

**MINUTES  
FORT MADISON CITY COUNCIL  
Monday, June 2, 2014**

The Fort Madison City Council met in regular session on Monday, June 2, 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 (participated via telephone), Rusty Andrews, Travis Seidel, Jason Huppert and Mark Lair. Council Member Kevin Rink was absent.

**VISITORS AND APPEARANCE REQUESTS**

There were none.

**AGENDA**

Seidel MOVED and Andrews SECONDED to approve the agenda, as written.

**MOTION PASSED 5-0\***

\*Contact with Wright was lost and then re-established following the vote.

**CONSENT AGENDA**

Lair MOVED and Greenwald SECONDED to approve:

- Minutes of May 20, 2014, as written;
- Liquor License Renewal with conditions: Pen City Aerie 1287 (Eagles Club), 4821 Avenue O, effective July 1, 2014 – Class A Liquor with Outdoor Service and Sunday Sales;
- Partial List of Cigarette Permits; and
- Payment of Claims.

**MOTION PASSED 6-0**

**PUBLIC HEARINGS**

***Concerning Not to Exceed \$100,000 General Obligation Capital Loan Notes (Energy Improvements), Series 2014***

At 7:04 P.M. Mayor Randolph opened the public hearing. There being no oral or written comments, Seidel MOVED and Wright SECONDED to close the public hearing.

**MOTION PASSED 6-0**

**RESOLUTION NO. 2014-25, APPROVE \$100,000 LOAN:** Rink MOVED and Andrews SECONDED instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City of Fort Madison, Iowa and the Iowa Economic Development Authority and the Iowa Finance Authority – Iowa Energy Bank and the Issuance of Not to Exceed \$100,000 General Obligation Capital Loan Notes (Energy Improvements), Series 2014.

City Manager Byron Smith explained these funds will be used to finance energy efficient lighting changes at some city facilities. This is a one percent interest loan made available by the State. The savings realized by the energy and maintenance savings from these changes to will be used to pay off the loan and the loan should be paid off in seven years.

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

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of June, 2014.

**AUTHORIZE BID LETTING:** Lair MOVED and Greenwald SECONDED to authorize bid letting for a Lighting Efficiency Project for Riverview, Central, and Old Settlers' Parks, City Hall and the CB& Q Depot.

**MOTION PASSED 6-0**

**ORDINANCES AND RESOLUTIONS**

**2ND READING, AMEND 9-8-1 AND 9-10-1:** Lair MOVED and Greenwald 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 15<sup>th</sup> Street and Avenue E a "Four Way Stop".

**TABLE MOTION:** Greenwald MOVED and Lair SECONDED to table this motion until the June 17, 2014 Council meeting.

Greenwald said the two co-authors of this issue are not here in person tonight and felt a full council was needed for due process.

ROLL CALL:           AYES: Greenwald, Wright, Seidel, Huppert, Lair

NAYES: Andrews

**MOTION PASSED 5-1**

**2ND READING ITC MIDWEST FRANCHISE AGREEMENT:** Lair MOVED and Seidel SECONDED to approve the second reading of an ordinance granting a franchise to ITC Midwest L.L.C. within the City of Fort Madison.

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

**MOTION PASSED 6-0**

The Mayor then declared said Ordinance PASSED and APPROVED this 2nd day of June, 2014.

**RESOLUTION NO. 2014-26, REISSUANCE \$700,000 SEWER LOAN:** Greenwald MOVED and Wright SECONDED to adopt a resolution approving and authorizing an Amendment to a Loan and Disbursement Agreement by and between the City of Fort Madison and Iowa Finance Authority, and authorizing and providing for the reissuance of the \$700,000 Sewer Revenue Capital Loan Note, Series 2004.

Smith said this is for sewer debt issued in 2004. The interest rates have been lowered and this will result in a savings of approximately \$28,800.

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

**MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of June, 2014.

**RESOLUTION NO. 2014-27, ACCEPT FINAL PLAT BOULDER SUBDIVISION:** Wright MOVED and Seidel SECONDED to adopt a resolution accepting the Final Plat for Boulder Subdivision.

Smith said the developer wishes to divide this lot into two pieces and the City's subdivision code requires Council approval to do this.

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

## **MOTION PASSED 6-0**

The Mayor then declared said Resolution ADOPTED and ENACTED this 2nd day of June, 2014.

### **OTHER**

#### **APPROVE CONTRACT WITH SEIRPC FOR TRANSPORTATION SERVICES:**

Greenwald MOVED and Andrews SECONDED to approve the Mayor's signature on a one year Contract for Transportation Services between the City and Southeast Iowa Regional Planning Commission effective July 1, 2014.

