

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
AUGUST 19, 2015 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, August 19, 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, and Muehlbauer. Collins was absent.

Halvorson moved, seconded by Hallberg to approve the Consent Agenda by one motion a) Agenda as listed b) July 15 2015 Regular Meeting minutes and August 5, 2015 Special Meeting Minutes c) Bills and Claims as presented – Expenditures: City- \$198,036.21, Library - \$2,675.59 Revenues - \$287,002.32 d) Treasurer's Report for July 2015 e) Liquor License renewal – Pocket City Pub. Roll call vote: Ayes – all. Motion carried.

Hearing of Delegations: No comments received.

Police report – Chief Bogdonovich provided an update on the hiring process. Currently testing is taking place. He expects a officer will be hired in September or October. Operations report – provided an update on status of sewer rehab project update: The road has been prepped for asphaltting which is scheduled for Tuesday August 25 weather permitting. Some of the finish work has been completed. There are still some areas of concrete work to finish up and the colored walkways on 5<sup>th</sup> and 6<sup>th</sup>. Most of the work should be complete by the end of the month.

A scheduled public hearing was opened to take comments on proposed actions to enter into a loan agreement to borrow funds not to exceed \$200,000 for construction of sidewalk, street, storm sewer, sanitary sewer and water system improvements. No comments were received and the hearing was closed. Carroll moved, seconded by Muehlbauer to approve Resolution 02-08-2015 Taking Action with Respect to a General Obligation Corporate Purpose Loan Agreement in an amount not to exceed \$200,000. Roll call vote: Ayes – all. Motion carried.

A scheduled public hearing was opened to provide a status of funded activities for the CDBG Sewer Rehabilitation Project. Casey Mai grant administrator provided the following information: The project is approximately 85% complete. The sanitary sewer mains, manholes and services have all been installed and replaced. Retaining wall along C Street has also been constructed. The latest pay estimate is current through July 20, 2015 and indicates that CDBG reimbursable construction expenditures are at \$149,692.00 in terms of work completed and engineering expenditures are at \$25,379.00. The total CDBG construction/engineering expenditures requested-to-date is at 58%. Work remaining on the project includes concrete sidewalks and driveway connections, asphalt paving on C Street, 5<sup>th</sup> Street & 6<sup>th</sup> Street, along with final surface restorations. The final completion date has not changed, as the end date is still set for October of 2015. The original contract amount from A-1 Excavating Inc. decreased from \$906,745.25 to \$837,901.25 after three approved change orders. For more information on this project, feel free to contact Casey Mai, Upper Explorerland Regional Planning Commission, 563-382-6171, ext 212.

A scheduled public hearing was opened to take comments regarding submittal of an application for a CDBG Owner Occupied Rehabilitation funding. Lori Brockway, UERPC, provided the following information regarding the proposed grant: The need for the owner-occupied housing with the Iowa Economic Development Authority came from several public meetings held by the city council members. McGregor's aging housing stock is a real concern for the city to promote business development and economic growth. An LMI survey was completed in September, 2014 which indicated an LMI of 52.97% for McGregor households. This further substantiated the need for owner occupied housing and those 52.97% would benefit from the assistance of the CDEBG funds to improve these homes. The proposed activity will be funded with \$12,000 of local match or \$1,500 per home from the City of McGregor and \$6,000 or \$750 per home from the Northeast Iowa Regional Housing Trust Fund for the owner-occupied program for eight homes. The Housing Fund Owner-Occupied application will be submitted on or before January 15, 2016 to the Iowa Economic Development Authority (IEDA). The requested amount is \$307,380 for the Owner-Occupied Housing Rehabilitation Program. The City has proposed assisting eight LMI households with rehabilitation of their homes. The intent is to target those living in homes considered to be in deteriorated condition. In looking at the 2014 LMI survey that was completed, 52.97% of McGregor residents are considered low to moderate income persons, it is expected that these funds will benefit eight home of the 52.97% population. The projects will be conducted within the city limits of McGregor. No businesses or persons will be displaced during this process. There are no plans to displace any persons. The nature of the proposed projects within McGregor is to assist in the rehabilitation of eight existing homes for low to moderate income families. The programs mission is to stimulate McGregor's economy one home at a time. No comments were received and the hearing was closed. Halvorson moved, seconded by Hallberg to approve Resolution 03-08-2015 Authorizing Submission of a CDBG Application to the IEDA and the Expenditure of Funds to be applied to Local Match for a Housing Fund General Application for Owner-Occupied Rehabilitation. Roll call vote: Ayes – all. Motion carried.

