

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
AUGUST 18, 2021 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, August 18, 2021** at City Hall with Mayor Troester presiding. The meeting was called to order at 6:30 p.m. followed by the pledge of allegiance. Council members in attendance: Carroll, Halvorson, Echard, Scott, and Hallberg.

Scott moved, seconded by Hallberg to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes July 21, 2021 c) Bills and Claims as presented for period July 21, 2021 through August 18, 2021 - City- \$112,348.65, Library - \$1,244.75, July 2021 Revenues - \$81,611.72, July 2021 Expenses - \$290,326.71 d) Treasurer's Report for July 2021 e) Liquor License Application Jade's River Queen, Pocket City Pub. Roll call vote: Ayes – all. Motion carried.

Hearing of Delegations: Scott brought up a report that there are appliances being stored on a lot on Ann St. The address was not available, but will look into. Chief Millin said he had a call about this earlier but didn't find anything that warranted any action at the time.

Police Report – Last month was the busiest month so far this year with nearly 200 calls. The Sexual Response Team held its annual golf tournament, raising several thousand to aid in assisting victims of sexual assault. Officer Ceynar begins the academy the end of August with completion in December. A web conference was attended by the department regarding school shootings with the events of the Sandy Hook school shooting featured. In response to some growing vandalism problems Alpine had been contacted about surveillance for city properties. The cost estimates ranged from \$14,000 on locations with no internet to \$1,400 where internet was available. Operations report – In preparation for the Arts and Crafts weekends crosswalks will be painted and the street sweeper is repaired and they will be out cleaning the streets again. Currently they are replacing speed limit signs and have been battling a bee problem in the parks. Attendance at an upcoming Kirkwood or Peosta Wastewater 101 course is being scheduled and they have a training coming up in Marquette with Midwest Assistance Program. Both Pape and Wagner plan to attend and test as soon as possible.

A scheduled public hearing was opened to take comments regarding a proposed action to institute proceedings to enter into a loan and disbursement agreement in a principal amount not to exceed \$297,500. The loan is for the planning and design of the Main Street Sewer Project. No comments were received and the hearing was closed.

A second scheduled public hearing was opened to review an application for a state revolving loan fund (SRF) loan and to make available the contents of an environmental information document and the city's project plan for Main Street and Wastewater Treatment Plant (WWTP) Infrastructure. The hearing was published on July 7, 2021 in the Times-Register and held at city hall during its regular city council meeting. Reports, documents, and data relevant to the project are available for review at city hall as well as handouts of the presentation with contact information as well as copies of rate increase resolutions and ordinances Alex Jaromin, Mark

Davy, and Jim Maloney were available from Davy Engineering to facilitate the hearing. A power point presentation was delivered by Jaromin with a question and answer period opened at the end of the presentation. The proposed project involves a full replacement of sanitary sewer along the majority of Main Street. A new lift station will be constructed to convey all wastewater north of A Street via a force main that will replace the inverted siphon underneath the A Street storm sewer. Because the adjacent utilities along Main Street will be disturbed during the sanitary sewer construction and also due to the age of these utilities, there will be a full replacement of the watermain and storm sewer utilities as well. Per IADOT standards, the street will be restored with P.C. Concrete Pavement with integral curb. The existing sidewalks will be replaced and street lighting and handrailing will be salvaged and reinstalled. A new influent mechanical fine screen will be constructed at the WWTP. Initially the city had sought USDA funding with potential grant funding, however receipt of an IDOT funding commitment of \$4.5 million towards the street portion of the project eliminated the grant from USDA. It was then determined that the Clean Water SRF program was a better funding option and did include the possibility of \$1 million in principal forgiveness. The city is using Planning and Design loans for development of the project at 0% interest for three years which will be rolled into the construction loan. Other funding options are WTFAP which the water department will be applying for and also a new program, Sewer Overflow and Stormwater Reuse Municipal Grants Program through the EPA.

Preliminary reports and planning documents available for review include: Preliminary Engineering Reports, Environmental Reports, Architectural/historical Reconnaissance Report, Phase I Archaeological Reconnaissance Report, Geotechnical Report, and Soil and Groundwater Management Plan. Environmental Impacts and Mitigation Techniques – a professional archaeologist will be retained by the city during construction. Historic property – direct impacts are to be avoided. Vibration monitoring, a sub-contractor of the general contractor, will occur during construction. Components of the Historic Commercial District to be maintained – stone/brick/concrete retaining walls, stone/concrete steps, brick streets/sidewalk, signs, posts/railing, and storefront components. Historic Storm Sewer (A Street and 7<sup>th</sup> Street) utility will be installed via the use of trenchless construction methods ( bore & jack, horizontal directional drilling). Question and answer period was provided. McManus provided rate increases necessary to fund the project. Water, storm sewer, and sewer rate increases are in progress which will be implemented over two years. Water – year 1 Current base rate for 1-134 CF \$14.00 increasing to \$17.38 and usage current 0.02777/ CF increasing to 0.03167/ CF. Storm Sewer base rate current \$10.71 increasing to \$12.59 in year 1 and \$14.46 in year two. Sewer current Base \$11.37 increasing to \$12.44 in year 1 and \$13.51 in year two. Flow rate Current \$5.36 / 100 CF going to \$5.87 / 100 CF in year one and \$6.37 / 100 CF in year 2. There were no questions and the hearing was closed. The informational meeting began. A list of contacts was provided who will be involved with the project. The Main Street project is separated into three separate project areas. A) Front St lift station and forcemain B) Main Street from River St. to B St. C) Main St. from B St to Buell Ave. A includes construction of a new lift station and forcemain on A St. B and C include full reconstruction of Main St to include watermain, sanitary gravity sewer, storm sewer, water and sanitary services within the right-of-way, replacement of sidewalks, steps, ramps and driveways with the right-of-way, and removal and replacement of street scaping elements ( streetlights, signs, decorative railing, clock, etc. The city/utility is responsible for all utility costs inside the right-of-way, except water service costs. The property

