

**MCGREGOR CITY COUNCIL
REGULAR MEETING
AUGUST 15, 2018 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, August 15, 2018** at City Hall with newly appointed Mayor Lyle Troester presiding. The meeting was called to order at 6:30 p.m. Mayor Troester led the Pledge of Allegiance. Council members present: Echard, Halvorson, Muehlbauer, Carroll, and Hallberg.

Mayor Troester opened the meeting by stating he is humbled to fill the office of mayor and thanked previous mayor Harold Brooks for his service as mayor. He also thanked the council, city administrator, deputy clerk, and city attorney for everything they do for the community. The mayor explained that his agenda includes working to improve how the community welcomes people to share in the beauty of the area we are so fortunate to live in. He hopes that if the city works hard to improve the appearance of the town and public buildings that residents and business owners will also follow suit. His goal is to respect the area, the residents, business owners and other visiting here, and to act for the betterment of the community now and into the future. He likes projects, timelines, and working cohesively for the common good. Any disputes that are ongoing or that arise will be addressed.

Halvorson moved, seconded by Carroll to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes July 18, 2018 c) Bills and Claims as presented for period July 20, 2018 through August 15, 2018 City- \$50,254.81, Library - \$1,533.44, July 2018 Revenues - \$81,515.10 July 2018 Expenses - \$148,658.99 d) Treasurer's Report for July, 2018 e) Liquor License Renewal – Pocket City Pub, Steve's Silver Dollar f) Dock Commission appointments – Kenny Slocum term ending 12-31-2019 and Sindee Gohde term ending 12-31-2020 g) Mayor appointment – Lyle Troester to Housing committee. Roll call vote: Ayes – All. Motion carried.

Hearing of Delegations: Betty Gingerich asked that the police department spend time at the school crossings with school starting and to take the time to work with the children to use the crosswalks in the safest possible manner. This was something that previously had been done. No other comments were provided.

Police report – Mayor Troester noted that there was no representation from the Mar Mac Police Department and stated that this was unacceptable and will be his priority to correct. The agreement with the department requires the Chief be in attendance and only on rare occasions should an officer be delegated to attend in the chief's absence.

Three bids were reviewed for repairs to the storm sewer at the intersection of Buell and Garnavillo Ave. Echard moved, seconded by Hallberg to approve contracting with Vorwald Enterprises for the work in the amount of \$19,810.84. Roll call vote: Ayes – all. Motion carried.

Operations report – Ren Pape, Public Works Director, informed the council that quotes for repairs to sewer plant are expected soon. A plan of action to address a violation at one of the lift stations is being submitted to the DNR for approval. Mowing on the detention dams and

removal of vegetation is partially complete. Other areas that have normally been mowed are getting caught up. Crosswalk and parking line painting will be underway as soon as the paint arrives. Work will take place on the storm sewer at Buell and Garnavillo as soon as materials arrive but it probably will not be prior to the start of school. Mayor Troester stated that the work he is doing is being noticed by people and thanked him for doing such a great job while being without a maintenance assistant.

The mayor opened a public hearing to take comments on the proposed disposal of interest in real property, the communications tower, building and ground space lease to VCY America. No comments were received and no comments had been made to elected officials or at city hall. The hearing was closed. A second public hearing was opened to take comments regarding proposed amendments to zoning regulations pertaining to dwelling units in the rear of properties located within the C-2 general office and retail district. No comments were made by the audience. No Councilman Carroll had received a concern that the ordinance should limit how small of a building could convert half of the first floor to apartments. Some discussion took place regarding the concern. No comments were received at city hall. The hearing was closed.

Jeremy Jostand, Housing Director for NEIACA, addressed the council to request the city consider donation of a city lot for the Lease Purchase Program to build a house. Several lots were of interest, RWWII lot 14 and Ohmer lots 12 or 13. Sander asked where other houses had been built that the council might look at. Addresses were provided for homes in Garnavillo, Guttenberg and Elkader. The program uses local contractors, the houses are stick built with green design and energy start rated installations. Two floor plans are available. Sander asked that he email the floor plan and addresses to share with the council. In order to be considered for the next grant application he would need to know by December. Approvals would be made by March of 2019. Council expressed interest in the program and thanked him for presenting.

Carroll moved, seconded by Echard to approve Resolution 01-08-2018 Approving Disposal of Interest in real Property – VCY Lease. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Halvorson to approve Resolution 02-08-2018 Approving Purchase and Procurement Policy with \$5,000 for ordinary purchase city administrator and/or department head and \$7,500 single purchase city administrator and mayor. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Hallberg to approve Resolution 03-08-2018 Approving the annual debt report for fiscal year 2018. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve the annual street finance report for fiscal year 2018. Roll call vote: Ayes – all. Motion carried.

