

**MCGREGOR CITY COUNCIL
REGULAR MEETING
FEBRUARY 16, 2022 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, February 16, 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, Scott, and Wild. Carroll was absent.

Scott moved, seconded by Wild to approve the Consent Agenda a) Agenda as listed b) Regular Meeting minutes January 19, 2022, Special Budget Meeting Minutes January 26, 2022, Special Meeting Minutes January 31, 2022 c) Bills and Claims as presented for period January 20, 2022 through February 16, 2022 - City- \$47, 098.97 Library - \$2,343.36, January 2022 Revenues - \$97,562.69, January Expenses - \$131,902.12 d) Treasurer's Report for January 2022 e) Board Appointment – Board of Adjustment – Gay Hallberg- Term Ending March 6, 2027. Roll call vote: Ayes – all. Motion carried.

Hearing of delegations: No comments received

Police report: Chief Millin presented the annual report for 2021.

Mayor Troester opened a scheduled public hearing to take comments regarding the Proposed Max Tax Levy. The proposed levy is an increase of 5.03% with insurance cost increases due to workers comp claim and increased cost of materials for replacements, health insurance and employee benefit cost increases. No comments were received at the meeting or at city hall and the hearing was closed. A second public hearing was opened to take comments regarding the proposed Code of Ordinances of the City of McGregor. The proposed code is available for review at city hall. No comments were heard and there has been no one reviewing the code or making comments at city hall. The hearing was closed.

Council considered the second 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. Although the public hearing in January provided the opportunity for making comments to the council regarding the topic, the mayor allowed some additional discussion to take place. Aaron Burke was present to respectfully oppose the zoning change. She noted that there is an implied use for the property owners of the private drive (Tanglewood Drive). Additional traffic from the cabins would run over the private drive and through the Cahoon property. Candi and Jim Johnson, owners of the property where the tourist cabins would be constructed, said that of the 100 guests they had last year, only a handful had mistakenly come in from that direction based on GPS direction. A neighbor from Eagle Dr commented that she has had people come to her home that have also been sent that way due to their navigation systems. Parking would be at the bottom of the hill where the street is city property. A letter, dated January 17, 2022, from the Burke's attorney which had been included in the January council packets, was once again given to the council by Mary Cahoon at the request of Mr. Burke. Concern that the quiet residential neighborhood will become noisy with lots of

traffic and guests was expressed. Johnsons noted that Airbb guests are rated by the places they stay so the establishment can refuse to accept them as guests based on past history at other Airbb. The location is perfect to appreciate nature with Pikes Peak property adjacent and Turner Park nearby. With no further discussion Hallberg moved, seconded by Echard to approve the second reading of Ordinance 01-01-2022. Roll call vote: Ayes – Wild, Hallberg, Echard. Nays – Scott. Motion carried.

Echard moved, seconded by Hallberg to approve the first reading of Ordinance 02-01-2022 Code of Ordinance of the City of McGregor, Iowa. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Ordinance 02-02-2022 Amending Chapter 99 Sewer Service Charges. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Resolution 01-02-2022 Approving Maximum Tax Levy. Roll call vote: Ayes – all. Motion carried. Scott moved, seconded by Wild to approve Resolution 02-02-2022 Setting a Hearing Date for March 16, 2022 at 6:30 p.m. on Proposal to Enter into a Sewer Revenue Loan and Disbursement Agreement and to Borrow Money thereunder in a Principal Amount not to Exceed \$2,880,000. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Resolution 03-02-2022 setting a date for a Public Hearing for March 16, 2022 at 6:30 p.m. on Proposal to Enter into a General Obligation Sewer Improvement Loan and Disbursement Agreement and to Borrow Money thereunder in a Principal Amount not to Exceed \$1,750,000. Roll call vote: Ayes – all. Motion carried. Motion by Scott, second by Wild to approve Resolution 04-02-2022 Setting Date for Public Hearing for March 16, 2022 at 6:30 p.m. on Urban Renewal Plan Amendment for the McGregor Combined Urban Renewal Area. Roll call vote: Ayes – All. Motion carried. Hallberg moved, seconded by Echard to approve the 2020 and 2021 Annual Reports for the McGregor Historical Society. Roll call vote: Ayes – Scott, Hallberg, Echard. Abstain – Wild. Motion carried. Hallberg moved, seconded by Echard to approve the 2021 Annual CLG Report from McGregor Historic Preservation Commission. Roll call vote: Ayes – All. Motion carried.

Council reviewed the list of projects completed with Business Enhancement Grant funding. For the period 08/19/2020 – 12/15/2021 total projects completed \$149,793.74 with a city contribution of \$62,452.74. Council is interested in program for a second round and will discuss at a future meeting. LMI Funding Assistance Program was discussed and will be developed and brought to a future meeting. An amendment to the UR plan was completed for this program with the intent of making some assistance available for LMI residents for costs associated with sewer and storm sewer services which may require replacement during the Main Street project.

Council reviewed the proposed 2022-2023 budget. The proposed budget levy rate is 14.07092 per thousand. Echard moved, seconded by Hallberg to set a hearing date for March 16, 2022 at 6:30 p.m. for the proposed 2022-2023 Budget. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Wild to approve the use permit for the Hole in the Sock Gang for the Trader's Jubilee and the summer schedule for the street theater. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve the consulting contract with the Iowa Museum Association to assist in the process to develop the historic resources of McGregor. Roll call vote: Ayes – all. Motion carried.

Authorizes the mayor to authorize changes in the Main Street project was discussed. The DOT is the contract holder and can make changes up to \$150,000 before having to take for additional approval. The engineer suggested the mayor be able to authorize up to \$15,000 and reminded the council that additional costs are covered by contingency funding so most costs would most likely remain within the project estimates. A resolution will be used to establish the policy for these overages. Several property owners were present to express their concern over a vicious dog that has been at large and confronting people in their own yards. Email complaints have been sent to the city office and the mayor. The city attorney and the police department will initiate legal action.

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