

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
JANUARY 19, 2022 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, January 19, 2022** 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: Echard, Hallberg, Carroll, Scott, and Wild.

Scott moved, seconded by Hallberg to approve the Consent Agenda a) Agenda as listed b) Regular Meeting minutes December 15, 2021 c) Bills and Claims as presented for period December 16, 2021 through January 19, 2022 - City- \$85,281.87 Library - \$1,148.75, December 2021 Revenues - \$265,291.21, December 2021 Expenses - \$142,941.73 d) Treasurer's Report for December 2021 e) Appointments – City Clerk Administrator Term Ending December 31, 2023 f) Liquor License Renewals Old Man River and McGregor Mercantile. Roll call vote: Ayes – all. Motion carried.

Oath of Office was administered to City Administrator/Clerk Lynette McManus

Hearing of delegations: Betty Gingerich asked if school signs were no longer be put out. The school will be putting the signs out when needed. Gingerich inquired if the custodian might be put in charge of placement of the signs. That would be a decision for the school.

Police report: Chief Millin provided the end of period and annual calls for service reports. The speed sign information for the sign located near the school was discussed. Although there are some speeders the percentage is quite low. DARE culminates on February 4 with the DARE party on February 11. A new officer, Tyler Zach, has been hired pending successful completion of required tests. Receipt of testing materials is delayed due to staffing matters at the agency that issues the tests.

Mayor Troester opened a public hearing to take comments to permit Mini Tourist Cabins and Create the R-4 Mixed Residential -Vacation Rental and Re-Zoning a Portion of the Tanglewood Addition from R-2 Single Family Residential to R-4 Mixed Residential-Vacation Rental. Lonnie and Sandy Beisker, neighbors to the property that would be rezoned had questions regarding potential affects of the proposed use on their property values. Attorney Schuster stated it would not affect the value of their property, but any questions about assessment of property taxes would need to be directed to the county assessor. The property currently operates one vacation rental unit, which is allowed by the city code and was in operation by the previous owners. Mayor Troester added that the use would not only increase property tax revenues for the city, but also would generate hotel/motel tax to help fund tourism in the city. Concepts of the proposed units and the proposed placement on the lots were available and passed around. Dr. Jonathan Moser was present and expressed his support for additional lodging in the community. He acknowledged this would be competition for his lodging units, but competition is good and offers more opportunities for tourists to spend additional time in McGregor. He is pleased to see that these are resident owners and not owners who buy up housing stock just for the purpose of creating lodging. From his experience, those who choose BnBs for lodging are generally quality

tenants. Attorney Schuster noted that the proposed use is in line with the city's comprehensive plan, with the following words included multiple times- tourists (5), tourism (29), visitors (29), tourist (12), denoting the plan was designed with this use in mind. No other comments were made and the hearing was closed.

A public hearing was opened to take comments regarding the submittal of a CDBG-CV microenterprise grant application for \$200,000 for four projects. The business owner is responsible for the required local match estimated at \$380,680. Diana Johnson, Upper Explorerland Regional Planning Commission read the following nine points: (a) **how the need for the proposed activity or projects were identified;**The need for the CDBG-CV grant with the Iowa Economic Development Authority (IEDA) came from various discussions within the city. City leaders from the City of McGregor have been wanting to clean up the river space downtown and entrepreneurs have recently purchased several businesses within this prominent location. Several of these businesses offer places for outdoor recreation that people are seeking during the pandemic in order to social distance properly. (b) **how the proposed activity or projects will be funded and the sources of funds;**The request from the IEDA will be \$200,000. If successfully funded, the remainder of the proposed activity will be funded from each of the individual microenterprise owners, for a total estimated project cost of \$580,680. (c) **the date the CDBG application will be submitted;** The CDBG-CV application will be submitted on or before January 31, 2022 to the IEDA. (d) **requested amount of federal funds;** The requested amount is \$200,000. (e) **estimated portion of federal funds that will benefit persons of low and moderate income;** The business owners do not meet the low to moderate income requirements therefore they plan to hire low to moderate income individuals. Steps will be taken to advertise locally and make every effort to hire at least one low to moderate income employee at each of the microenterprise businesses. (f) **where the proposed activity or project will be conducted;** The project will be conducted at the following addresses: 30543 West Main Street and 400 Business Hwy 18 North, McGregor. (g) **plans to minimize displacement of persons and businesses as a result of funded activities or projects;** No businesses or persons will be displaced as a result of the proposed facility upgrades. (h) **plans to assist persons actually displaced, and;** No plans to displace any persons. (i) **the nature of the proposed activity or project.** The nature of the proposed project within the City of McGregor is to assist four microenterprise businesses. These businesses are Nauti Marina, Nauti Storage, Nauti Boat Rentals, and Northeast Iowa Marina. These business owners plan to repair and build dock slips, purchase equipment, repair storage facility, renovate houseboats and pontoons, purchase new pontoons, kayaks, a work barge and a fuel truck. The City of McGregor Community Development Needs Assessment was available for review and discussion. No comments were made. Echard moved, seconded by Carroll to approve the Needs Assessment as presented. Roll call vote: Ayes – all. Motion carried. The hearing was closed. Carroll moved, seconded by Hallberg to approve Resolution 01-01-2022 authorizing submission of the CDBG-CV microenterprise grant application for \$200,000 towards four projects. Hallberg moved, seconded by Echard to approve Resolution 02-01-2022 Approving CDBG-CV Microenterprise Subrecipient Agreement (pending approval of the CDBG-CV Microenterprise grant application). Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Hallberg to approve the Duplication of Benefits Policies and Procedures for CDBG-CV grant. Roll call vote: Ayes – all. Motion carried.

