cutsforth said Jones said he received better costs from the subs than when the project was previously let. Bowker questioned why Jones' mobilization costs were \$250,000 lower than the next bidder. Cutsforth said Jones' did lower his mobilization costs quite a bit.

Cutsforth added some of the savings are due to the asphalt not having to be hauled off site. The tentative start date is the beginning of April. Depending upon the weather the goal is to have everything but seeding and planting done by Thanksgiving. Those items would be completed in the spring.

ROLL CALL: AYES: Bowker, Morawitz, Rink, Andrews, Miller, Lair  
NAYES: None

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 4<sup>th</sup> day of February, 2020.

### **ORDINANCES AND RESOLUTIONS**

**ORDINANCE NO. D-059 AMENDING ADMINISTRATION:** Lair MOVED and Miller SECONDED to approve the third and final reading of an ordinance amending Title 1,

## 654 PROCEEDINGS OF THE CITY COUNCIL

Administration, Chapter 7, Mayor, Section 6, Duties, to allow Council to designate another City Official to sign Iowa Department of Transportation contracts.

ROLL CALL: AYES: Bowker, Morawitz, Rink, Andrews, Miller, Lair  
NAYES: None

**MOTION PASSED 6-0**

The Mayor then declared the third reading of said Ordinance PASSED and APPROVED this 4<sup>th</sup> day of February, 2020.

**RESOLUTION NO. 2020-08, SUPPORT FOR CONAGRA:** Rink MOVED and Bowker SECONDED to adopt a resolution of support for an Iowa Department of Economic Development application for the High Quality Jobs Creation Program (ConAgra Foods).

ROLL CALL: AYES: Bowker, Morawitz, Rink, Andrews, Miller, Lair  
NAYES: None

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 4<sup>th</sup> day of February, 2020.

**RESOLUTION NO. 2020-09, APPROVE URTEDES:** Bowker MOVED and Lair SECONDED to adopt a resolution granting property tax exemption for: Heather/Casey Huebner, for property at 1101 Denmark Hilltop (siding and foyer addition), Jodie L. Dotson, for property at 1427 Avenue D (new home), Hugh R Vandegriff/Kay P Bogren for property located at 816 Denmark Hilltop (garage/breezeway), and Matthew R Mallory, for property located at 2012 Avenue L (remodel to single family residence).

ROLL CALL: AYES: Bowker, Morawitz, Rink, Andrews, Miller, Lair  
NAYES: None

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED, this 4<sup>th</sup> day of February, 2020.

### OTHER

**SET P.H. ON MAXIMUM TAX LEVY:** Bowker MOVED and Andrews SECONDED to set public hearing for 5:30 P.M. on Tuesday, February 18, 2020, to approve the FY2021 Maximum Property Tax Dollars levy.

**VOICE VOTE  
MOTION PASSED 6-0**

## 654 PROCEEDINGS OF THE CITY COUNCIL

**APPROVE CLAIMS:** Morawitz MOVED and Miller SECONDED to approve Claims dated January 30, 2020.

Bowker questioned a bill from Tyler Technologies. Finance Director Peggy Steffensmeier stated Tyler Technologies provided the City's whole financial operating system, including accounts receivable, payroll, general ledger and water utility billing. They also provide unlimited support.

It was suggested the City's electrical contractor be bid out every few years.

**VOICE VOTE  
MOTION PASSED 6-0**

**DISCUSSION OF ITEMS TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS:**  
There were none.

### **COUNCIL MEMBER COMMUNICATIONS:**

Morawitz reported the 34<sup>th</sup> Street Neighborhood Watch held an event.

Lair noted the Planning and Zoning Commission code review will be a long, drawn out process but they are working diligently.

Rink reported there are a couple hiccups with Coffee with Council but he would get back with everyone regarding that. There will be a meeting at the proposed dog park on Monday to get a layout of thoughts and ideas and go from there.

Andrews said the Airport Commission met last night but did not have a quorum. A runway lighting project is planned for this year, the Airport Commission has a letter to proceed with the project from the FAA.

Miller said he met with Building Inspector Doug Krogmeier. Miller is working on list of non-profits to assist with property abatements.

Bowker questioned if there have been any court or legal action on some of these properties. Krogmeier said there is a list that has been categorized. Many of the smaller ones are going to be done inhouse with the nuisance abatement contractors the City has. A review needs to be done of the remaining houses to decide what the best course of action is. Miller noted there isn't a whole lot of money to move forward. Krogmeier said there are a variety of ways to get properties in the City's name, but this entails looking at each property to determine the proper way to move forward for each individual property. At a question from Lair, it was reported 721 Avenue G will go to sheriff's sale on February 29. Bowker questioned if the city could order an air quality test as there is a concern mold from this structure is entering into the structures on either side.

