

**MCGREGOR DOCK COMMISSION**  
**JUNE 15, 2021, 7:30 A.M.**

The MCGREGOR DOCK COMMISSION met at 7:30 a.m. on **Tuesday, June 15, 2021** at the city hall. Commission members in attendance were Gress, Clark, Kotz,. Slocum and Hunt were absent. Also in attendance: Mayor Lyle Troester, Charles Carroll, Dylan Borglum and Shannon Alber, parties interested in the purchasing the marina, and Lynette McManus – secretary for the meeting.

Kotz moved, seconded by Clark to approve the Consent Agenda by one motion a) Agenda as listed b) Meeting Minutes April 27, 2021 c) Ayes – all. Motion carried.

Chairman Gress provided the commissioners an update on the solution into an ice diversion barge. He has been working with Dan Cook, Davy Engineering on some preliminary discussions regarding placement of a barge and pylons to act as a breaker for ice in the spring so that the docks could be left in place during the winter. Although the work done to date has been at no cost, any additional work must be charged. That fee would be \$1,500. Mayor Troester suggested that instead of the barge the money be invested to have Davy begin work to investigate the possibility of constructing an eddy. Clark moved, seconded by Kotz to contract with Davy Engineering for \$1,500 with a change of scope to investigate construction of an eddy. Ayes – all. Motion carried.

Dylan Borglum and Shannon Alber introduced themselves to the commissioners. They are in the process of purchasing McGregor Marina, Beer and Brats, and Boatels. The draft lease provided by the city attorney along with notes from the buyers was provided to the commissioners. No final draft is available yet. Chairman Gress asked the buyers to open discussions on what they are requesting. Borglum went over several points they are requesting, the key one being that of obtaining a fifty-year lease which they feel is necessary to justify the investment in improvements that they are proposing. McManus asked if a 25-year lease with a 25-year renewal would be acceptable if the language could be developed that would provide them protection from termination by the council without good cause and also provide them the ability to terminate at that point if they wish. Following discussions Kotz moved, seconded by Clark to endorse the 50-year term if both legal teams can come to an agreement on the language with termination clause if the improvements are not made within the time frame to be agreed upon. Ayes – all. Motion carried.

Gress informed the commission of the status of the riverfront sign replacement. Iowa Prison Industries was shut down due to the incident in the prison and not taking any sign orders. Several other options were discussed and will be looked into.

With no further business to conduct, Clark moved, seconded by Kotz to adjourn. Ayes – all. Motion carried.

Steve Gress, Chair for the meeting

Attest:

Lynette L. McManus, Secretary for the meeting