

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

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, March 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, Carroll, and Wild.

Hallberg moved, seconded by Carroll to approve the Consent Agenda a) Agenda as listed b) Regular Meeting minutes February 16, 2022 c) Bills and Claims as presented for period February 17, 2022 through March 16, 2022 - City- \$62,878.30 Library - \$743.10, February 2022 Revenues - \$54,606.18, February Expenses - \$74,985.80 d) Treasurer's Report for February 2022 e) Liquor License Application - Big Buoys f) Interim Board Appointment – Police Commission – Charles Carroll - Term Ending June 30, 2023. Roll call vote: Ayes – all. Motion carried.

Hearing of delegations: Katie Ruff, Joe Brooks, Alicia Mullarkey, and Jessica Goltz were present on behalf of the McGregor Marquette Chamber at the April meeting. No resolution has occurred on signing the agreement that was approved by the city council in January to continue chamber funding. The agreement will replace the 1994 resolution to meet audit requirements for public funding of private agencies. When asked if the 1994 resolution could no longer be used the city attorney explained that this was no longer acceptable. The agreement approved by the city had been developed with Marquette and reviewed by the Marquette city attorney prior to council approval. McManus informed chamber that how other chambers are funded and the agreements that they have in place aren't necessarily comparable. Each city may be using different funds with different requirements on how it may be spent. Chamber asked to be able to present at the April meeting.

Police report: Chief Millin provided council a summary of activity for the previous month. He was unable to attend the meeting with Officer Zach present instead. The chief is working with the city to look at ways to add additional parking during construction. Officer Zach will start academy in May, Officer Ceynar has resigned for a position in Manchester. The chief will end full time employment on April 30, continuing tentatively in a trial part time position.

The mayor reintroduced 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. A brief period of discussion was held with concerns from Burke's that multi-family dwellings could be constructed or there would be an increase in traffic on the road and noise from visitors. Mayor Troester asked if there was a motion on the ordinance. Echard moved, seconded by Hallberg to approve final passage 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. Roll call vote: Ayes – Carroll, Wild, Hallberg, and Echard. Nays – Scott. Motion carried. Ordinance effective upon publication.

Hallberg moved, seconded by Carroll to approve the second reading of Ordinance 02-01-2022 Adopting the Code of Ordinances of the City of McGregor, Iowa. Roll call vote: Ayes all. Motion carried. Carroll moved to waive the three reading requirement and make final passage of Ordinance 02-01-2022 Adopting the Code of Ordinances of the City of McGregor, Iowa. Roll call vote: Ayes – all. Motion carried. Ordinance effective upon publication. Hallberg moved, seconded by Echard to approve the second reading of Ordinance 02-02-2022 Amending Chapter 99 Sewer Service Charges. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Hallberg to waive the three reading requirement and make final passage of Ordinance 02-02-2022 Amending Chapter 99 Sewer Service Charges. Roll call vote: Ayes – all. Motion carried. Ordinance effective upon publication.

A public hearing was opened to take comments regarding the proposed FY 2022-2023 budget. The proposed levy rate is 14.07092 which is down slightly from the current rate. One question had been submitted at city hall and that was answered to the person's satisfaction. No comments received and the hearing was closed. Carroll moved, seconded by Hallberg to approve Resolution 01-03-2022 approving the FY 2022-2023 Budget and Certifying the Levy rate of \$14.07092. Roll call vote: Ayes – all. Motion carried. A public hearing was opened to take comments regarding proposed urban renewal plan amendment. No comments were received and the hearing was closed. Carroll moved, seconded by Echard to approve Resolution 02-03-2022 Approving 2022 Urban Renewal Plan Amendment. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Hallberg to approve Resolution 03-03-2022 Setting at Date at Which it is Proposed to Approve a Development Agreement with Black Swan Developers LLC, Including Annual Appropriation Tax Increment Payments. Roll call vote: Ayes – All. Motion carried.

A Public Hearing was opened to take comments regarding the proposal to enter into a Sewer Revenue Loan and Disbursement Agreement - \$2,880,000. No comments were heard and the meeting was closed. Before proceeding Scott moved, seconded by Carroll to amend agenda item #11 to correct the amount to \$2,101,000 provided in error with the proceedings. Roll call vote: Ayes – all. Motion carried. Scott moved, seconded by Echard to approve Resolution 04-03-2022 Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of \$2,101,000 Sewer Revenue Bonds, Series 2022. Roll call vote: Ayes – all. Motion carried. A public hearing was opened to take comments regarding a proposal to enter into General Obligation Sewer Improvement Loan and Disbursement Agreement \$1,750,000. No comments were heard and the meeting was closed. Echard moved, seconded by Wild to approve Resolution 05-03-2022 Taking Additional Action on Proposal to Enter into a General Obligation Sewer Improvement Loan and Disbursement Agreement. Roll call vote: Ayes – all. Motion carried.

Echard moved, seconded by Wild to approve Resolution 06-03-2022 Authorizing the Mayor and Clerk to Accept Offers to Purchase Ohmer Ridge Lots. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve McGregor Incentives for City Owned Lots in Ohmer Ridge and RWW Subdivisions. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve the Exclusive Open Right to Sell Listing with Allen Real Estate. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Echard to approve Resolution 07-03-2022 Authorizing Mayor to Approve Cost Increases in the

Main Street Project – Maximum Amount \$15,000 without further council approval. Roll call vote: Ayes – All. Motion carried. Echard moved, seconded by Wild to approve purchase of a shed for use at Turner Park for Bulldog Community Recreation. Approximate cost is \$800 and the group will do the set up and install a keypad lock. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Echard to approve a quote for \$8,447 from Pat’s Electric for electrical upgrades at Turner Park. MMU will contribute \$500 towards the cost with economic development funds in their budget. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Scott to authorize the McGregor Achievement Club to submit a UMGC grant for construction of a restroom and concession -food service area at Turner Park and to provide matching funds of \$ 22,263.82. Roll call vote: Ayes – all. Motion carried.

Carroll moved, seconded by Wild to authorize filling a part time position for grounds maintenance for up to 16 hours per week. Roll call vote: Ayes – motion carried. Deborah Scott submitted her intent to resign from the council as of May 1 as she will be leaving the area for other employment. Council discussed appointment, with three people already expressing interest in completing the term. Notice of intent to appoint will be on the agenda for April with appointment at the May council meeting. Notice that winter parking suspension starts April 1, hoods will be placed on signs.

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

Lyle J. Troester  
Mayor

Attest:

Lynette L. McManus  
City Administrator