

**MCGREGOR CITY COUNCIL
REGULAR MEETING
FEBRUARY 17, 2016 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, February 17, 2016** 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, Hallberg, Carroll, and Muehlbauer.

Halvorson moved, seconded by Carroll to approve the Consent Agenda by one motion a) Agenda as listed b) January 20, 2016 Regular Meeting minutes and January 25, 2016 and February 3, 2016 Special Meeting minutes c) Bills and Claims as presented – Expenditures: City- \$60,984.48, Library - \$1,867.90, Revenues - \$132,597.35 d) Treasurer’s Report for January 2016 e) Appointments – Board of Adjustment – Pat Mullarkey and Kate Young - Terms ending 03-06-2021, Roll call vote: Ayes – all. Motion carried.

Hearing of Delegations: Request made to make one copy of council packet available for audience to view.

Police report – Officer Sear provided an update of police activities.

Mayor Brooks opened a scheduled public hearing to take comments regarding Resolution 03-01-2016 Proposing Disposal of Property – C Street (aka Point Anne Lane). No comments were received during the hearing. The clerk reported that she had met with Judy Koutney who had no objection to the disposal but did want to stress the need for the new owners to be mindful of erosion control during construction so that there were no wash outs on to her property below. A copy of the P & Z meeting minutes with the Commission’s recommendation to allow the vacation was provided. With no additional comments being offered, Mayor Brooks closed the public hearing. Hallberg moved, seconded by Muehlbauer to approve Resolution 01-02-2016 Concerning the Vacation and Disposal of a Portion of C-Street, aka Point Anne Lane which authorizes the clerk to acquire two fair market value appraisals. Roll call vote: Ayes – all. Motion carried.

The Council reviewed a letter received from attorney Michael Blaser who represents Trilogy Partners LLC in the matter of the zoning request for construction of condominiums on the former Holiday Shores property. His letter states he is an owner, and now the manager for Trilogy Partners LLC. Mr. Blaser states the company’s intent to pursue an appeal of the decision to deny the zoning change. The letter offers the property for sale to “the City or other City-sponsored buyer” for \$1,050,000. After some discussion and acknowledgement that the City would not be making an offer on the property, Carroll moved, seconded by Muehlbauer to have Attorney Schuster mail a letter to Mr. Blaser on behalf of the city council declining the offer to purchase the property. Roll call vote: Ayes – all. Motion carried.

A request from Tim Gehrman and Brenda Boeke for assignment of the remainder of the TIF rebate agreement between the City and Tim Gehrman Construction was reviewed. Mrs. Boeke purchased the property from Gehrman Construction in September of 2015. The rebate runs

through June of 2019. Halvorson moved, seconded Hallberg to approve assignment of the remaining TIF rebate to Brenda Boeke. Roll call vote: Ayes – all. Motion carried. The proposed 2016-2017 budget was presented. The proposed tax levy is 14.08811 which is slightly under a ten cent increase over the current levy. Halvorson moved, seconded by Hallberg to approved the preliminary budget as presented and set a public hearing date for March 9, 2016 at 6:30 p.m. Roll call vote: Ayes – all. Motion carried. An amendment to the 2015-2016 budget was provided for review. Halvorson moved, seconded by Muehlbauer to approve the proposed budget amendment and set a public hearing for March 9, 2016 at 6:30 p.m. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Carroll to approve the request for street closure for the Friends Helping Friends Winter Triathlon to be held on March 4 and 5. Roll call vote: Ayes –all. Motion carried. Carroll moved, seconded by Hallberg to approve a pledge of \$5,000 to the Northeast Iowa Regional Housing Trust Fund for 2017. Roll call vote: Ayes – all. Motion carried.

Muehlbauer moved, seconded by Hallberg to approve Resolution 02-02-2016 authorizing transfer of TIF funds for reimbursement of eligible projects. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Halvorson to approve Resolution 03-02-2016 authoring transfer of funds to debt service from capital project funds (sewer/water rehab) for repayment of sewer rehab note. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to approve Resolution 04-02-2016 authorizing transfer of TIF funds for annual debt service payment. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Muehlbauer to approve Resolution 05-02-2016 authorizing transfer of enterprise funds for annual debt service payment. Roll call vote: Ayes – all. Motion carried.

The FEMA pre-construction meeting was held earlier in the day. Construction work will begin in March with clearing and grubbing of trees and is slated for completion by late fall. An invite to the NE IA Regional League was shared with the council for a meeting to be held at Johnson's in Elkader.

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

Harold W. Brooks, Mayor

Attest:

Lynette L. Sander
City Administrator