

**MCGREGOR CITY COUNCIL
JOINT SPECIAL MEETING WITH HPC
MAY 6, 2015 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, May 6, 2015** at City Hall with Mayor Pro Tem Muehlbauer presiding. The meeting was called to order at 6:30 p.m. Council members present: Carroll, Hallberg, and Muehlbauer. Collins and Halvorson were absent.

Historic Preservation Members in attendance: Wild, Kneer, Clark, Bickel, Boelman and advisory member Petitt. Others in attendance Mel Wild and Audrey Posten. Collins arrived at 6:35 p.m.

The joint meeting was held to present the final report completed on the Sullivan Opera House for the CLG predevelopment grant. A summary of the full report was provided showing photos of the interior, remaining historic materials, and comparisons of the façade today to historic photos. Cost estimates were also provided with breakouts for various stages of rehabilitation for life safety, building, second floor converted to assembly space, or second floor rehabilitated as apartments and for some optional work. He concluded that although the first floor has experienced water damage and is beyond salvage the foundation is good and the remainder of the building is a good candidate for rehabilitation. Continued mothballing and stabilization are important until such time as a developer is found. In order to take advantage of tax credits the building will need to be held privately rather than publicly. Because of the magnitude and cost of the project Mr. Steinmetz encouraged the city to seek out developers who have completed similar projects. The final reports have been delivered and he thanked the city and HPC for giving him the opportunity to work on the grant project.

Halvorson arrived at 7:20 p.m. The council was provided a status report for the Sewer Rehab project. Utility work has been completed on 1st St. The project is going well with only one item related to water service at Old Man River that had incurred adding additional cost. There was a delay of about half a day that resulted from confusion over the existing service lines that were discovered. There will be an additional service connection charge of \$1325 to compensate the contractor for down time. Council discussed whether that cost should be passed along to MMU however did not feel it would be fair to have these costs in turn billed to OMR as part of their service connection. Council determined it would be included in the project costs without requesting reimbursement from MMU along with other service connection costs. Utility work is progressing and all underground work may be completed in 2 – 3 weeks. Halvorson moved, seconded by Carroll to approve Pay Request #1 to A-1 Excavating, Inc in the amount of \$105,696.05. Roll call vote: Ayes – all. Motion carried. A cost estimate is being compiled for storm sewer improvements at the inlet between Horsefield and McGregor Landing to help to drain more water during heavy rain events. That estimate will be presented at the May 20 meeting.

Carroll reported to the council that he had visited the marina to discuss concerns expressed by the owner. A meeting with the mayor, Eilers Electric and city administrator was also held. Concerns over the elbow have been corrected, electric boxes are in place as the termination point

and should be used, movement of the steps is being researched by the engineer, stone steps and drainage concerns and how to correct will be looked at by the city crew in the next couple of weeks, city will provide a padlock set.

Council reviewed a draft Ordinance for revisions to Chapter 69, parking requirements. The update was proposed to correct handicap parking area descriptions, addition of 24 hour parking limits at the intersection of River St and Main Street, and to add no-parking areas. Sander asked the council to review and have recommendations to her a week before the May 20 meeting for the attorney to prepare the ordinance for approval. A draft of revisions to Chapter 68 – One-way parking was also provided for review and discussion. Council will also provide their comments to the clerk for presentation of the ordinance at the next meeting.

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

Lynette L. Sander
City Administrator