

**MINUTES  
FORT MADISON CITY COUNCIL  
Tuesday, December 16, 2014**

The Fort Madison City Council met in adjourned session at 7:00 P.M. on Tuesday, December 2, 2014, at City Hall, 811 Avenue E, Fort Madison. Mayor Randolph presided with Council Members Chris Greenwald, Brian Wright, Kevin Rink, Rusty Andrews and Chad Cangas. Council Members Travis Seidel and Jason Huppert were absent.

**VISITORS AND APPEARANCE REQUESTS**

Marge McCarty, 16 Oak Drive, presented a petition from her neighborhood complaining about the City's maintenance of sewer lines. McCarty had water in her basement on December 2 from a clogged sewer line. A plumber found carpet fibers in the line and said the blockage was where her line ended and the City's began. The City flushed the line, videoed the line and said the problem was her line. Public Works Director Larry Driscoll showed her the pictures of the line. She feels the expenses she has incurred are the City's fault. She did not understand how she could use enough water in one day to have 3-4 inches of water in her basement. She said she is not the only one in the area having problems.

Andy Andrews, Historic Preservation Commission chairman, believed there was some poor communication between HPC and City staff. Recently a property owner was given permission to tear out a curb and add a driveway. This property is at the intersection of 10<sup>th</sup> Street and old Water Street and is a brick street with the original 1886 curbing. HPC placed this property on a local historic preservation list in 2009. He would like to see if something can be done about this communication problem in the future.

**AGENDA**

Wright MOVED and Cangas SECONDED to approve the agenda, as written.

**MOTION PASSED 5-0**

**CONSENT AGENDA**

Rink MOVED and Greenwald SECONDED to approve:

- Minutes of December 2, 2014, as written;
- Resolution No. 2014-79 granting application for URTEC to Mark/Kara Pothitakis for property located at #7 High Point (pool);

- Liquor License Renewal: La Casa Salsa, 4821 Avenue O, effective January 1, 2015 – Class C Liquor with Sunday Sales;
- Mayor’s reappointment of Dan Reppert and Dianna Holmes to the Historic Preservation Commission, terms expiring December 31, 2017; and
- Payment of Claims.

**MOTION PASSED 5-0**

### **PUBLIC HEARINGS**

#### ***Concerning Amending Title 10, Zoning, Chapter 19, Off Street Parking and Loading, Section 2(A)(2), Section 3(G)(2) and Section 5(H)***

Mayor Randolph opened the public hearing at 7:12 p.m. Bob Manka, 35 Alta Drive, believed all properties on the list previously prepared by the Zoning Director were exempt from the parking requirements. He felt these changes were not needed, were very minimal changes and the Code should be updated to accommodate today’s needs. He said back when this Code was written, families only had one car, now there are two and three car families.

Randolph said a group met to discuss changing the ordinance to satisfy the parameters. He said changing the Code to accommodate larger car families might be a subject for another day.

Planning and Zoning Director Doug Krogmeier said during the discussions the issue of parking requirements for arenas, auditoriums and stadiums was brought up. The change gave an exemption for events lasting 10 days or less. Previously, it had been interpreted that all off-street parking should be paved. This change allows that if a business is only required to have six spaces, then only six spaces would need to be paved. This will bring everyone into compliance.

The third change relates to the buildings and structures erected prior to 1969 and not required to have those spaces. The uses of land established prior to the effective date means the lots do not have to be paved but cannot be used as a parking lot. This forces Krogmeier to look only at the buildings. The use of land section has been eliminated in the change. If a building were erected prior to 1969 it would be exempt.

Krogmeier said his predecessors have all required new buildings to have paved parking lots. This ordinance change will now allow new buildings to install gravel lots as the required spaces.

It was questioned if a business would be required to pave a lot for their employees. Krogmeier said if the business has the minimum amount of spaces paved the remainder of their parking spaces can be gravel.

Mike Mohrfeld questioned what would be needed if a pre-1969 property would change to a multi-family property. Greenwald felt the zoning of the property would supply that answer.

Krogmeier said if someone comes in and proposes a non-paved surface, the Public Works Director will verify the proposed surface meets SUDAS requirements.

Following a brief discussion it was determined Greenwald did not have to abstain from the vote on this matter as his property had the correct number of parking spaces needed.

Cangas MOVED and Andrews SECONDED to close the public hearing at 7:37 P.M.

**MOTION PASSED 5-0**

**1<sup>st</sup> READING, AMEND 10-19-2(A)(2), 3(G)(2), 5(H):** Cangas MOVED and Wright SECONDED to approve the first reading of an ordinance amending Title 10, Zoning, Chapter 19, Off Street Parking and Loading, Section 2(A)(2), Section 3(G)(2) and Section 5(H) to amend surfacing requirements for parking spaces.

