

**MCGREGOR CITY COUNCIL
REGULAR MEETING
JANUARY 21, 2015 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, January 21, 2015** at City Hall with Mayor Brooks presiding. The meeting was called to order at 6:30 p.m. Mayor Brooks led the Pledge of Allegiance. Council members present: Halvorson, Carroll, Hallberg, Collins, and Muehlbauer.

Halvorson moved, seconded by Carroll to approve the Consent Agenda by one motion a) Agenda as listed b) December 17, 2014 Regular Meeting minutes c) Final pay request – Riverfront – Newt Marine Services - \$9,603.00 d) Final pay request – Prospect St. – Welch Excavating - \$2,103.40 e) Bills and Claims as presented – Expenditures: City- \$246,566.52, Library - \$2,206.13 – Revenues - \$147,512.07 f) Treasurer’s Report for December, 2014 g) Dock Commission Appointments – Mike Eilers- Term Ending 12-31-2017 h) Mayor council committee appointments – Personnel- Muehlbauer & Halvorson, Economic Development – Halvorson & Hallberg, Infrastructure – Muehlbauer & Collins, Parks and Riverfront – Hallberg and Carroll, Housing – Carroll and Kim Brooks, MMU Liaison Committee – Collins & Muehlbauer, Historic Preservation Liaison – Halvorson. Roll call vote: Ayes – all. Motion carried.

Hearing of Delegations: No comments made.

Lori Brockway from Upper Explorerland Regional Planning Commission provided the council with an update regarding housing programs. McGregor has just completed the Owner Occupied Rehabilitation Program which assisted eight homeowners. A new application has been submitted for another eight homes with the grant award decision to be made in May. The 1st Time Homebuyer grant to assist new homeowners to purchase a home has one completed, one in progress, one applicant being processed, leaving the need for one more qualified applicant. She encouraged council to spread the word to potential buyers. A sample housing study was given to the council that was completed for Howard County. The city has submitted correspondence to Clayton County Development Group requesting they submit an application to the housing trust fund to assist with completion of a study for Clayton County. McGregor has pledged \$5,000 annually to the NEIRHTF to assist LMI property owners with repairs to their homes. Collins noted his approval of this program and moved to pledge \$5,000 to the 2016 NEIRHTF. Second by Hallberg. Roll call vote: Ayes: all. Motion carried.

Rick and Brenda Trudo addressed the council regarding the ongoing process of proving right of way location in the area surrounding their property along Water Street. DOT has not confirmed the survey that was submitted. The issue is a result of development interest of the property which will require DOT and the railroad concerns be resolved prior to the city receiving a development plan. The Mayor and Council directed Attorney Schuster to prepare a letter to the IDOT offering support of the project and the economic benefits that the community would receive. Mayor Brooks will sign on behalf of the City Council.

Jerry Van der Kamp had emailed the city administrator requesting information on potential uses and development of the overlook area on Point Anne Lane. The overlook is located in R-2 which does allow tourist cabins or residential structures. Mr. Van der Kamp had also inquired about vacation of the portion of Point Anne Lane (C Street) adjacent to the overlook. Council asked the clerk to request more information on what Mr. Van de Kamp would like to do. Sewer and water mains are available, however, the sewer main is not close and would have to be extended. The council would also like to see the lot shape and the location of the road relative to the overlook and the parking area that was leased to Agri-Industries when the overlook was constructed.

Collins moved, seconded by Halvorson to approve Resolution 01-01-2015 Approving Property Agreement for encroachment area of old hardware store parking lot. Roll call vote: Ayes – all. Motion carried. Mr. Davies will need to supply the recorded plat and pay the \$500 legal fees before the disposal process can be completed. Carroll moved, seconded by Hallberg to approve Clayton County Conservation Board required minor changes to the conservation easement before approving it. Carroll moved, seconded by Hallberg to approve Resolution 02-01-2015 Approving Supplement to Resolution 01-10-2014 Conservation Easement. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Hallberg to approve Resolution 03-01-2015 Authorizing Transfer of Funds \$27,960.66 to Sewer Fund. Roll call vote: Ayes – all. Motion carried. Collins moved, second by Hallberg to approve Resolution 04-01-2015 Setting Rates for Leasing Commercial and Private Riverfront Property – 2015 @ \$10.00 per foot, 2016 @ 12.50 per foot, 2017 @ 15.00 per foot. Roll call vote: Ayes – all. Motion carried.