Hallberg moved, seconded by Echard to approve the first reading of Ordinance 01-01-2022 Amending Chapter 165, Zoning Ordinance to Permit Mini Tourist Cabins and Create the R-4 Mixed Residential-Vacation Rental and Re-zoning a Portion of the Tanglewood Addition from R-2 Single Family Residential to R-4 Mixed Residential-Vacation Rental. Roll call vote: Ayes – Carroll, Hallberg, Echard, and Wild. Nays – Scott. Motion carried. Mayor Troester asked if the council would like to make a motion to waive the three reading requirement. There was no motion made. Second reading will take place February 16, 2022. Carroll moved, seconded by Hallberg to approve Change Order #1 for the Front St. Lift Station/Force Main Project deducting \$3,545 from the project cost. Roll call vote: Ayes – all. Motion carried.

Alex Jaromin, Davy Engineering, provided a status report on projects. The lift station equipment is expected to be delivered around March 8. Environmental clearances are still pending. The city is requesting a programmatic agreement to have monitoring done during the construction. IDOT has let the project with approval pending. Five bids were received with Portzen Construction Inc the apparent low bidder at \$7,512,964.25. The bid is approximately 10% over the latest opinion of cost. Scott moved, seconded by Echard to give IDOT notice that the city will move forward with the project and will formalize with a resolution next week. Roll call vote: Ayes – all. Motion carried.

Michelle Pettit provided the library's annual report and budget request to the council. Book sales and basket sales this fall were the highest they have ever been. She complemented Luana Stiemke (Miss Lu) and Pam Smalley for their work. Tom Sinclair, chair of the board added that Michelle is a wonderful asset and that they are very fortunate to have her. The work that each of the staff is proficient at makes it a great team. Bonnie Pruet from the McGregor Marquette Center for the Arts introduced Lauren Wild, the new gallery director. Pruet noted that the city has funded the center for ten years and during that time they have never asked for an increase. The center is now open 7 days a week, 52 weeks of the year, except Christmas and New Year holidays. They have increased sales from \$1,000 to \$75,000. Wage increases are planned for the director and other staff. Jessica Goltz, chamber of commerce director, provided the council with reports for the year, director's report, budget request, and data regarding the chamber's online presence and facebook comparisons to other area chambers and tourism offices. McGregor Marquette has nearly 8,000 followers. The park board, dock commission and Clayton County Development group had submitted reports and budgets for consideration. Echard moved, seconded by Hallberg to pledge \$1,000 to the 2023 Clayton County marketing campaign. Roll call vote: Ayes – all. Motion carried.

Hallberg moved, seconded by Carroll to approve Resolution 03-01-2022 Confirming and Ratifying the Placement of the Bickel Clock. Roll call vote: Ayes – all. Motion carried. Hallberg moved seconded by Echard to approve Resolution 04-01-2022 Directing the Clerk to Publish Notice of Hearing on the Adoption of the Proposed "Code of Ordinances of the City of McGregor, Iowa" to be held on February 16, 2022 at 6:30 p.m. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Scott to approve Resolution 05-01-2022 Expressing Intent to Provide Economic Development Support to Black Swan Developers, LLC for city commitment for grant application to Downtown Housing. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Scott to approve the annual examination proposal for the three year period of July 1, 2021 – June 30, 2024 from O'Connor, Brooks, and Co., P.C. in the

amount of \$4,975 annually. Roll call vote: Ayes – Hallberg, Echard, Scott, Wild. Nays – Carroll. Echard moved, seconded by Hallberg to accept a sealed bid of \$206.54 from James Struntz for the 2006 Chevy pickup. Roll call vote: Ayes – all. Motion carried.

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

Lyle J. Troester  
Mayor

Attest:

Lynette L. McManus  
City Administrator