

**MCGREGOR CITY COUNCIL
REGULAR MEETING
JUNE 16, 2021 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, June 16, 2021** 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 attending in person: Carroll, Halvorson, Echard, Scott, and Hallberg.

Carroll moved, seconded by Halvorson to approve the Consent Agenda by one motion a) Agenda as listed b) Regular Meeting minutes May 19, 2021, Special Meeting minutes June 8, 2021 c) Bills and Claims as presented for period May 20, 2021 through June 16, 2021 - City- \$285,078.16, Library - \$931.11, May 2021 Revenues - \$286,875.43, May 2021 Expenses - \$647,815.31 d) Treasurer's Report for May 2021 e) Tobacco License Renewal _ Kwik Star f) Liquor License Applications (New license classes) – Pocket City Post 267 – Classes A and BB (5 day) g) Board Appointments – Dock Commission – Cheri Moser – Term Ending 12-31-2021, Emergency Squad Board – Margarite Clinton – Term Ending 04-16-2023, Police Commission – Deborah Scott – Term Ending 06-30-2023. Roll call vote: Ayes – all. Motion carried.

Hearing of Delegations: No comments received.

Mayor Troester announced that the public hearing scheduled the rezoning of the former Holiday Shores property is postponed to the July council meeting to address some legal requirements. A second scheduled public hearing was opened to take comments regarding the Riverfront Lease Agreement (2021). No comments were received at city hall. Sallee Muehlbauer commented that we need the marina and encouraged the council to approve what can be approved.

Mayor Troester reviewed a list of items that the new buyers had provided for possible inclusion in the new lease. Those items differed based upon whether they were granted a 50-year lease or a 25-year lease. Several items could not be agreed to by the council, however, after discussions many items presented were acceptable with some additional language added either by the city or the buyer for inclusion in the lease. Following review of all the proposed terms, the council came to consensus that a revised 50-year lease to include all terms that both parties arrived at should be prepared by the city attorney. That document will be completed by late Friday, sent to the buyers and their attorney, and made available to mayor and council to be considered at a special meeting scheduled for June 21, 2021 at 5:00 p.m. The meeting will also be available via zoom.

Prior to the second reading of Ordinance 05-01-2021 Prohibiting Outdoor Furnaces, Jim and Linda Boeke asked for time to correct the heating situation at the property they own where an outdoor furnace has been in use. The ordinance gives 3 months following its effective date to discontinue use of an existing furnace which if the final reading isn't until July and the ordinance must first be published to be in effect, would put that into October. Halvorson moved, seconded by Scott to approve the second reading of Ordinance 05-01-2021 Prohibiting Outdoor Furnaces. Roll call vote: Ayes – Carroll, Echard, Halvorson, Scott. Abstain – Hallberg. Motion carried.

Rate increases for storm sewer and sewer were discussed in preparation for bonding for the Main Street Project. Heidi Kuhl from Northland Securities had prepared the rate study and the council had determined the schedule for increases sufficient to cover bonding requirements at the April council meeting. Water rates will be addressed by MMU. Hallberg moved, seconded by Echard to approve the first reading of Ordinance 06-02-2021 Amending the Code of Ordinances Chapter 91 Storm Water Fees. Roll call vote: Ayes – all. Motion carried. Carroll moved, seconded by Hallberg to approve the first reading of Ordinance 06-03-2021 Amending the Code of Ordinances Chapter 99 Sewer Service Fees. Roll call vote: Ayes – all. Motion carried.

Roland Clinton addressed the council to offer additional suggestions regarding ways to make the Ohmer Ridge lots more marketable. He expressed concern over the need for substantial fill on several of the lots, access into the lots, and which lots had bed rock. He expressed his opposition to the proposed change in the covenants to allow smaller homes (1000 sq ft) on lots 7-11 which could affect property values of those homes already built. The revisions will be sent to existing owners for considered, with a total of three (3) owners other than the city required to agree to the change. If three owners agree then the final document will be prepared for their signatures and recording of the revised covenants. Hallberg moved, seconded by Scott to approve Resolution 02-06-2021 Amending Ohmer Ridge Restrictive Covenants (Third Amendment). Roll call vote: Ayes – all. Motion carried. Scott moved, seconded by Echard to approve Resolution 03-06-2021 Setting Wages for 2021-2022. Roll call vote: Ayes – all. Motion carried. Hallberg moved, seconded by Scott to approve Resolution 04-06-2021 Setting Contract Rate for Treasurer – Mary Guritz at \$92 per month. Roll call vote: Ayes – all. Motion carried. Scott moved, Echard seconded to approve Resolution 05-06-2021 Year End Transfer for Library and Emergency Fund. Roll call vote: Ayes – all. Motion carried. Scott moved, seconded by Halvorson to approve Resolution 06-06-2021 Authorizing Transfer of Funds for Capital Projects. Roll call vote: Ayes – all. Motion carried. Halvorson moved, seconded by Echard to approve Resolution 07-06-2021 Authorizing Transfers of Funds to Reimburse Expenditures. Roll call vote: Ayes – all. Motion carried.

Council discussed with the city attorney how to move ahead to rectify the situation at Knapp's Trailer Park. The manager has been contacted multiple times by the city administrator telling them a plan for replacement of the existing sewer system must be submitted to the city. Multiple plumbers had previously tried to correct the problems. There has been no follow up from the manager or from the plumbing company. Three of the five trailers are now empty. Mayor asked the attorney to begin any legal actions necessary. He will talk with the mayor and clerk and begin action to shut down the court. Council reviewed a letter from Joe Chiaromonte regarding the water valve and the sidewalk from Ann Street. City crew took pictures inside the arched storm sewer and everything is intact with no soil erosion evident. MMU was asked to check the water curb stop to see if it needed to be repaired. The crew was able to get the wrench on it and it turned, so it does not need to be repaired. Council stated there is really nothing that the city can do and asked that a letter be sent explaining the actions taken.

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