ROLL CALL:           AYES: Greenwald, Wright, Rink, Andrews, Cangas  
                              NAYES: None

**MOTION PASSED 5-0**

The Mayor then declared said Ordinance PASSED AND APPROVED on it's first reading this 16th day of December, 2014.

**ORDINANCES AND RESOLUTIONS**

**RESOLUTION NO. 2014-80, DISCLOSURE INTIATIVE:** Rink MOVED and Greenwald SECONDED to adopt a resolution Ratifying, Confirming and Approving Participation in the Municipalities Continuing Disclosure Cooperative Initiative.

City Manager David Varley said this is a housecleaning measure and will bring the City into compliance with the Securities and Exchange Commission requirements.

ROLL CALL:           AYES: Greenwald, Wright, Rink, Andrews, Cangas  
                              NAYES: None

**MOTION PASSED 5-0**

The Mayor then declared said Resolution ADOPTED AND ENACTED on this 16th day of December, 2014.

**OTHER**

**RECONSIDER PURCHASE OF 1730 AVENUE H:** Rink MOVED and Wright SECONDED to reconsider the vote concerning the purchase of property located at 1730 Avenue H in the amount of \$105,000.

Cangas voted no on this measure at the last meeting but since then he has been able to gain more insight and information. While he still has his concerns regarding the highway plan, he felt that was a discussion for another time.

**MOTION PASSED 5-0**

**PURCHASE OF 1730 AVENUE H:** Greenwald MOVED and Wright SECONDED to approve the Mayor and Clerk's signatures on a contract for the purchase of 1730 Avenue H in the amount of \$105,000.

Randolph said the purchase of this property has no outcome on the way the highway project would go. The public will be allowed to have input on the project before it moves forward.

Greenwald said his intent is for this property to be used by the City. He did not want the City become a Landlord.

**MOTION PASSED 5-0**

**PURCHASE TWO 2015 FORD F250 TRUCKS:** Wright MOVED and Andrews SECONDED to approve the purchase of two 2015 Ford F250 4 x 4 trucks from Jim Baier, Inc. in the amount of \$45,801.84 for the Parks and Water Departments.

**MOTION PASSED 5-0**

**HIRE TWO REPLACEMENT PUBLIC WORKS EMPLOYEES:** Wright MOVED and Rink SECONDED to approve the hiring of two full-time replacement Public Works employees.

**MOTION PASSED 5-0**

**HIRE ONE REPLACEMENT POLICE OFFICER:** Cangas MOVED and Greenwald SECONDED to approve the hiring of one replacement Police Officer.

**MOTION PASSED 5-0**

**ENGINEERING AGREEMENT PIP 2015-01, AVE E 22-24<sup>TH</sup> STREETS:** Greenwald MOVED and Cangas SECONDED to approve the Mayor's signature on an Agreement for Professional Services with Poepping, Stone, Bach & Associates for design and construction engineering for PIP 2015-01, Reconstruct Avenue E from 22<sup>nd</sup> to 24<sup>th</sup> Street.

Driscoll said this project was awarded a Federal highway STP grant and the project will start in July. The grant pays 75% of the project and engineering costs.

**MOTION PASSED 5-0**

**CITY HALL ELECTRONIC LOCK SYSTEM:** Greenwald MOVED and Andrews SECONDED to approve the purchase of an electronic lock system for City Hall from Mohrfeld Electric.

Varley said Mohrfeld Electric has the City electrical contract and also has factory-trained technicians to install the lock system. This system would cover four doors to City Hall.

**MOTION PASSED 5-0**

**2013-2014 AUDIT:** Rink MOVED and Greenwald SECONDED to receive and file the City's audit for Fiscal Year ending June 30, 2014.

**MOTION PASSED 5-0**

**DISCUSSION ITEMS**

There were no discussion items.

**PRESENTATIONS BY LIAISONS TO BOARDS AND COMMISSIONS**

Cangas took Varley on tour of the prison earlier this week.

**ADJOURNMENT**

At 8:02 P.M., Wright MOVED and Cangas SECONDED to adjourn until Tuesday, January 6, 2015 at 7:00 P.M.

**VOICE VOTE APPROVAL**

**MANUAL CLAIMS AND WARRANTS:** See Manual Claims dated December 1, 2014, in the amount of \$163,064.42 and Claims dated December 11, 2014, in the amount of \$219,890.56.

<u>PAYROLL</u>	<u>12/12/2014</u>
General	\$176,621.54
RSVP	424.36
Old Fort	2,423.96
Road Use	17,080.37
Hotel/Motel	1,344.87
Water	26,402.09
Sewer	34,187.25
Solid Waste	19,977.27
Storm Water	17,020.80
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	\$295,482.51

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Mayor Bradley A. Randolph  
City of Fort Madison

ATTEST:

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Melinda L. Blind, City Clerk