The Council reviewed recommendations for dock lease revisions that were given by the Dock Commission. The city attorney was directed to prepare a draft lease with the recommendations for review prior to the next regular meeting. Recommendations include elimination of pushers and cables, electrical service requirements, maintenance of the frontage, and making slips uniform in size with maximum lease areas of 25'. Halvorson moved, seconded by Muehlbauer to approve Resolution 05-01-2015 Approving Intergovernmental Agreement for Establishment of Emergency Management Commission and By-laws. Roll call vote: Ayes – all. Motion carried. Collins moved, seconded by Hallberg to approve Title VI Non-Discrimination Agreement IDOT. Roll call vote: Ayes – all. Motion carried. Collins moved, seconded by Hallberg to approve Standard DOT Title VI Assurances. Roll call vote: Ayes – all. Motion carried.

Carroll moved, seconded by Muehlbauer to approve permit for use of city property for the Hole in the Sock Gang for the street theater for 1st St. from Main St. to A St. for June 27, July 25, August 29, September 5 & 26, and October 31. Roll call vote: Ayes – all. Motion carried.

In attendance from the Library were Vicki Breitbach, Tom Sinclair and Michelle Pettit. Ms. Pettit provided the council with the annual report that included patron totals, visits to the library, gifts and memorials, volunteer hours, activities, grants, and projects for the year. In addition she discussed 2015 goals and projects and presented the preliminary budget request with the only increase over last year being in the wage category. Ms. Pettit was recognized for the level of service and dedication she brings to the community. The staff was also thanked for their commitment and quality of service provided. Mr. Sinclair also stated that he felt the McGregor Public Library is probably one of the best libraries in the state in a community of this size.

Lynette Sander provided an update on park board activities and presented a list of items for budget. Turner Park Fitness for All Ages committee has completed the planning stage of the project and will begin promotion and fund raising in the next couple of months. Phase I walking trail/track and Phase II nature inspired playground are to be completed together. The project was approved for the Isle of Capri affiliated Community Aces grant application which will require on-line voting to begin February 1. More info will be available soon. In addition a letter of request was sent to the R.J. McElroy Trust Fund for assistance with the playground equipment.

Bonnie Pruettt addressed the Council on behalf of the McGregor Marquette Center for the Arts. She provided a recap of the activities, grants, programs and sales for 2014. Planning for 2015 includes three opening receptions, 7 day a week mid May through the first week of December, grant requests for Arts After School programs, assisting the Chamber of Commerce with the fall arts festival, and continued collaboration with other organizations and the city to offer special events and activities. The budget request was reviewed with the 2015-2016 request being \$10,000 which would help to cover increased costs associated with the extended hours the center will be open. Mrs. Pruettt thanked the Mayor and Council for support the city has provided which has been critical to the success of the center.

Carolyn Gallagher provided the budget for the upcoming year for the McGregor Marquette Chamber of Commerce. Mayor Brooks stated he had asked the Council to make visits to businesses to gather information as to whether or not the Chamber was meeting their needs and to determine what, if any, changes might be beneficial. This was in light of concerns he had received in the past and wanting to see what the city needs to do to assist the Chamber in providing the members with the service they need to be successful. A summary of comments had been prepared for the council but was tabled along with review of Resolution 01-04-1994 for discussion with the full Chamber Board at their meeting on January 22.

The renewal proposal from Waste Management was presented. Current contract expires in March. The council asked that the proposal be placed on the February agenda for further discussion. Council compiled a list of properties sited to receive letters regarding nuisance conditions that need to be cleaned up. If the owners do not address the issues specified in the letter nuisance abatement proceedings will be initiated.

James Maloney from Davy Engineering gave the council an update on the MMU meeting he had attended to discuss the utility poles and retaining walls along C-St. that are within the sewer/water project area. There are several poles and a guy pole and wires that must be moved to accommodate widening of the roadway. In addition, MMU will need to provide support for power poles located behind the existing retaining walls that will be removed and replaced. Discussion took place regarding the potential of burying power lines along C-Street but no decision was made on that issue due to time constraints of having bid documents ready for bid letting in February. The retaining walls that must be replaced are located within the street right of way. A cost share with property owners will be determined when the final bid cost is in place.

A quote to sandblast, prime and paint the Victorian park benches was received from Scott's Body Shop on Ann Street. Benches were quoted at \$110 each with a discount applied if all of

the benches were done at once. Muehlbauer moved, second by Hallberg to approve the work at a cost not to exceed \$1,500. Roll call vote: Ayes – all. Motion carried.

A request was made that the Council consider extending sidewalk on Garnavillo Ave. from the point where it ends to the edge of town. The terrain may limit the ability to take the sidewalk any further with hills on one side and the storm sewer ditch on the other. Council was asked to visit the site and bring their input to a future meeting.

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

Lynette L. Sander
City Administrator