

**MINUTES
FORT MADISON CITY COUNCIL
Tuesday, April 7, 2020**

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

The meeting was held electronically (pursuant to Iowa Code Section 21.8) because a meeting in person was impossible or impractical for the health and safety of City Council, staff and the public presented by COVID-19.

VISITORS – There were none.

AGENDA

Cangas MOVED and Andrews SECONDED to approve the agenda.

MOTION PASSED 6-0

CONSENT AGENDA

Lair MOVED and Rink SECONDED to approve the Consent Agenda:

- Minutes of April 7, 2020;
- Liquor License Renewal: Horan’s Cabaret, 1337 Avenue G, effective May 7, 2020 – Class C Liquor with Outdoor Service;
- Claims dated April 16, 2020, April Library Claims, and the City’s Manager’s Financial Update;
- Setting public hearing for Tuesday, May 5, 2020, at 5:30 P.M., to amend Title 10, Zoning, Chapter 25, Floodplain Management; and
- Payroll: April 10, 2020.

MOTION PASSED 6-0

DEPARTMENT HEAD REPORTS: The Police Department is operating at minimum staffing levels. They are averaging 28 calls per day.

The Fire Department is working on the ambulance proposal. Bowker questioned what the City’s response time would be if we took on half of Lee County. Fire Chief Joey Herren stated they will be meeting with Keokuk on Thursday regarding where the dividing lines would be. As far as response times, that will be determined by what the County is asking for. The distance in other counties is in the 19-20 mile range. This would allow both departments to work out of their existing stations. Bowker questioned when Council will receive more information about the proposal. Mohrfeld said this is moving fast and more will be known following Thursday’s meeting.

Librarian Sarah Clendineng was interviewed by Radio Keokuk regarding how local businesses are operating during this crisis. Nuisance notices are still being issued. The Humphrey building issue is on hold as the courts are currently shut down.

The number of people receiving past due notices for City utilities is down. The majority of payments are made online, dropped off at the City's night drop box or at Hy-Vee.

A lot of baby wipes are being found in the City's sewer system. The baby wipes do not break down in the sewer system. The dog park fence has been installed. Paperwork has been turned into IDOT for the PORT Trail Phase 3. The bid for this project will be let in July. The archeologists for the 2nd to 6th Street and Avenue H project will be done this week. They have found some things which they believe are part of a rail spur, however until a determination can be made these pieces are being treated as if they were part of the fort.

City Manager David Varley said he is watching the City's revenues very closely. Bowker asked what steps, other than staff layoffs, is the City taking from a personnel perspective to mitigate this matter. Varley said he put a hiring freeze on and no temporary or seasonal workers are being hired.

PUBLIC HEARINGS

Concerning the Rezoning of Property Located at 2324 and 2332 Avenue J, from R-4, One-Family Dwelling District, to B-4, Highway Business District

Mohrfeld opened the public hearing at 6:01 P.M. There were no written comments.

Lair noted he attended the Planning and Zoning Commission meeting when this was discussed. He believed it would be a good thing.

Mohrfeld closed the public hearing at 6:04 P.M.

1st READING, REZONE: Cangas MOVED and Lair SECONDED to approve the first reading of an ordinance rezoning property located at 2324 and 2332 Avenue J, from R-4, Single Family Dwelling District, to B-4, Highway Business District.

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

MOTION PASSED 6-0

The Mayor then declared said Ordinance PASSED and APPROVED, this 21st day of April, 2020.

Concerning Public Improvement Project 2020-01, Parking Lot Reconstruction and Storm Water Improvements

Mohrfeld opened the public hearing at 6:05 P.M. There were no written comments.

Mark Bousselot, Public Works Director, said the City had approximately \$1.6 million available to use for stormwater projects. The low bids on this project left about \$1 million on the table. He is working with bonding counsel and engineers to see what that can be used for within the scope of what is allowed. There are two possible projects, the parking lot at 8th Street and Avenue H, and the parking area in front of Council Chambers. He is still waiting to hear if these projects are acceptable.

At a question regarding what these funds could be used for, Bousselot said the refinancing was specific for permeable paver parking. These are considered water quality projects.

Mohrfeld closed the public hearing at 6:14 P.M.

RESOLUTION NO. 2020-21, APPROVE PLANS AND SPECS: Bowker MOVED and Rink SECONDED to approve a resolution adopting plans, specifications, form of contract and estimate of cost for Public Improvement Project 2020-01, Parking Lot Reconstruction and Storm Water Improvements.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 21st day of April, 2020.

RESOLUTION NO. 2020-22, AWARD CONTRACT: Rink MOVED and Cangas SECONDED to adopt a resolution awarding construction contract in the amount of \$429,533.20 to Meller Excavating and Asphalt, of Fort Madison, Iowa.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 21st day of April, 2020.

RESOLUTION NO. 2020-23, APPROVE CONTRACT/BONDS: Cangas MOVED and Morawitz SECONDED to adopt a resolution approving the contract and bonds of Meller Excavating and Asphalt, pending receipt of the documents.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 21st day of April, 2020.

Concerning the Issuance of Not to Exceed \$1,600,000 Sewer Revenue Capital Loan Notes (Sponsored Project)

Mohrfeld opened the public hearing at 6:12 P.M. There were no written comments.

Mohrfeld closed the public hearing at 6:13 P.M.

