

Madrid City Council
Regular Meeting
April 3, 2017
5:30 p.m.

The City Council meeting was called to order at 5:33 p.m. with Mayor Dirk Ringgenberg presiding.

Present at Roll Call: Steve Burich, Kurt Kruse, Val Chapman, Dave Cook and Lane Shaver.

Other City Officials Present: Public Works Director Scott Church, City Clerk Mary Jo Reese, Public Safety Director Rick Tasler, Attorney John Flynn, standing in for City Attorney John Jordan, Parks and Recreation Board Member Dualla Carlson and Fire Chief Jim Murry.

Motion by Councilperson Kruse, seconded by Councilperson Shaver to approve the agenda for April 3, 2017.

Ayes: All Present

Motion Carried

Motion by Councilperson Shaver, seconded by Councilperson Kruse to open the public hearing regarding Ordinance # 474, # An Ordinance Amending the Code of the City of Madrid, Iowa, 1999, by Amending Title II, Division 2, Chapter 36 "Sidewalk Regulations."

Ayes: All Present

Motion Carried

Motion by Councilperson Cook, seconded by Councilperson Shaver to approve the City Council meeting minutes of March 20, 2017

Ayes: All Present

Motion Carried

Motion by Councilperson Kruse, seconded by Councilperson Shaver to approve the claims for April 3, 2017 in the amount of \$19,472.21.

Ayes: All Present

Motion Carried

Don Fatka advised the Council he has had conversations recently with Mayor Ringgenberg and City Attorney John Jordan regarding items that have been mentioned in the annual report and other financial matters for the City. He stated the City currently has a large amount of reserve funding and there may be options for investing those funds to earn a higher interest amount. He stated the IBM stock currently held by the city on behalf of the Madrid Library needs to be sold. He is currently checking on the legal requirements to sell those stocks. Fatka feels funds currently held in CD's to cover current bonding requirements may not be for the correct required amount or there may be a better rate for the CD's. Fatka recommends the City develop and adopt an investment policy. He stated the City has a large amount in a cash balance. The City needs to look at that balance to decide if it is appropriate for a city of Madrid's size. Fatka also pointed out several items of concern in the audit and recommended reviewing procedures and processes to protect both the city and the employees.

Mayor Ringgenberg commented that more research needs to be done from years past and will be looking for guidance from outside partners such as Iowa League of Cities, and Area XII Council of Governments.

Mary Swalla Holmes of the Madrid Area Chamber of Commerce reported on an upcoming MACC banquet and annual meeting to elect new officers on April 8, a visioning session on April 22, and a visit from the Boone Ambassadors group will visit the new MACC office in Madrid. On April 29, there will be tree giveaway at Edgewood Park in conjunction with Arbor Day. Citizens may pick up trees from 9 A.M. to Noon and will be advised on proper planting procedures.

Councilperson Shaver advised the next meeting of the Labor Day Committee will be April 4, 2017 at which time they will be forming work groups in preparation for the Celebration in September.

Dualla Carlson of the Parks and Recreation Board advised the Park Board will meet each second Tuesday of the month at 5:30 p.m.

Don Lincoln representing Friends of the Trail stated he received a letter from Boone County Endowment Fund advising Friends of the Trail is the recipient of a grant in the amount of \$5,000 to be used towards additional lighting at the Johnson Family Trailhead.

Fire Chief Jim Murry advised of upcoming air compressor testing for the fire truck. The cost of the testing is around \$600. Also upcoming is annual testing on air packs. Testing will be done on 15 air packs at a cost of \$50 each.

Public Safety Director Rick Tasler stated he will be working to have junk vehicles removed from within the City. He is currently working on Labor Day preparation.

Mayor Ringgenberg commented a vacant home currently owned by the City may be available for a fire training exercise at a later date.

The Council reviewed a request by Penny Vossler of Boone County GIS mapping to renumber five properties on Park View Lane. Original numbers assigned to those homes were done incorrectly. Renumbering of those lots and houses should be done now, before the homes are purchased. The City will contact the developer of Parkview Estates to advise him of the renumbering process.

