

**MCGREGOR CITY COUNCIL
REGULAR MEETING
FEBRUARY 15, 2017 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, February 15, 2017** 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 Echard to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes January 11, 2017 and Special Meeting minutes February 1, 2017 c) Bills and Claims as presented for period January 12, 201 through February 15, 2017 Expenditures: City- \$62,452.42, Library – \$730.78, Revenues - \$72,421.79 d) Treasurer’s Report for January, 2017 e) Liquor License – Reapprove for Kwik Star due to change in board seat. Roll call vote: Ayes – All. Motion carried.

Hearing of Delegations: No comments heard.

Hallberg moved, seconded by Echard to approve Resolution 02-02-2017 denying Trilogy Partners LLC application for rezoning from W-1 Waterfront Commercial Recreational to W-2 Waterfront Mixed Use. Roll call vote: Ayes: Echard, Hallberg, Carroll. Abstain; Halvorson, Muehlbauer. Motion carried.

Tim Cutsforth, HR Green Engineering provided council the opportunity to ask questions regarding plans to replace the bridge on 4th St. with a box culvert. Preliminary costs and plans were available for review. MMU has been contacted regarding relocation of several poles in the project area as well as Alpine. A late start date of August will be included to allow time beyond the heavier rain months of May and June. Project is expected to take 45 days. Mayor Brooks asked for an early bid letting to improve the chance of getting more bidders and perhaps a more competitive price. Carroll moved, seconded by Hallberg to set a public hearing date for March 8, 2107 at 6:30 p.m. to approve plans, specs, and opinion of cost for the 4th Street Box Culvert. Roll call vote: Ayes- all. Motion carried. Additional discussion took place regarding the Ash Street road resurfacing. The project will be looked at in two sections with the first work to be done from the culvert beyond the intersection of Ash St and the McGregor Heights Road to Morris Weller property. This is a good dividing point as the lower section has utilities that may need to be replaced and MMU has asked that no large projects with water occur until the 18-19 budget year. Curb should be installed in the areas where the hillside comes down to the road and existing culverts will be examined for condition and for size. One additional culvert should be added just above the new detention area. Cost for engineering will be calculated and a rough estimate of the work brought to next meeting.

Echard moved, seconded by Carroll to approve the application and agreement for use of highway right-of-way for utilities accommodation for the Alpine fiber optics project. Roll call vote: Ayes – all. Motion carried. Upon recommendation of the city clerk, Council discussed the status of work on the Clickner property for which they had issued a building permit in the fall of 2016. Work has not been completed in the time that was allowed and the permit has expired. Attorney

Schuster gave suggestions for action. Council instructed him to send a letter to the Clickners giving them until the end of May to complete the work that was indicated on the permit or be faced with nuisance proceedings. Language for inclusion in the Outlot One Ohmer Ridge property documents was discussed. The language would place a permanent easement for public purpose on the property. This would allow not only construction of a trail, but any other public purpose that might be needed such as utility easement. The width of the area required will be determined and at the direction of the council will be added to the property. Sander provided a copy of a letter that was provided to Clayton County development for potential developer recruitment to build spec homes or multi-family units on city lots. Council was hesitant to lower the cost of the lots any further but are interested in coming up with a developer package. Clerk will work on something for next meeting.

Muehlbauer moved, seconded by Hallberg to approve cost estimate for 2017-2018 audit with single program audit for federal funds with the Auditor of State for \$15,995. Roll call vote: Ayes – all. Motion carried. MMU audit may be completed along with city audit for an additional \$4,500 - \$6,500. Council asked that the clerk send a letter to the MMU board asking if they would be interested in doing this which could save them about \$2,000 - \$4,000. Carroll moved, seconded by Halvorson to approve a pledge of \$5,000 for the 2018 NE Iowa Regional Housing Trust Fund. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Muehlbauer to approve use of city property permits for Friends Helping Friends for Winter Triathlon March 4, Hole in the Sock Gang for summer season June 24, July 29, August 26, September 30, and October 28, and 4-H Easter Egg Hunt April 15. Roll call vote: Ayes – all. Motion carried.

Council reviewed the proposed budget for 2017-2018 with a levy rate of \$13.78760 per thousand. The proposed levy is down about 30 cents from the current rate. Muehlbauer moved, seconded by Hallberg to set a public hearing for March 8, 2017 at 6:30 p.m. to take comments regarding the proposed budget. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Carroll to approve bond counsel agreement with Dorsey & Whitney for \$5,000 for proceedings for borrowing \$375,000 for public improvements. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Echard to set a public hearing for March 8 at 6:30 p.m. at city hall on a proposal to enter in to a general obligation corporate purpose loan agreement and to borrow money thereunder in the principal amount not to exceed \$375,000. Roll call vote: Ayes – all. Motion carried.

Council reviewed a letter sent by Joe and Sharon Brooks, owners of the property located at 225 Main Street. They letter expressed concerns about the lack of parking available for their home. They had proposed a space of the small parking lot adjacent to Silver Dollar be left for an access to the front of their property where they would like to put in a cement pad near their addition. They asked if space on 2nd street could be reserved for them. Council was sympathetic to their concern but felt there would be problems keeping a parking space open in the parking lot which would lead to numerous complaints and that reserving parking on the street would not be fair to the many property owners who also lack off street parking. It was suggested that they look into parking between the buildings to their east.

Council reviewed two proposal from engineering firms for the CLG pre-development grant for the Sullivan Opera House for plans for removing the collapsed first floor, filling the basement, and providing a scope of work for the project. Council had approved the match of 40% which is \$2,415 prior to submission of the application. Halvorson moved, seconded by Muehlbauer to approve the engineering contract with Hooting Coyote LLC in the amount of \$8,400 for the CLG pre-development grant for the Sullivan Opera House. Roll call vote: Ayes – all. Motion carried. Doug Steinmetz, architect on previous pre-development projects, is the consulting architect for the project.

Council reviewed cost estimates for replacement of the gator used by the street department. Sander suggested that it would be best to wait at least until the March 8 meeting to determine if anything changes with the Luster Heights closure. The utility vehicle was used by the inmates to move mowers and snow removal equipment from place to place. It also carried the water tank for watering flower baskets and pots. Echard felt no more money should be put into the gator now owned by the city. Echard moved, seconded by Carroll to approve the purchase of a 2016 Kawasaki Mule Pro DX Diesel with roof and windshield for \$8,719 after trade. Roll call vote: Ayes – all. Motion carried. Mayor Brooks noted his objection to the purchase. Luster Heights closure and whether or not a part time position will be posted will be discussed at the March 8, 2017 meeting. Additional funds from sale of surplus equipment are being reserved for a pick up. The state auction comes up in April.

Council was provided with resumes and applications for the two finalists for the economic development position. Four candidates had been interviewed with follow-up interviews with the two finalists. Hallberg moved, seconded by Muehlbauer to approve offering the job to candidate B at a starting wage of \$13 per hour, 24 hours up to 30 on an as needed basis with evaluation after 90 days and potential for wage increase on or after July 1. Roll call vote: Ayes – all. Motion carried. Transfers for capital project expenditures were discussed. Transfer resolutions will be brought to the next meeting for approval.

Sander informed the Mayor and Council that FEMA close-out is in process with the project coordinator expected sometime before the end of the month. All invoices have been paid

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