

City of Fulton

City Council Meeting Minutes

March 28, 2022

Mayor Ottens called the meeting to order and directed the City Clerk to call the roll. On roll call, Alderman Banker, Mask, VanKampen, Nederhoff and Brondyke were present. Aldermen VanZuiden, King and Hunt were absent. City Attorney Shirk, City Administrator Clark, Public Works Director Sikkema, Sergeant Hamilton and several community members were present.

COMMUNICATION FROM VISITORS

KT3 Owner, Kyle Huebner asked for road closures for the Dutch Days Race. Road closures for the race will be approved by two department heads and or the City Administrator. Advised Kyle to bring in the road closure plan and discuss with Chief Neblung and Public Works Director Sikkema for approval at least 2-3 weeks before the event.

Citizen, Zach Ratcliff asked the council to make the 4% water and sewer rate increase effective June 30, 2022 instead of the May 31, 2022 proposed ordinance change, to give the public more of a notice than 60 days. Council did approve this change and when the ordinance is voted on later during the meeting will make the change in effective dates.

PRESENTATIONS

Charles Dykstra and Larry Russell made a presentation on a potential development of a condo area located on 8th Avenue and 3rd Street, which is currently owned by the City.

Mr. Dykstra says the area would be developed by a minimum of ten investors.

Drawings of the six condos were made public at the meeting and are still on display in the Council Chambers. These condo's according to Dykstra would be high end dwellings, and will be promoted to citizens in the Fulton area first.

Two condos with a parking garage would be in each building. Renderings depicted a river view from both the lower and upper condos – both with balconies.

Council will continue discussion in the future on whether or not they would be willing to sell the property for condo living, or market the area for other potential business opportunities.

BUSINESS

Approve the February 28, 2022 council minutes. Alderman VanKampen motioned, seconded by Alderman Brondyke. No discussion. Roll call vote, 5 yes, 0 no. Motion approved.

Approve of the January and February 2022 Treasurer's Reports. Alderman Mask motioned, seconded by Alderman Banker. No discussion. Roll call vote, 5 yes, 0 no. Motion approved.

Approve March 2022 Bill List. Alderman VanKampen motioned, seconded by Alderman Brondyke. No discussion. Roll call vote, 5 yes, 0 no. Motion approved.

Ordinance vacating part of 5th Ave between it's intersection with 6th and 8th Street for the township's "gifted" property for future burial use. City Administrator Clark asks that this be tabled until next month's meeting. All in agreement.

Approve to allocate funds to pay for the 14th Ave ADA update by IDOT. Alderman Mask motioned, seconded by Alderman Banker. Administrator Clark said funding in the amount of \$8395.00 to cover manhole and valve box adjustments will come from Fund 65, "street improvements." Roll call vote, 5 yes, 0 no. Motion approved.

Accept bid for the 8th Street Project from Porter Brother's Construction in the amount of \$325,062.85. Alderman Nederhoff motioned, alderman Mask second. City Administrator Clark states this bid is very low and a great one. All other funding will be covered from the Revolving Loan Fund monies given back by DECO and any additional funding will come from the street improvement fund. Roll call vote, 5 yes, 0 no. Motion approved.

Ordinance amending the sale of alcoholic beverages on Sunday mornings at 9:00 a.m. Alderman Brondyke motioned, seconded by Alderman VanKampen. No discussion. Roll call vote, 5 yes, 0 no. Motion approved.

Approve the Plat of Dedication of the proposed Progress Drive. Alderman Mask motioned, seconded by Alderman VanKampen. City Administrator Clark states that the plat defines the roadway through the Fulton Industrial Center. No further discussion. Roll call vote, 5 yes, 0 no. Motion approved.

