

**MCGREGOR CITY COUNCIL
REGULAR MEETING
OCTOBER 16, 2013, 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, October 16, 2013** at City Hall with Mayor Hallberg presiding. The meeting was called to order at 6:30 p.m. Mayor Hallberg led the Pledge of Allegiance. Council members present: Carroll, Halvorson, and Muehlbauer were present. Collins was absent. Muehlbauer moved, Halvorson seconded, to approve the Consent Agenda by one motion a) Agenda as listed b) September 23, 2013 Regular Meeting minutes c) Bills and Claims as presented for \$91,282.75 d) Treasurer's Report for September 2013 e) Planning and Zoning appointment – Beth Regan – term ending 10-26-2018, Library Board Appointment – Michael Hammer – term ending 06-30-2018 g) Pay request Owner Occupied Rehab Program House #4 \$21,160 to Bockenstedt Construction h) Pay request Lead Relocation – Home #4 John or Kathleen Keenan i) alley closure – Old Man River – Customer Appreciation Pumpkin Carving – October 27, 2013. **Roll call vote: Ayes-all. Motion carried.**

A scheduled public hearing to consider submission of a CDBG Grant Application for a water and sewer project was opened by Mayor Hallberg. Diana Johnson from UERPC reviewed the following nine points: **a. how the need for the proposed activity or projects were identified;** The need for the CDBG sewer grant with the Iowa Economic Development Authority came from various planning sessions within the city. The Iowa Department of Natural Resources (IDNR) conducts regular reviews of the City of McGregor sanitary sewer collection and treatment system. In these reviews, the IDNR highlighted high wastewater flows during wet weather due to infiltration and inflow to the collection system. Wet weather flows due to infiltration and inflow in recent years have even inundated the waste water treatment facility. With facility out of commission, untreated sewage was discharged directly to the Mississippi River until flows receded and the waste water treatment facility stabilized. The IDNR has been asking McGregor to begin addressing infiltration and inflow for several years. The City of McGregor and the sewer department have been discussing the infiltration and inflow problem and IDNR requests for action and hope to begin addressing the infiltration and inflow issue before the DNR mandates action in writing. The proposed project is Phase 1 and future phases are anticipated. **(b) how the proposed activity or projects will be funded and the sources of funds;** The request from the Iowa Economic Development Authority (IEDA) will be \$300,000. If successfully funded, the remainder of the proposed activity will be funded with \$591,310 of local match from the City of McGregor and \$132,000 from the McGregor Municipal Utilities for a total project cost of \$1,023,310. **(c) the date the CDBG application will be submitted;** The CDBG water/sewer application will be submitted on or before November 13, 2013 to the IEDA. **(d) requested amount of federal funds;** The requested grant amount is \$300,000.00. **(e) estimated portion of federal funds that will benefit persons of low and moderate income;** Given that a community income survey conducted in October, 2011 found that 53.68% of McGregor's residents could be considered low and moderate income persons, it can be expected that the same proportion of the funds will benefit that group of residents. Based on the 2010

Census, there were 871 residents living in McGregor, therefore 467 persons will benefit from having grant funding support this proposed project. **(f) where the proposed activity or project will be conducted;** The project will be conducted within the city limits of McGregor **(g) plans to minimize displacement of persons and businesses as a result of funded activities or projects;** No businesses or persons will be displaced as a result of the proposed facility rehabilitation and upgrades. **(h) plans to assist persons actually displaced, and;** No plans to displace any persons. **(i) the nature of the proposed activity or project.** The nature of the proposed project within the City of McGregor is to remove and replace old sewer main, manholes, and services within the City street right-of-way at C Street from- 7th Street to 6th Street; 6th Street from- C Street to Main Street; C Street from- 6th Street to 5th Street; 5th Street from- C Street to Main Street; 7th Street East of Walton; B Street from-1st Street to Existing Lift Station; and 1st Street from- B Street to A Street. Old water main will also be replaced in some locations. Curb and gutter and storm sewer will be constructed to aid in controlling storm water and keep it away from houses which likely have building drains. The street surfaces in all these locations are failing and will be replaced. No comments had been received at city hall. The hearing was closed.

A scheduled public hearing was opened to discuss the status of the Owner Occupied Housing Rehabilitation Program. Sarah Snitker from UERPC was present to give the information. The program includes work on 8 homes. To date three of the homes are completed, one will be completed within the next week, contractor walk through is scheduled for 2 homes on October 24 with bid opening on November 6. A total of five projects will be completed by November 26, 2013. No additional comments were provided on that project. Status of First Time Home Buyer is one home closed, 5 applications in process, two have had no follow-up with required information. Mayor Hallberg closed the hearing.

Dennis Regal was present to update the mayor and council on a successful grant application to UMGC. The grant will be used to purchase new flags for Main Street and the riverfront, replace the cable and repair a light that was damaged. Council commended the club for their successful application and their contribution to the community.