# 654 PROCEEDINGS OF THE CITY COUNCIL

**MAYOR ANNOUNCEMENTS:** Mohrfeld said he met with reporters from Boston Globe doing a report on the caucus. He attended the Board of Supervisors' meeting where they discussed the transfer of the Rashid Library building. He said they were very supportive of this. He was involved in a conference call with the people involved with the depot. There will be a Council training at 5 P.M. on Thursday, February 13. He felt this would be very worthwhile for Council members to attend. He was going to attend Southeast Iowa Day in Des Moines and would be meeting the Iowa Department of Economic Development concerning dilapidated properties and with a retail group that took over the Shopko building. Homes for Iowa has begun building homes and #22 has Fort Madison's name on it. Krogmeier is identifying properties to place the home on.

## **ADJOURNMENT**

At 6:15 P.M., the Council adjourned until Tuesday, February 18, 2020, at 5:30 P.M.

**MANUAL CLAIMS & WARRANTS:** See Claims dated January 31, 2020, in the amount of \$195,480.37.

<b>PAYROLL</b>	<b>1/31/2020</b>
General	\$148,522.21
Special Revenue	3,346.78
Road Use	22,167.95
Water	22,397.75
Sewer	30,949.67
Solid Waste/IWC	10,352.06
Airport	486.54
Storm Water	3,562.20
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	\$241,785.16

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Matt J. Mohrfeld, Mayor

ATTEST:

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Melinda L. Blind, City Clerk

**WORK SESSION MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, February 4, 2020**

Mayor Matt Mohrfeld presided with Council Members Rebecca Bowker, Bob Morawitz, Kevin Rink, Rusty Andrews, Tyler Miller and Mark Lair present. Council Member Chad Cangas was absent.

The Work Session began at 6:19 P.M.

**FY 2020-21 BUDGET**

Varley reported on changes requested by Council that were made. Some of the funds saved to purchase a new street sweeper could be used for street improvements and the street sweeper purchased with a lease/purchase agreement.

He reviewed the services provided by the fire department at no charge. This includes medical response, fire drill training, hazmat team, confined space standby, filling of air bottlers, high angle rescue, fire extinguisher training, water rescue and calls from Amtrak trains. The Fire Department does charge for long-term confined space, some one-on-one training, testing of fire hoses and life safety inspections.

Another item were projections if the 2% per year water increase was suspended for 2021. He noted it was not a huge impact, the 2% only raises income by approximately \$70,000 per year.

The yearly cost for a police investigator is approximately \$110,000. The five year cost would \$562,165.

Varley discussed setting up a vehicle replacement fund.

A line item was added to the Planning Department Budget to reflect the \$100,000 from the Revolving Loan Fund closure.

Mohrfeld suggested elevating the commitment to the Lee County Economic Development Group by \$5,000. Bowker said she could support that. She said there has been a lot of feedback from industry regarding the franchise fee. She asked if is something that we can do that we leave as is now and then if our projections continue to go up can we do a budget amendment? She also wanted to drop the 2% water increase next year and hold off on enacting the franchise fee if we need to.

A discussion was held regarding setting a 1% franchise fee and if that would bring in more than the 1% sales. Mohrfeld noted there are people who are currently not paying sales tax on electric and natural gas, including churches, schools, non-profits and government facilities. He estimated 40% of the property within the City are not paying property taxes. The cost on manufacturing would be a little different. He felt it would probably get us what would lost in sales tax revenue.

Mohrfeld left the meeting at 6:45 P.M.

Miller asked about if the library had thought about cutting back the hours in the winter months? Sarah Clendineng, Library Director, said the daily foot traffic varies wildly. Miller suggested maybe opening at 11 and closing at 7 each day. She expressed concern with that as there are four full time employees and three would have to stay until 7 p.m. each day. She also noted this was up to the Library Board as to what hours they were open. Miller said other budgets have been slashed and the library budget has stayed the same.

At a question from Mayor Pro Tem Rink, Morawitz said he would like to see the 1% local option sales tax replaced with a 1% franchise fee. He did not think we should wait too long to do it. Lair noted the last time the City looked at a franchise fee, a lot of the industry fought tooth and nail, including the Chamber and Partners.

Bowker noted there were not many options to increase revenue.

Andrews felt the budget could be approved without knowing about the franchise fee.

The meeting ended at 7:02 P.M.