The Council reviewed the Community Needs Assessment and provided several minor changes. Halvorson moved, seconded by Carroll to approve the Community Needs Assessment with the stated changes. Roll call vote: Ayes – all. Motion carried. The CDBG Owner Occupied Rehabilitation Program Administrative Plan was reviewed with discussion of the including elderly relocation waiver and adding language regarding terms for previous recipients of 2012 funding. Hallberg moved, seconded by Halvorson to approve the CDBG Owner Occupied Rehabilitation Program Administrative Plan with the changes discussed. Roll call vote: Ayes – all. Motion carried. One proposal was received in response to RFPs sent for technical services for the 2016 CDBG Owner Occupied Housing Rehabilitation Program. Carroll moved, seconded by Hallberg to approve UERPC for technical services at a cost of \$36,000 if awarded the funding. Roll call vote: Ayes – all. Motion carried.

A scheduled public hearing was opened to take comments regarding Resolution 01-08-2015 Proposing Disposal of Real Property. The property is located within the Adam Meana property and is part of negotiations for acquisition of easements for the FEMA storm water control project. No comments were given and the hearing was closed. Carroll moved, seconded by Hallberg to approve Resolution 04-08-2015 Authorizing Disposal of Real Property to Adam Meana. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Halvorson

to approve Resolution 05-08-2015 Authorizing Entering into Agreements for Permanent Easements, Temporary Easements, or Purchase of Properties for the FEMA Stormwater Control Project. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to approve Resolution 06-08-2015 Approving 2014-2015 City Street Financial Report. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Hallberg to approve Resolution 07-08-2015 Turner Park Agreement with MFL MarMac Schools. Roll call vote: Ayes – all. Motion carried. Ordinance 08-01-2015 Amending the Code of Ordinances of the City of McGregor, Iowa, 2011 by Repealing Provisions Pertaining to Railroad Warning Signals was presented. The repeal is a result of legislative changes. Muehlbauer moved, seconded by Hallberg to approve the first reading of Ordinance 08-01-2015. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Muehlbauer to waive the three reading requirement. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to approve final passage of Ordinance 08-01-2015 Repealing Provisions Pertaining to Railroad Warning Signals. Roll call vote: Ayes – all. Motion carried.

Halvorson moved, seconded by Hallberg to approve pay request No. 4 for the Sewer Rehabilitation Project to A-1 Excavating in the amount of \$114,386.08. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Hallberg to approve the bid from Vorwald Enterprises, Inc for Cross Street storm sewer and street improvements in the amount of \$42,672.60. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Hallberg to approve the bid from Vorwald Enterprises, Inc. for Prospect St. curb and gutter and street improvements in the amount of \$26,294.60. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Halvorson to approve bids for Turner Park walking trail for \$18,415.00 to Vorwald Enterprises, Inc. for dirt work and culvert and \$18,898.34 to Iverson Construction for asphalt of the walking trail. Roll call vote: Ayes – all. Motion carried.

Muehlbauer moved, seconded by Hallberg to approve use permits for Little Bulldog/Dr. Smith Childcare Centers for a run walk at Triangle Park on Sept. 5 and Friends Helping Friends for a walk run at Triangle Park on Sept. 19. Roll call vote: Ayes – all. Motion carried. Walter Stavroplus provided some information on signs and posts for a replacement city hall sign he is working on for his Eagle Scout project. Council asked the city clerk to research more options and how the retaining walls would be installed if that is what is to be done. Halvorson moved, seconded by Hallberg to approve the fiscal year end reports from the dock commission, remaining balance \$31,520.10 and the park board, remaining balance \$2,296.69. Roll call vote: Ayes – all. Motion carried.

Mayor Brooks passed along a thank you to those who assisted with repair of the flag pole at the riverfront. Those who helped were Dan Keyes, Dan Gingerich, Jakob Regal, and McGregor Marina staff. He informed the audience that there has been no presentation or request made by the owners of the Holiday Shores property. The city has not been approached with a plan. Isaac Greener asked if he could continue working on Fridays beginning next week when he begins college. Council agreed to allow him to continue working until October and they would take another look at the work load at that point. Hazard Mitigation Planning meeting is scheduled for September 21 at 5:30. Public is welcome to provide input.

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

Lynette L. Sander  
City Administrator