Carroll moved, seconded by Muehlbauer to approve the Community Development and Housing Needs Assessment. **Roll call vote: Ayes-all. Motion carried.** Halvorson moved, seconded by Carroll to approve Resolution 01-10-2013 Authorizing Submission of a CDBG Water/Sewer Grant Application. **Roll call vote: Ayes-all. Motion carried.**

Hardware store parking lot has had bumpers placed to keep vehicles away from the building. Mr. Davies is not ready to sign the property agreement yet, and asks for more time to review it. Roof work will be completed this week if the weather is suitable. The council discussed the auction scheduled for the Agri overlook. After discussion they determined that the city should not bid on the property. The council considered MMU's request for assistance in replacing the water meters over a 5 – 10 year period. Halvorson moved, seconded by Carroll to approve annual funding in an amount for an amount of \$4,750 or up to \$7,500 with an annual report provided to the council at the end of each

fiscal year showing expenditures in that year towards the project and a projection of expenditures remaining until the project is complete. MMU will invoice the city as the meters are purchased. **Roll call vote: Ayes-all. Motion carried.**

Discussion was held regarding the new audit requirements that are now in effect for municipalities. Currently the city and MMU are conducting separate audits and annual examinations. Rulings state that if a separate utility is included in the city's financial reporting the utility should be included in the city audit or examination. Preliminary discussion and cost estimates from the city's auditor show there would be significant savings with a combined audit/examination. Attorney Schuster explained that the council is entitled to make revisions to the ordinance that governs the utility to establish audit requirements, timing and if the utility is to be part of the city audit/examination. Currently both are paying filing fees and approximately the same cost for their audits or examinations. Council directed the clerk to research the issue further, develop a cost estimate, potential cost share and any other information that should be included in the ordinance change.

A proposal from Pat Callahan for a TIF analysis was presented. The analysis would provide insight into future revenue that will be generated, potential projects to use TIF funds, reporting for the consolidated districts, expiration dates and revisions to certification for the refunding of all bonds that has occurred. Muehlbauer moved, seconded by Halvorson to approve contracting with Callahan Municipal Consultants, LLC to conduct a TIF analysis for a projected cost of \$2,590 to \$3960. **Roll call vote: Ayes-all. Motion carried.** Health insurance renewal proposals were reviewed. A 9% increase was shown in the current plan with Gundersen. Other companies proposed rates were considerably higher. Muehlbauer moved, seconded by Carroll to approve the renewal with Gundersen – Plan 4B – at a monthly rate of \$2,568.00 **Roll call vote: Ayes-all. Motion carried.** Halvorson moved, seconded by Carroll to set Trick or Treat hours for 4 p.m.- 7 p.m. on Halloween, Thursday, October 31, 2013.

Scoring of proposals received for wetlands delineation of all areas of the FEMA storm water control project were reviewed. HR Green scored the highest of the three proposals received. Carroll moved, seconded by Muehlbauer to approve HR Green to conduct the study and enter into a contract amendment for the additional services for an amount not to exceed \$7,500. **Roll call vote: Ayes-all. Motion carried.**

Discussion took place regarding the dredging and rip –rap project along the riverfront. Soundings had been taken along most of the area including the boat ramp north to the private boat slips. An estimate was prepared for dredging based on a 6 foot depth at the shoreline for a length of 1,700 feet. No work on the dredging can take place yet this fall. Rip rap patch was not estimated however it was decided it would be necessary to do the work of both the rip rap and dredging from the water side. Muehlbauer moved, seconded by Halvorson to prepare scope of work and cost from Davy Engineering for permitting for the riverfront project to include the rip rap. **Roll call vote: Ayes-all. Motion carried.** Rough cost estimates were reviewed for a mussel study along the riverfront area where dredging is planned. Three firms provided their estimates which ranged from \$24,290 to

\$49,000. Ideally the study will need to be completed yet this fall to accommodate approval of the permit. And so that dredging can occur prior to docks being placed in the spring. Ecological Specialists was the apparent lowest bid however some clarification is required in regards to costs if mussels are found. Muehlbauer moved, seconded by Halvorson to proceed with planning for the mussel study this fall. A contract with inclusion of the biological assessment will be prepared for final approval. **Roll call vote: Ayes-all. Motion carried.**

Funds have been designated in the solid waste budget for the past two years for replacement of the trash receptacles along Main St. Mayor Hallberg stated she will select one or two styles and get cost estimates for the council to make approval. The mayor will contact Sally Muehlbauer to assist with the selection. Replacement will be for spring of 2014.

The council reviewed a summary of a meeting held with MMU to discuss RWW/Ohmer Ridge subdivision water pressure concerns. Gibbs Engineering had offered several options to consider to correct deficiencies in the system. His cost estimate was \$900,000 with recommendations including larger mains, water system looping, pulling water from the storage reservoir south of Main St., additional water storage in the sub-division area, fire flow booster station near the existing booster station, or a larger pump at the well. MMU asked that the city assist with TIF funding of any improvements to the water system, which can be considered following an analysis of TIF future revenue stream. Council discussed getting contacting other engineers to determine if the options given are the best ones available and to determine if the cost is an accurate estimation. Council authorized the clerk to talk to one or more other engineers to get input on the project.

Street superintendent Hamann asked the council to review an ordinance revision for winter parking and snow emergency. Chief Bogdonovich had provided input and asked that when the ordinance was prepared that he be allowed to review it. Keeping the language simple and easily understood is vital. A copy of Prairie du Chien's notice from last year's paper was discussed and it could serve as a good model. A redraft of the ordinance will be brought to the November meeting.

Most of the work related to the June storms has been completed with only ditch cleaning on Ash St left to finish. A letter from the Dollar Store owners was read which related to water in their basement. No allowance has been given in the past for costs to pump and MMU noted that the electric bill was less this September than last.

Muehlbauer moved, seconded by Halvorson to adjourn. Motion carried, meeting adjourned.

With business concluded, Muehlbauer moved to adjourn the meeting. Seconded by Halvorson. **Ayes – All. Meeting adjourned.**

Lynette L. Sander
City Clerk