RESOLUTION NO. 2020-24, INSTITUTE PROCEEDINGS: Cangas MOVED and Rink SECONDED to adopt a resolution instituting proceedings to take additional action for the authorization of a loan and disbursement agreement and the issuance of Not To Exceed \$1,600,000 Sewer Revenue Capital Loan Notes.

Bowker believed an extra effort needed to be made to inform the public that this money is funding the parking lots project and is not coming from the City's General Fund.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution ADOPTED and ENACTED, this 21st day of April, 2020.

ORDINANCES/RESOLUTIONS

ORDINANCE NO. D-61, REZONE: Cangas MOVED and Rink SECONDED to approve the third and final reading of an ordinance rezoning property located at 1731 – 39th Street and adjoining alley between 38th and 39th Streets, and 1729 – 39th Street, from R-4, Single Family Dwelling District, to B-3, Service and Wholesale District.

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

MOTION PASSED 6-0

The Mayor then declared said Ordinance PASSED and APPROVED, this 21st day of April, 2020.

OTHER - None

DISCUSSION ITEMS

RESOLUTION NO. 2020-25, APPROVE NORTH LEE COUNTY HISTORICAL SOCIETY TO APPLY FOR GRANTS TO REPAIR LONE CHIMNEY MONUMENT: Mohrfeld said the North Lee County Historical Society (NLCHS) wishes to help with repairs to the Lone Chimney Monument. The Jean Espy Chapter of the Daughters of the American Revolution (DAR) are also invested in the Monument as they gave it to the City. He believed these two groups do not appear to be on the same page.

An email from Andy Andrews, Chair of NLCHS, he requested the City pass a resolution releasing ownership of the Chimney if they raise enough money for restoration and possible moving of Monument to the War of 1812 National Register Battlefield Site in the future. The DAR is opposed to the transfer of ownership and the move.

Bowker questioned if the monument has to be moved and if either of these organizations have the funds or wherewithal to move it. R. Andrews said it is owned by the City and it is our responsibility to maintain it. The upper portion of the Chimney is cracked and taking on moisture. He said moving is a secondary problem, repairing it is the first. Neither the DAR or NLCHS can apply for grants since the City owns it but need the blessing of the City. He would be interested to see what the DAR has in mind. Mohrfeld suggested sitting down with the DAR and NLCHS to discuss this project and then come back with something that they both sign off on.

R. Andrews pointed out the Chimney does not have to be moved. Mohrfeld said the new road was built to accommodate a spot to pull over and view the bridge, river and Chimney.

A. Andrews said he is just asking Council for authorization to apply for grants. Based upon A. Andrews' email, R. Andrews understood the City's confusion. Andy Andrews stated the upper portion of the Chimney would be taken off and moved over to the NLCHS Battlefield Park to repair.

Morawitz felt Council should approve the restoration. Where the Chimney is now located at is subject to train and vehicle traffic vibration. He felt it might be more prudent to move it and could be given or loaned to the NLCHS.

Bowker **MOVED** and Cangas **SECONDED** to adopt a resolution approving North Lee County Historical Society's request to apply for grants to repair the Lone Chimney Monument.

Bowker stated this motion does not transfer ownership or allow the monument to be moved on a permanent basis.

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

MOTION PASSED 6-0

The Mayor then declared said Resolution **ADOPTED** and **ENACTED**, this 21st day of April, 2020.

Historic Preservation Commission’s Request to apply for placement of the #2913 Steam Locomotive on the National Register of Historic Places

Mohrfeld asked if there were any issues if the locomotive was placed on the National Historic Register. Varley could find no financial or regulatory conditions. The application first has to go to the state historic preservation office and, if they approve it, it then will move to the federal level.

Morawitz noted that as long as there are no federal grants connected to the Locomotive there would be no restrictions. If so, the only restriction would be to maintain it as it is.

One Way Pairs Presentation

Tim Cutsforth, HR Green, gave a presentation regarding the project. He showed the original conceptual drawings of each section of the project and then what the current plans are. Cutsforth said in the beginning the City held several public meetings to gather input and also put together a steering committee. He recommended putting this project out for bid in August. If Congress passes a new stimulus that includes transportation projects this project would be shovel-ready.

TO BE CONSIDERED AT FUTURE COUNCIL MEETINGS: None

COUNCIL MEMBER COMMUNICATIONS: Morawitz questioned if a change could be made to the City’s animal ordinance following a complaint from citizen whose dog was attacked by another.

MAYOR ANNOUNCEMENTS: The City is meeting with a group on Thursday regarding the crafting of a proposal for ambulance service.

ADJOURNMENT

At 7:30 P.M., the regular meeting adjourned until Tuesday, May 5, 2020, at 5:30 P.M.

MANUAL CLAIMS & WARRANTS: See Claims dated April 16, 2020, in the amount of \$455,824.83 and April Library Claims in the amount of \$4,545.80.

PAYROLL	3/27/2020
General	\$179,784.65
Special Revenue	11,009.04
Road Use	27,123.88
Water	28,823.31
Sewer	39,166.91
Solid Waste/IWC	12,184.24
Airport	489.13
Storm Water	3,733.24
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	\$302,314.40

Matt J. Mohrfeld, Mayor

ATTEST:

Melinda L. Blind, City Clerk