Motion by Councilperson Burich, seconded by Councilperson Kruse to approve the purchase of new support arms from C.L. Carrol in the amount of \$4,800. Church advised the support arms at the sewer treatment plant are bent and need to be replaced.

Ayes: All Present

Motion Carried

The Council reviewed preconstruction meeting minutes for the upcoming Annex Road project. Motion by Councilperson Shaver, seconded by Councilperson Burich to approve the meeting minutes. Church stated the plans for the project are complete and work should begin around May 1, 2017.

Ayes: All Present

Motion Carried

Scott Church asked for the Council's approval to purchase 600 ton of rock. Rock is needed to complete alley repairs, maintain the sewer plant road and Edgewood Park. Motion by Councilperson Cook, seconded by Councilperson Chapman to approve the purchase of an additional 600 ton of rock.

Ayes: All Present

Motion Carried

Motion by Councilperson Shaver, seconded by Councilperson Kruse to approve a request for payment from Mafco in the amount of \$15,843.74 for the first purchase of rock.

Ayes: All Present

Motion Carried

Motion by Councilperson Kruse, seconded by Councilperson Shaver to approve a request for payment from Rueter's for the purchase of a Bobcat milling head in the amount of \$8,629.00. Church advised public works employees are currently receiving training in the operation of the equipment.

Ayes: All Present

Motion Carried

Church explained to the Council the house at 504 W. 4th Street currently owned by Dan and Patricia Boone is sitting on a main storm and sewer line. The main needs to be replaced. The cost to replace the main is far greater than the value of the property. The storm sewer is currently

open and the property floods on a regular basis. Dan Boone has agreed to sell the property to the City for \$42,000. If the City were to purchase the property the house would be destroyed and the area left as a drainage area for the storm sewer. John Flynn advised the City will need to table the issue for vote at the next City Council Meeting. Motion by Councilperson Cook, seconded by Councilperson Kruse to table the issue and place the item on the agenda for the next meeting.

Ayes: All Present

Motion Carried

The Council discussed property the City currently owns at 405 West 21st Street. The City acquired the property which contains an abandoned house, from the estate of Steven Kruse and was purchased as it adjoins the drainage canal. Reese advised there is an adjoining lot, which is still owned by Kruse was recently listed for Sherriff's Sale. She stated the City has now paid the past due taxes on both properties to keep them from being sold. John Jordan is aware of the situation and will check into purchasing the vacant adjoining lot. Mayor Ringgenberg stated the house could become a training project for the Madrid Volunteer Fire Department. Ringgenberg also commented there are several pieces of property in Madrid which should be transferred to the adjacent property owners. Steve Burich commented on the alleyway behind Casey's. He was told the alley was closed, however the alleyway is still currently owned by the City.

Mayor Ringgenberg shared information regarding repairs to West 2nd Street, specifically the area in front of the Madrid Historical Society and the Larson Agency buildings. Drain intakes have collapsed and portions of the sidewalks and lighting are being affected. Church received a bid of \$93,886.00 to repair the problem. Councilperson Shaver feels the repairs were part of a capital improvement project which was previously approved by the Council. Reese advised she will research to see if the project was approved. Motion by Councilperson Shaver, seconded by Councilperson Chapman to approve the repairs to West 2nd Street.

Ayes: All Present

Motion Carried

Mayor Ringgenberg advised of a recent meeting with Chris Whitiker of Region XII Council of Governments regarding the updating of Code of Ordinances and development of a Strategic Plan. Updating of the Ordinances which would also include Planning and Zoning Ordinances would cost the City \$8,000. The Cost for the Strategic Plan would be \$1,500. Motion by Councilperson Shaver, seconded by Councilperson Kruse to enter into a contract with Area XII Council of Governments to update Ordinances and develop a strategic Plan.