owner is responsible for the water service costs for curb stop box and corporation stop from the watermain to the connection to existing service and will be assessed by MMU. A temporary construction easement agreement will be used to grant access to the city to complete the work. Turf, sidewalk, driveway approaches that are disturbed for construction are repaired by the city. The temporary easement is of mutual benefit to both parties and will terminate upon completion of the project. IADOT is requiring this be a 2 year project. Phase #1 Area A Winter 2021 and early spring 2022. Phase #2 Area B – spring, summer, fall 2022. Phase #3 Area C spring, summer, fall 2023. Preliminary schedule: Sept. 7, 2021 -Final plan to IDOT, Nov. 16, 2021 IADOT Letting Date, Oct/Nov 2021 – Bid lift station and forcemain project, Jan. 22, 2022- begin lift station/forcemain project (Phase #1), April/May 2022 begin Main St Construction (Phase #2), Fall 2022 Phase #1 and #2 complete, April/may 2023 begin Main St construction (Phase #3), Fall 2023 – Phase #3 complete. Question/answer period: Would there be periods without water and sewer available? There will be temporary periods without water – sewer will be available. These will be limited to approximately 2 hour periods and will require a minimum of 24 hour notice. Will sidewalks be torn up? Sidewalks will not be torn up until work on service lines to the properties begins. What are the plans for detours? These details will be discussed with the local law enforcement, DOT, contractor. Currently B Street will be the pivot point of the project which will keep access open to the first street parking and businesses and also to the grain elevator. Will sump pump connections be reconnected? The city ordinance does not allow drain connections, sump pumps or other drainage into the sewer main. The city will require any illegal connections be diverted to the storm water drainage system. The DOT does not care for this option so the city may need to prepare a resolution stating it is a requirement of the city. Will the current streetscape remain? Yes, the retaining walls, stamped brick, railings, crossings etc will be put back? Will additional openings be made in the railings for better access to buildings? Currently the plans have the same openings in use, the ADA ramps may change direction. If additional openings are made more parking spaces will be lost in addition to the ones eliminated to meet DOT requirements of their funding.

Echard moved, seconded by Halvorson to approve Resolution 01-08-2021 Temporary Construction Easement for the Main Street Project. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Resolution 02-08-2021 Authorizing, Approving, and Securing the Payment of a \$297,500 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Scott to approve final passage of Ordinance 06-02-2021 Amending the Code of Ordinances Chapter 92 – Storm Sewer Fees. Roll call vote: Ayes – all. Motion carried. Scott moved, seconded by Echard to approve final passage of Ordinance 06-03-2021 Amending Chapter 99 Sewer Service Charges. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Halvorson to approve the first reading of Ordinance 08-01-2021 Amending Chapter 15 – Compensation of the Mayor. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Halvorson to waive the three reading requirement for Ordinance 08-01-2021. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to approve final passage of Ordinance 08-01-2021. Roll call vote: Ayes – all. Motion carried. Ordinances effective upon publication.

Echard moved, seconded by Scott to approve the EV Charging Station Agreement with Clayton Co Energy District. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by

Halvorson to set rates for the EV Charging Station at the Blink rates of .39/kwh for Blink members and .49/KWH for non-Blink members. Roll call vote: Ayes – all. Motion carried. Proposed Urban Renewal Plan Amendments were provided for discussion. An amendment is required should TIF revenue be required to assist with repayment of the Main Street project. Proceedings to complete the amendment will occur over the next few months. Carroll moved, seconded by Halvorson to approve Pay Request #5-final for the FEMA Ash St project for \$22,063.96 to Midwest Concrete. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Hallberg to approve final acceptance of the 6<sup>th</sup> Street Box Culvert Project. Roll call vote: Ayes – all. Motion carried.

Council reviewed application received for the part time grounds position. Scott moved, seconded by Hallberg to authorize the hiring decision to be made by the supervisor of the new employee for 10-12 hours per week on an as needed basis at \$12.00 per hour. Roll call vote: Ayes – all. Motion carried. No action taken on MFL MarMac Booster Club donation request. Funding from the American Rescue Plan was reviewed. The total authorized for distribution is \$124,881.83, which will come in two tranches. First tranche will be deposited soon in the amount of \$62,440.92. Infrastructure committee will meet to discuss potential projects on which the funding may be spent and bring to a future council meeting for consideration. Two bids for manhole replacement at intersection of Garnavillo and West Main were considered. Echard moved, seconded by Carroll to approve the bid for \$9,380 from Vorwald Enterprises. Roll call vote: Ayes – all. Motion carried.

An offer to purchase Lot 9 of Ohmer Ridge was considered. The offer was for \$6,000 and the buyer would agree as a term of the offer to repair the wall along Center St on her property at 105 Ohmer Lane, which is eroding due to water run-off from the street. Hallberg moved, seconded by Scott to approve the offer. Ayes – Hallberg, Echard, Halvorson, and Scott. Nays – Carroll.

McManus reported that a technology grant through the state has been submitted to purchase laptops and docking stations. The total available was \$9,500 per city. The mayor and clerk met Attorney Schuster at Knapp Trailer Park to access the situation and to provide the attorney sufficient info to proceed with a nuisance action. At the time there was only one trailer that was occupied, with the remaining tenant said to be moving in several days. The Phase II Splash Pad grant application to UMGC is nearly complete. Chamber/city meeting summary included. An opinion from Auditor of State may require 28E agreements with private organization receiving city funding.

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

Lyle J Troester, Mayor

Attest:

Lynette L. McManus, City Administrator