

**MCGREGOR CITY COUNCIL
SPECIAL MEETING
OCTOBER 6, 2014, 6:00 P.M.**

The MCGREGOR CITY COUNCIL met in Special Session at 6:00 p.m. on **Monday, October 6, 2014** at City Hall with Mayor Brooks presiding. The meeting was called to order at 6:00 p.m. Mayor Brooks led the Pledge of Allegiance. Council members present: Carroll, Hallberg, Muehlbauer, Collins, and Halvorson.

A scheduled public hearing to take comments regarding Resolution 08-09-2014 Proposing Disposal of Property – Conservation Easements for FEMA Storm Water Control Project. The easement would place four areas of city owned property into a conservation easement but would still allow recreational and educational uses and construction of non-paved trails. No comments were received at city hall and no public comments were made at the meeting. Mayor Brooks closed the hearing. Muehlbauer moved, seconded by Halvorson to approve Resolution 01-10-2014 Approving Disposal of Property – Conservation Easement Related to FEMA Storm Water Control Project. Roll call vote: Ayes – all. Motion carried.

Patrick Callahan presented the TIF Analysis Report that was contracted for by the city. The report provided an overview of TIF and a history of its use in the city, a summary of each of the districts and associated expiration dates. The report also covered information on the past, present and future uses of TIF in McGregor as an economic development tool and to alleviate slum and blight. Mr. Callahan noted that the city has used TIF as it was intended to be used and provided a list of the past projects that were made possible with the funds. The draft will incorporate any changes noted and be sent to the city's bonding attorney and the County Auditor before the report is finalized and copies sent to the Mayor and Council. The council expressed their thanks for providing a detailed and understandable explanation of TIF.

The council reviewed health insurance renewal options for the annual renewal. The current Gunderson plan will no longer be available and the Plus Network that included Mayo Franciscan Health System will not be offered. Estimates from United Health Care, Wellmark, and Gunderson were considered. Collins moved, seconded by Muehlbauer to renew with the Wellmark Enhanced Blue 1000 Gold. Roll call vote: Ayes – all. Motion carried.

Muehlbauer moved, seconded by Halvorson to waive the three reading requirement for Ordinance 09-01-2014 Amending Ordinance 08-01-2014 to Correct a Shrivener's Error. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Halvorson to approve final passage of Ordinance 09-01-2014. Roll call vote: Ayes – all. Motion carried. The council reviewed Ordinance 10-1-2014 Pertaining to Winter Parking Regulations. The ordinance specifically designates the alternating days when parking is permitted during the winter months and deletes Section 69.17. Halvorson moved, seconded by Hallberg to approve the first reading of Ordinance 10-1-2014. Roll call vote: Ayes – Hallberg, Carroll, Muehlbauer and Halvorson. Nays – Collins. Motion carried. Hallberg moved, second by Muehlbauer to waive the three reading requirement for Ordinance 10-1-2014. Roll call vote: Ayes – Hallberg, Halvorson, Muehlbauer. Nays – Collins and Carroll. Motion defeated. Second reading will be on next meeting agenda.

Collins moved, seconded by Hallberg to approve Resolution 02-10-2014 Approving Property Agreement with EVD Enterprises with noted correction for the former hardware store parking area now owned by the city. Roll call vote: Ayes – all. Motion carried. Once signed EVD may survey the encroachment area and then the temporary use permit may be approved. The Community Development and Housing Needs Assessment was provided to the council for review. No changes were requested. The document will be approved with other Owner Occupied Housing Rehab requirements at the next meeting.

The final report of the mussel study was provided to the council. The length of the riverfront park from the boat ramp to the end of the boat houses was surveyed. No endangered species were found. Mussels were relocated to the point of the island across from the boat ramp. Permits for the riverfront project have been issued. Cost estimates for additional work at the riverfront were considered. Collins moved, second by Carroll to authorize change orders for approval at the next meeting for additional work at the riverfront for dry hydrant, storm sewer extension and valve, and an additional 600 feet of rip rap. Clerk is to have engineer prepare the change orders with a not to exceed amount and is authorized to approve additional amount to complete the rip rap up to the project fund balance. Roll call vote: Ayes – all. Motion carried.

Mayor Brooks asked for a council member willing to meet with railroad representatives to discuss a concern about engines idling beyond the south boundary of the sewer plant. The crew pick up vehicle can't drive to that location because there is not a passable access. Providing an access road for the pick-up vehicle to drive is a solution that was discussed by the Mayor and Clerk, but a suitable area has to be determined. Councilman Carroll will visit the area and then will contact the road master to determine an appropriate contact and or to set up a meeting to discuss. The council discussed a letter received from Don Hattery regarding a request for city water service to South McGregor homes. Council recognized the reason for concern and directed the clerk to send the letter to MMU along with a letter from the city requesting a written response for the November 19 meeting.

With business concluded, Collins moved to adjourn the meeting, second by Carroll. Ayes – All. Meeting adjourned.

Lynette L. Sander
City Clerk