

**MCGREGOR CITY COUNCIL
REGULAR MEETING
JULY 20, 2016 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, July 20, 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: Hallberg, Echard, Muehlbauer, Carroll and Halvorson.

Halvorson moved, seconded by Muehlbauer to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes June 15, 2016 and Special Meeting Minutes July 7, 2016 c) Bills and Claims as presented for period June 16, 2016 through July 20, 2016 Expenditures: City- \$330,849.26, Revenues - \$334,205.77 d) Treasurer's Report for June, 2016. Roll call vote: Ayes – All. Motion carried.

Hearing of Delegations: No comments were made. Police Report: No officer was in attendance. Operations report: Jones and Schultz were both in attendance. The new loader is in, discussed whether the snow pusher would be reduced as previously considered. Jones felt the new loader would have the additional power needed to operate the pusher efficiently at its current width. Work will begin in the next few days along the storm sewer wall behind Doug Farley. Excavation will take place first then the concrete contractor will determine the cost of wall replacement and other work that will be required to correct the situation. Culverts are ordered for the drainage ditch at Turner Park with work to begin probably within two weeks. The crew has been back filling dirt along the new sidewalks and installed the grills on the patio. A revised wish list was provided to the council for their review. Council is invited to come to the shop to look at the equipment and shop layouts. A date will be arranged.

The council reviewed a building permit extension for Scott and Pam Clickner. Their permit was issued in 2015 with considerable work remaining. Ordinance required council approval in this situation. Mr. Clickner stated that river rock will be placed on the foundation before October. A room is being added above the garage and that too will be framed in before winter. The LP tank will be located adjacent to the garage behind a retaining wall. Carol moved, seconded by Halvorson to approve issuance of a permit upon receipt of a drawing of work discussed with all work to be completed within 180 days. Roll call vote: Ayes – all. Motion carried.

The nuisance list status was revisited. There has been good success so far, but some of the smaller ones have not completed any of the work. Follow up letters will be sent to alert the violators that they must continue to show progress or nuisance abatement action will be initiated. Two previous agreements with Bunge were discussed for which no assignment had been provided. The agreements are for the B- Street Maintenance Agreement and the Staging Area Lease. The attorney will review the documents for further required action. Council reviewed a request from Carol Stripe for an extension of time to build on her lot in RWW II Sub-division. Council authorized the attorney to prepare the necessary paperwork for the August meeting. The council was provided a map of the proposed ROW changes in the area of the Riverview restaurant. MMU had reviewed the proposed ROW and is prepared to sign the ROW agreement.

The council is prepared to proceed with the ROW agreement. Attorney Schuster is awaiting the finalized plat and legal descriptions so that the Trudo's attorney can draft the agreement.

Attorney Schuster discussed recommendations made by the Planning and Zoning Commission regarding allowed uses in the lower level of commercial properties within the business district, vacation rental by owner uses and application to allow this use, review of building permit fees, and addition of fence regulations to the zoning ordinance. Carol moved, seconded by Halvorson to have a letter drafted that would be sent to all business property owners that explains the negative impact of non-conforming uses in the commercial district, provide a copy of the zoning regulations for the district, and give a timeline to correct any violations of the ordinance. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to have the attorney draft zoning ordinances amendments to address vacation rental by owners for properties rented for lodging for periods of less than 30 days. A application process to monitor the use should be included in the regulations. Roll call vote – Ayes – all. Motion carried. Council would like to review possible fence regulations before determining if these should be added to the zoning regulations and would like to see what other communities charge for building permit fees before any further changes are made.

Lori Brockway from Upper Explorerland Regional Planning Commission was in attendance to assist with preliminary actions required for the 2016 CDBG Owner Occupied Housing grant that the city has been awarded. Echard moved, seconded by Muehlbauer to approve Resolution 01-07-2016 General Administration Contract in for the 2016 CDBG Owner Occupied Housing REhabilitation Grant in an amount not to exceed \$20,250. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Resolution 02-07-2016 adopting policies compliant to the 2016 CDBG Owner Occupied Housing Rehabilitation. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Hallberg to approve Resolution 03-07-2016 requesting the technical assistance of the staff of Upper Explorerland Regional Planning Commission for technical services/lead hazard carrying costs for the 2016 CDBG Owner Occupied Housing Rehabilitation grant for six (6) homes in an amount not to exceed \$27,000. Roll call vote: Ayes – All. Motion carried. Muehlbauer moved, seconded by Halvorson to approve Resolution 04-07-2016 Adopting the 2016 Clayton County Multi-Jurisdictional Multi-Hazard Mitigation Plan (CCHMP). Roll call vote: Ayes – all. Motion carried.

The McGregor Dock Commission 2016 FY financial report was reviewed. A balance of \$6,350.02 is shown as of fiscal year end June 30, 2016. Sander provided an update of expenses yet to be paid from that balance for the dock improvements and reminded the council they had allotted \$7,000 in the current budget for any cost overruns for completion of the improvements. A bill for Dan Davies is included in the current month bills and claims that will be paid from that allotment. Echard moved, seconded by Hallberg to approve the 2015-2016 McGregor Dock Commission financial report. Roll call vote: Ayes – all. Motion carried. The McGregor Park Board 2016 FY financial report was reviewed. A balance of \$2,695.76 is shown as of fiscal year end June 30, 2016. Carroll moved, seconded by Echard to approve the 2015-2016 FY financial report for the McGregor Park Board. Roll call vote: Ayes – all. Motion carried. Carolyn Gallagher was in attendance to give the quarterly report for McGregor- Marquette Chamber of Commerce activities. Michelle Pettit was present to give the annual report of activities for the McGregor Public Library. Ms. Pettit then requested approval from the council to submit a grant

application to Upper Mississippi Gaming Commission for computers. Halvorson moved, seconded by Muehlbauer to approve the Library Board submission of a grant application to Upper Mississippi Gaming Corporation requesting \$1,400 towards the purchase of four All-in-One computers. Roll call vote: Ayes – all. Motion carried. McGregor Historic Preservation Commission staff person Sander made a request on behalf of the commission to submit a CLG Pre-development grant application for engineering services for work to remove the lower level floor from the Sullivan Opera House to be able to fill the basement. Echard moved, seconded by Halvorson to approve submission of an application for engineering services for the Sullivan Opera House. Roll call vote: Ayes – all. Motion carried.

A second review was done of engineering proposals for replacement of the 4th St. bridge and storm sewer improvements in the A Street/ 1st St vicinity. Additional information had been requested by the council concerning the proposals submitted at the July 7 special meeting. HR Green was the lowest bidder approximately \$8,500 less than Davy Engineering Echard moved, seconded by Hallberg to contract with HR Green for a proposal of not to exceed \$32,400 for the 4th St. Bridge/Culvert and \$17,600 for the A Street/1st Street areas. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to schedule a public hearing for August 17, 2016 at 6:30 p.m. to take comments on the CDBG Hazard Mitigation Match Grant and provide status of funds. Roll call vote: Ayes – all. Motion carried. Sander requested council permission to look into the cost of a replacement plaque for the donation of the museum building made by the family of Lena D. Myers. The plaque could be presented at the HPC preservation presentation planned for September for placement at the museum in recognition to the donors. Council agreed this should be looked into.

Mayor Brooks thanked the council for their timeliness and being prepared for the meeting with such a large agenda. Sander acknowledged her appreciation of the 15 volunteers present on July 16 to assist the Sullivan Committee with clean up of the second floor of the opera house.

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

Harold W. Brooks

Mayor

Attest:

Lynette L. Sander
City Administrator