

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
FEBRUARY 21, 2018 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, February 21, 2018** 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: Muehlbauer, Carroll, Echard, and Hallberg. Halvorson was absent. Halvorson joined the meeting at 6:32 p.m.

Echard moved, seconded by Hallberg to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes January 17, 2018 and Special Meeting January 31, 2018 c) Bills and Claims as presented for period January 18, 2018 through February 22, 2018 City- \$65,496.12 Library – \$4,194.85, January 2018 Revenues - \$68,340.73 January 2018 Expenses - \$123,423.89 d) Treasurer's Report for January, 2018. Roll call vote: Ayes – All. Motion carried.

Hearing of Delegations: No comments made.

Police report: No officer in attendance.

Operations report: Street crews have been working on snow removal and have had extra time at the sewer plant due to issues with lines freezing and from an ongoing problem with the decant system floating. A service technician will be inspecting that as soon as temperatures moderate. Question arose as to whose responsibility it is to clear the lower curb along Main Street. The skid loader had been used previously, however, had caught a water shut off not set flush with or below the concrete had been damaged. Mayor Brooks stated he thought originally after the street beautification project, the business owners had been responsible but with the availability of more labor through Luster Heights the city had taken that on. Although sidewalks are city right of way, maintenance is the responsibility of the property owner adjacent to the sidewalks. Mayor Brooks told the street super to use his discretion if using the skid in this area.

Paul Tiffany addressed the council with concerns over a recent water break in front of his property. He expressed his thanks for the assistance Pat Jones provided on this and another sewer problem. He felt that MMU was not responsive to his concerns and provided very poor customer service and showed little interest in helping to resolve the issue. The water shut off in front of his building was elevated above the concrete making it both a trip hazard and subject to being damaged by equipment. He felt that the city should be able to regulate and monitor the installation of water related infrastructure in the same manner they do sewer main and connections. Sander reminded the council that a request had been sent to MMU several years earlier offering to assist with lowering of any shut-offs that were elevated. Mr. Tiffany stated that he felt it would be in the best interest of the community as a whole to take action to bring at least the water back under the control of the city and to develop incentives to attract and keep more businesses. Mayor Brooks stated that there would need to be community support in order to do this and encouraged him to bring proof of that to a future meeting. Hallberg stated that it may also be time to contact Alliant.

Duane Boelman, Economic Development Lead, addressed the council regarding the application for the Community Catalyst Grant. The pre-application has been approved and full grant submission is due by March 1. The city is currently working with a developer who intends to put upper scale apartments and retail space in the building. If awarded the grant is for \$100,000 and would require the city provide a match. The council was asked to consider selling the building to the developer for \$1 in exchange for the rehabilitation of the building according to Secretary of the Interior Standards for Historic Preservation. Currently the letter on intent from the developer is being written, and this property exchange would be included in the letter showing both the developer's and the city's commitment to the project. This would also get the property back on the tax rolls. If funded a development agreement would be put together. Council was in agreement that providing the building at \$1 would be an acceptable commitment and match and to proceed with the letter.

Council authorized the city attorney to prepare documents for Ohmer Lot 19 Reversion of Title. In addition the attorney is to prepare any documentation necessary to release the stipulation that exists on the lot owned by Carole Stripe. Council reviewed the proposed budget for fiscal year 2019 with a levy rate of 14.32211 per thousand. Muehlbauer moved, seconded by Carroll to set a public hearing date for March 12, 2018 at 6:30 p.m. to take comments regarding the proposed 2018-2019 budget. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Echard to approve Resolution 01-02-2018 Authorizing Collection of Bills Owed to the City– Tax Lien. Roll call vote: Ayes – All. Motion carried. Echard moved, seconded by Muehlbauer to approve Resolution 02-02-2018 Authorizing Mayor and Clerk to Accept Offers to Purchase Lots in Ridgewood West Second Sub-Division and Ohmer Ridge at Discounted Prices. Roll call vote: Ayes – All. Motion carried. Muehlbauer moved, seconded by Hallberg to approve Resolution 03-02-2018 Authorizing Incentives for Purchase of City Owned Lots. Roll call vote: Ayes – all. Motion carried. Echard moved to approve Brooks Realty for the Exclusive Open Right to Sell Listing for Ohmer and Ridgewood II lots. Motion died for lack of a second. Halvorson moved, seconded by Hallberg to approve Allen Real Estate Company, LLC for the Exclusive Open Right to Sell Listing for Ohmer and Ridgewood II lots. Roll call vote: Ayes – Hallberg, Carroll, Halvorson, Muehlbauer. Nays – Echard.

Hallberg moved, seconded by Echard to approve HR Green for Engineering Services for the amount of \$33,000 for replacement and if approved by FEMA \$11,500 for mitigation activities for the Pedestrian Bridge Replacement Project destroyed during the tornado. The project is being funded through FEMA Disaster #4334. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Muehlbauer to approve the request for use of city property for the Friends Helping Friends Winter Triathlon March 3, 2018. Roll call vote: Ayes – all. Motion carried.

Council reviewed cost estimates for a truck to replace the orange pickup. Three estimates were received. Council asked for additional quotes from Brown's and Birdnow. Estimates were reviewed for transmission work and dump box, sander and plow replacements for the F-550. Both vehicles will be discussed at the next meeting. Council reviewed the annual CLG report and McGregor Historical Society report that had been provided. Council discussed replacement of the deck at Dr. Smith Daycare and addition of a ramp to the side entrance off the infant room. Some insurance adjustment is pending for replacement of spindles and repainting. The deck is in very poor condition so quotes are being sought for replacement. Further discussion will take

place at the next meeting. Carroll moved, seconded by Echard to approve Pay Request #1 – Loan #3 Owner Occupied Housing Program to Meuser Lumber in the amount of \$18,339.00. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Halvorson to approve a pledge of \$5,000 to the Northeast Iowa Regional Housing Trust Fund for 2019. Roll call vote: Ayes – All. Motion carried.

Sander informed the council that the IDOT had been in contact regarding a possible joint project to cut back trees along the stretch of Business 18 between McGregor and Marquette. The project is still be discussed and estimates are being sought currently. The work would not take place until October. The city has an agreement for maintenance of the right of way behind the curb. Sander stated that MMU has power lines approximately ½ of the distance to Marquette with two lines running up the bluff through the woods. This project would only benefit them so it would be appropriate to request they also take on a portion of the cost share.

Lori Egan running for Iowa House visited with the council about issues that are of concern to this community.

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

Harold W. Brooks  
Mayor

Attest:

Lynette L. Sander  
City Administrator