**MOTION PASSED 6-0**

### **DISCUSSION ITEMS**

**PRESERVATION OF THE RECREATED OLD FORT MADISON:** Smith reported the Old Fort Commission questioned if the buildings were structurally sound during the fire restoration process last year. A sub-contractor with a specialty in log construction and historic structures was brought in by Klingler & Associates to inspect the fort. Most of the damage found was surface damage such as warping and twisting of boards and fungal decay. Most of the damage was because there was no moisture barrier, cement was used as chinking material and the wrong type of oak (red or black) was used in several places instead of white oak

The report recommended the following:

- Bringing the sub-contractor back for further inspection. The sub-contractor was only here for two hours. The cost would be \$1,500.00.
- Remove all cement chinking.
- Perform soil testing.
- Begin treating all timber with a linseed oil type substance so they would be more weather resistant.
- Structural fixes for certain buildings such as extending the foundation walls, installing moisture barriers, re-facing of timbers.

Rough estimates for the repairs are:

- ♦ Re-chinking \$10-20,000 per building.
- ♦ No amount given for extending the foundation walls, moisture barrier.
- ♦ Minor re-facing of timbers \$15-20,000 per building.
- ♦ Major repairs would be \$250,000 per building.

Smith said there are some lower cost items such as removing the chinking that existing staff can do. At a question regarding where the funding for the repairs would come from, Smith had suggested the Old Fort Commission begin a fundraising campaign. The cost to bring the subcontractor back could be paid out of the general fund.

Smith said the life expectancy of the fort is approximately 10 years now and with repairs at least 30 years. Dr. Eugene Watkins, Old Fort Site Manager, said the subcontractor said white oak structures can last for 200 years.

Following a lengthy discussion, Smith will have the sub-contractor come back for a more in-depth consultation and then report back to Council.

**POSSIBLE USE OF FORMER MIDDLE SCHOOL AUDITORIUM:** Smith said this has been discussed previously. The owner, Todd Schneider, needs to know if the City wants to move forward with this project as he will need to preserve the auditorium and some space for public restrooms and dressing rooms. Because Schneider would be giving up apartments in order to provide these spaces, Smith and Randolph have looked to find a way to reimburse him for the lost revenue. A 10 year TIF could provide funds to reimburse the approximately \$30,000 yearly in lost revenue.

Smith said the City does not have a large seating venue and will probably never have access to something like this again. The state recognizes the historic value of the auditorium and is very interested in the possible co-use of the building. Schneider is looking for a verbal commitment from the City.

Council discussed financing concerns regarding the renovation and operation of the auditorium. Smith said there would be an "out" for the City in any agreement if the City is unable to secure grants and/or some form of tax credit for the project. Smith has talked with Fort Madison Community School District and Southeastern Community College. They both are interested in using the auditorium for some events and are willing to pay for the use.

Andy Andrews, 2020 Avenue G, felt the auditorium is a crown jewel in Fort Madison and said the Grand Theater in Keokuk and Capital Theater in Burlington are run by non-profits such as the City has suggested can be done with this auditorium. He encouraged Council to look into this further. Floyd Krogmeier, 2212 Avenue B, expressed concern over parking.

Smith will move forward and bring more information to Council at the next meeting.

## **REPORTS BY DEPARTMENT HEADS**

The library summer reading program begins next week. There will be some evening programs and a program for adults is planned for July. Driscoll said the majority of the streets in the Spring Asphalt program are complete.

**PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS**

Randolph reported a graduate student is doing a study on the reuse of the prison. The student has been contacted and will make a presentation regarding the results of the study here later this summer. Randolph hopes to form a committee following this to see how Fort Madison can reuse the prison.

**ADJOURNMENT**

At 8:25 P.M., Wright MOVED and Seidel SECONDED to adjourn until Monday, June 17, 2014, at 7:00 P.M.

**VOICE VOTE APPROVAL**

**MANUAL CLAIMS AND WARRANTS:** See Claims dated May 29, 2014, in the amount of \$147,698.912.

<u>PAYROLL</u>	<u>5/30/2014</u>
General	\$129,491.16
RSVP	1,300.95
Docks	587.57
Old Fort	2,690.49
Road Use	12,787.89
Hotel/Motel	1,344.87
Water	19,178.34
Sewer	25,278.74
Solid Waste	13,983.81
Storm Water	2,317.54
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	\$208,961.36

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Mayor Bradley A. Randolph  
City of Fort Madison

ATTEST:

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Melinda L. Blind, City Clerk