Approve the IMRF Resolution, Code Section 125, accountability of retirement funds. Alderman Mask motioned, seconded by Alderman VanKampen. City Administrator Clark and City Clerk Garibay explained that when the city adopted the retirement plan of IMRF, this particular resolution should have been passed at that time. During a recent IMRF Audit the firm realized that a resolution was not on file and asked that the City pass one, "since the plan inception." With no further discussion. Roll call vote, 5 yes, 0 no. Resolution approved.

Approve ordinance amending water and sewer charges for the city, effective June 30, 2022, with changes. Charges will be increase on water and sewer sales only in the amount of 4%. Debt services will remain the same. Alderman Banker motioned, seconded by Alderman Brondyke. Roll call vote, 5 yes, 0 no. Motion approved.

DISCUSSION

Two meetings per month. Consensus of entire council to have an ordinance change back to two meetings verses one meeting per month, after the one year trial period. Agreed by all more time needs to be had over a two meeting process to make and research all aspects of the tax payer's options.

More research and discussion will result in better decision-making. Attorney Shirk will draw up new ordinance for vote at next month's meeting. New times will take effect in June, 2022.

Allocation of Adult Use Cannabis Monies, Fund 38. Alderman Mask asks for sidewalk funding, along with Alderman Nederhoff. Mayor Ottens asks that funding for infrastructure be a number one priority. City Administrator Clark asks all to think about where they would like to allocate funds to. As of June 15, 2022 the facility will be opened one year. More discussion will follow at future meetings.

Dolan Property

Council would like Mr. Dolan to present his "intent" of the additional property sales that he is asking from the Council. Mr. Dolan has contacted City Administrator Clark and stated he would like to purchase any additional property that is available in the Industrial Center. Alderman Mask and Alderman Nederhoff would like to see a business plan or a plan of intent on the proposed property. Mr. Dolan will be attending a meeting in the future with some type of business plan.

Corie Council Property

Mr. council has requested an additional 1.7 acres to square off his current property towards the rear and east of his building. City Attorney Shirk states this must be published and an ordinance drawn up for the additional sale. Will get in an ordinance prepared for the next meeting.

Budget

City Administrator Clark states he would like a special or continuation meeting to pass the proposed budget on April 11, 2022. This will follow the "Public Hearing" to be held prior to the regular meeting. The Public Hearing was published prior to the meeting in the Clinton Herald. All in agreement.

Reports

Finance – N/A

Economic Development – Report included

Parks and Recreation – Alderman VanKampen and Alderman Brondyke stated the Santa house will be built by the Industrial Arts Class at no charge except for the cost of materials in the amount of \$5200. The house will be stored at Frary Lumber Company during the off seasons. Alderman VanKampen also stated that donations are starting to come in for the Heritage Canyon

Building Improvements. Funding amounts, donors and expenses will be tract by Alderman VanKampen and City Clerk Garibay, with the City Administrator's approval.

Public Safety – N/A

Marina – Alderman VanKampen stated that 29 slips have been rented so far this spring.
Zoning – N/A

Mayor's Report – Verbal - Mayor Ottens received letter of intent for this year's audit from Wipfli. Directed the City Administrator to reach out for quotes.

City Administrator Report – Included

Chief of Police Report – Included

P.W. Director Report - Included

Historical Society Report – Included

Closed Session

Alderman Mask motioned, seconded by Alderman Brondyke to enter into closed session to talk about personnel, FOP negotiations and sale of property at 6:58 p.m. Roll call vote, 5 yes, 0 no. Motion approved.

Adjourn from Closed Session

Motioned by Alderman Mask, seconded by Alderman Brondyke at 7:56 p.m. to leave closed session. Roll call vote, 5 yes, 0 no. Motion approved.

Adjourned to continuation meeting to be held on April 11, 2022 at 5:30 p.m. Alderman Mask motioned, seconded by Alderman VanKampen. All in favor, 5 yes, 0 no. Meeting adjourned to April 11, 2022 at 8:00 p.m.

Respectfully submitted,
Tammy L Garibay
City Clerk