Ayes: All Present

Motion Carried

Reese shared information regarding the flood plain designation throughout the City of Madrid. Some residents have the understanding that the City can remove their property from flood plain designation with FEMA. Upon investigating the situation, it was discovered that the IDNR will begin re-evaluating the flood plain throughout Madrid sometime in the spring of 2018. Until that time, a resident may at their own cost have their property surveyed, and request flood plain exemption through FEMA.

Mayor Ringgenberg explained a recent Standard and Poor's rating change by stating the City is currently not receiving enough revenue to pay for water and sewer expenses. A financial consultant recently hired by the City is reviewing past bonding procedures. Mayor Ringgenberg advised the City will need to raise both water and sewer rates again in the future.

John Flynn stated the City needs to designate an expert building consultant to testify on the City's behalf during upcoming dangerous building litigations. Flynn asked for the Council's approval to hire Jim Tometich as Madrid's dangerous building consultant. Motion by Councilperson Chapman, seconded by Councilperson Cook to approve the hiring of Tometich.

Ayes: All Present

Motion Carried

Councilperson Burich stated he has had recent conversations with citizens concerning who owns the alleyway behind Casey's. The City Clerk will investigate the situation and report back to Burich.

Councilperson's Kruse, Chapman and Cook expressed their appreciation to the public works employees for their work on the streets and alleys. Councilperson Cook also stated he is dealing with a citizen concerned with an alley closure in his Ward. The City will contact Dennis Young regarding the matter.

Motion by Councilperson Chapman, seconded by Councilperson Shaver to approve the third and final reading of Ordinance # 474, An Ordinance Amending the Code of the City of Madrid, Iowa, 1999, by Amending Title II, Division 2, Chapter 136 Sidewalk Regulations."

The Council considered a request for renewal of Liquor License and Change of Ownership from Flat Tire Lounge. Motion by Councilperson Kruse, seconded by Councilperson Chapman to table the matter until the next meeting, as the information received concerning ownership was not complete.

Ayes: All Present

Motion Carried

Motion by Councilperson Shaver, seconded by Councilperson Kruse to approve LOT donations to the following organizations. Boone County Prevention -\$1,000, Madrid Girls Softball, Madrid Little League, Madrid Soccer, and Madrid Youth Football - \$250 each, Madrid Historical Society - \$1,500, Performing Arts Council - \$1,500, and Boone County Historical Society - \$1,250 by consent agenda.

Ayes: All Present

Motion Carried

Dennis Wilcox wanted the Council to be aware that water and sewer bonds in the past have been sold as GO bonds. He stated he objected to the issuance of those bonds in that manner at the time it was done.

Colton Eccles of Madrid approached the Council to ask for funding and approval for his Eagle Scout project. He plans to build a horseshoe pit and presented the Council with drawing and a cost estimate of \$1,017.62. He also plans to landscape around the pits and place a plaque noting donations for the project. Eccles asked the Council to approve funding for the project in the amount of \$1,017.62. Motion by Councilperson Chapman, seconded by Councilperson Burich to approve the expenditure.

Ayes: Burich, Chapman, Kruse, Cook.

Abstain: Shaver

Motion Carried

Don Lincoln of 1672 334th Road asked the that the public be reminded that alleyways even though sold to adjacent property owners still have utility easement rights and cannot be built upon.

Councilperson Kruse advised of a recent meeting with Huxley Communications on March 29th. A representative of HuxCom will be at the next City Council Meeting on April 17th to introduce their product to the City Council. He also stated Midwest Technologies will be presenting bids for updating the phone systems and installing security cameras at City Hall.

Mayor Ringgenberg stated the City will be developing a social medial policy as the result of a recent request to post an event on the City of Madrid Facebook page.

Motion by Councilperson Kruse, seconded by Councilperson Cook to adjourn the City Council meeting at 7:05 pm.

Dirk D. Ringgenberg
Mayor

Mary J. Reese
City Clerk

Dirk D. Ringgenberg

Mayor

Mary J. Reese
City Clerk