Muehlbauer moved, seconded by Echard to approve the first reading of Ordinance 08-01-2018 Providing for Vacation of a Public Way (a Portion of B Street to EVD Enterprises. Roll call vote: Ayes – all. Motion carried. Muehlbauer moved, seconded by Hallberg to waive the three reading requirement. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Halvorson to approve final passage of Ordinance 08-01-2018. Roll call vote: Ayes – all. Motion carried. Effective upon publication. Hallberg moved, seconded by Muehlbauer to approve the first reading of Ordinance 08-02-2018 Amending Chapter 165 “Zoning Regulations” Pertaining to Dwelling Units in the C-2 General Office and Retail District to allow up to 50% of rear portion of the first floor to be used as a residence. Roll call vote: Ayes – all. Motion carried.

Halvorson moved, second by Hallberg to waive the three reading requirement. Roll call vote: Ayes – Echard, Muehlbauer, Halvorson, Hallberg. Nays – Carroll. Motion carried. Halvorson moved, seconded by Echard to approve final passage of Ordinance 08-02-2018. Roll call vote: Ayes – Halvorson, Hallberg, Echard, Muehlbauer. Nays – Carroll. Motion carried. Effective upon publication.

Council considered a donation request from the MFL Mar Mac Booster Club. Council declined making a donation. L.P quotes for the 2018-2019 heating season were reviewed. Muehlbauer moved, seconded by Hallberg to contract for 8,500 gallons from Three Rivers F.S. for \$1.175 per gallon for a total amount of \$9,987.00. Roll call vote: Ayes – all. Motion carried. Council recognized the sizable donation made by Three Rivers to fuel generators for emergency shelter following the July 19, 2017 tornado.

Mayor Troester expressed concern about the sump pump water that is flowing constantly on Main Street from some buildings, noting it is sometimes wide enough that it is difficult to step across, it accumulates litter from businesses and can be slippery. Pumping water to the storm sewer channel was discussed, but it was felt that the city should not set a precedent to assist one property owner because there are several buildings with this same problem. Traffic entering town from the west on Business 18 needs to be addressed. Speeding and use of jake brakes are common violations. Sander will check with DOT to see if the speed limit can be reduced. The police will be asked to step up enforcement at varying times throughout the day and issue citations as needed. The care facility, senior housing and school are all affected by this traffic.

Halvorson moved, seconded by Hallberg to approve \$950 monthly rate for affidavit operator, Jason Sullivan with rate reducing to \$725 monthly when a new operator is sufficiently trained. Roll call vote: Ayes – all. Motion carried. Council considered a request from Tom Sauer for the fire department to host a fundraiser for Terry Thornton on August 25th at Triangle Park. Councilman Carroll asked if they were aware this was also the same day as the Friends Helping Friends Cancer fundraiser. Sander had questioned this when the permit was dropped off and they felt it was a good time to do this. Carroll moved, seconded by Halvorson to approve a use permit for August 25 for the fire department. Roll call vote: Ayes – all. Motion carried.

Council discussed timing for hiring to fill the wastewater/street maintenance position. Several applications have been received. Council asked to have one more week of advertising run and schedule interviews for the week of the 27th and hiring done at a special meeting early in September. Mayor Troester stated he would like to hold a planning meeting to discuss priorities, current projects, and future planning for the city also. A special meeting date of Thursday, September 6 at 6:00 will be held for these items and any others that may come up prior to that date.

Carroll asked if others had heard complaints about the condition of the boat slips operated by McGregor Marina just north of the public docks. There needs to be action taken to address the safety concerns evident with the docks. This complaint should be forwarded to the dock commission and if possible presented at their next meeting.

Sander informed the council that the revised preliminary flood maps are available for viewing at Clayton County Health and Zoning. The new maps are not in effect yet as they are still in the review and approval stages which will last for several months. The maps show some improvement in the areas of inundation as a result of the FEMA storm water control project. Northland Securities will be conducting a rate study for the city for sewer to ensure the city meets its sewer revenue bond requirements. The figures needed have been requested from MMU billing records and Northland has stated they would also complete the rate study for water although that is at the discretion of the utility board.

Mayor Troester showed the audience a note that had been mailed anonymously to Councilman Muehlbauer. The note made derogatory inferences against the councilman with references to change being needed. The mayor expressed his dismay that people resort to tactics that are upsetting to the recipients but that do not effectively resolve whatever issue is creating their Anger.

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

Lyle J. Troester,
Mayor

Attest:

Lynette L. Sander
City Administrator