

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
APRIL 18, 2018 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, April 18, 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: Carroll, Echard, Halvorson, Muehlbauer, and Hallberg.

Carroll moved, seconded by Halvorson to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes March 12, 2018 c) Bills and Claims as presented for period March 13, 2018 through April 18, 2018 City- \$81,508.76, Library - \$1,725.80, March 2018 Revenues - \$108,174.25, March 2018 Expenses - \$79,149.58 d) Treasurer's Report for March, 2018 e) Liquor License Renewal By-The-Spoonful and McGregor Marina Beer and Brats. f) Appointments: HPC (non-voting member) Joan Burns Term Ending 09-30-2018 Roll call vote: Ayes – All. Motion carried.

Hearing of Delegations: No comments received  
Police and Operations Report – None

Mayor Brooks opened a scheduled public hearing to take comments regarding the proposed amendment to the 2017-2018 budget. No comments had been received at city hall and no comments were made at the meeting. The hearing was closed.

Duane Boelman provided an up date on the status of the Community Catalyst Grant for rehabilitation of the Sullivan Opera House. The grant award was accepted in Grinnell on April 5 for \$100,000 towards completion of the rehabilitation of the Sullivan Opera House into apartments, retail space and museum space. The deadline for completion is April, 2020. The developer will be working with Doug Steinmetz to reconfigure the layout of the apartments and to assist with historic tax credits. The city's next steps are to begin the process for disposal of the property, to put together a development agreement, and to review the urban renewal plan for possible use of TIF. Sander informed the council that discussions had been initiated with the bonding attorney regarding urban renewal plan amendments and the procedure for disposal. In addition they discussed the former Holiday Shores property and what options would be available there for development of the property. Halvorson moved, second by Hallberg to authorize city administrator and economic development lead to work with John Danos of Dorsey and Whitney to prepare an urban renewal plan amendment and begin the disposal process. Roll call vote: Ayes – all. Motion carried.

Council reviewed progress on the 2016 nuisance property list and those properties sited for 2018. Council was especially concerned with one property that had made minimal progress since the 2016 notice was given. Notice will be given that they must submit a plan for implementation of clean up of the property. If no plan is provided the property owner may be taken to court. Attorney Schuster will work with the city administrator to get notice to those sited. Those actions, initiating the nuisance process and continued follow-up may be completed by the attorney and clerk without future action required by the council unless legal action is required.

The nuisance list is available at city hall but will not be published. Discussion took place regarding complaints of dogs running loose and owners not cleaning up after their animals. A list of several dog owners was provided and each will be sent a letter.

Carroll moved, seconded by Hallberg to approve Resolution 01-04-2018 Adopting 2017-2018 Budget Amendment. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Carroll to approve Resolution 02-04-2018 Approving the Reversion of Title of Lot 19 – Ohmer Ridge and payment of \$20,068.16 to Daniel Stelpflug. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Halvorson to approve Resolution 03-04-2018 Authorizing the Mayor and City Clerk to Accept Offers to Purchase Lots in RWW II and Ohmer Ridge Adding Lot 19 Ohmer Ridge Discount Price as \$18,000. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Carroll to approve Resolution 04-04-2018 to Enter into a Contract with Iowa Economic Development Authority for the Community Catalyst and Remediation Grant. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Muehlbauer to approve Resolution 05-04-2018 Establishing a Boot/Clothing Allowance for Public Works and Grounds/Facilities Maintenance Employees in the amount of \$250.00 annually. Roll call vote: Ayes – all. Motion carried.

Muehlbauer moved, seconded by Carroll to approve a use permit for the Achievement Club for the Car Cruise to be held on July 21. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve a use permit for the McGregor Marquette Chamber of Commerce for the spring art festival May 25-28. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Halvorson to approve an agreement with Rivers and Bluffs Animal Shelter for keeping of stray animals. Roll call vote: Ayes – all. Motion carried.

Council considered bids for secondary storm sewer wall replacement at 330 and 324 Main Street for FEMA Disaster #4334. Echard moved, seconded by Carroll to approve the bid from B & R Construction for \$10,450. Roll call vote: Ayes – all. Motion carried. Sander informed the board that the audit will report a \$300 shortfall in the net revenue requirement for the sewer revenue bond and that rate increases need to be discussed that will keep the city in compliance with the bond resolution. After discussions with the bond company it was determined that a steady rate increase annually should be considered as costs continue to rise for operation and maintenance of the sewer system. Recommendations will be brought to the May meeting for review.

Sander provided an update on the DOT's proposed tree cutting project along Business 18 between McGregor and Marquette. Nickolas Humpal from the IDOT has been working on the proposal and indicated he will be increasing the cost per acre in the proposal. Bids may still come in at or below the original amount. New cost used in the proposal will be \$21,700. The project is delayed until at least after July 15. More info will be brought to a future meeting.

Muehlbauer moved, seconded by Echard to approve contracting with the State Auditor for the 2018 annual examination for a fee of \$5,475. Roll call vote: Ayes – all. Motion carried. Council reviewed two quotes for Life/AD& D policy. Recent requests from employees for additional life insurance along with ongoing billing problems had brought about the request for other company's proposals. Principal had added a quote for vision insurance due to their requirement for number of employees to be covered. Carroll asked for more information before

the council made a decision. Hallberg moved, seconded by Carroll to approve the revised employment contract for the city administrator. Roll call vote: Ayes – all. Motion carried. Council agreed to run spring and fall attraction ads with minor revisions. A preliminary design for replacement of the city hall sign was presented. The sign will have an outdoor bulletin board on one side and will also add a drop box.

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

Harold W. Brooks  
Mayor

Attest:

Lynette L. Sander  
City Administrator