

**MCGREGOR CITY COUNCIL  
REGULAR MEETING  
DECEMBER 15, 2021 6:30 P.M.**

The MCGREGOR CITY COUNCIL met in Regular Session at 6:30 p.m. on **Wednesday, December 15, 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 in attendance: Echard, Hallberg, Carroll, Scott, and Halvorson.

Halvorson moved, seconded by Carroll to approve the Consent Agenda a) Agenda as listed b) Regular Meeting minutes November 17, 2021 c) Bills and Claims as presented for period November 18, 2021 through December 15, 2021 - City- \$109,424.76 Library - \$1669.65, November 2021 Revenues - \$125,046.10, November 2021 Expenses - \$129,612.67 d) Treasurer's Report for November 2021 e) Board Appointments – Park Board – Harold Waterman and Megan Beisker – Terms Ending 12-31-2024, Dock Commission – Cheri Moser and Steve Gress – Terms Ending 12-31-2024, MMU – Dennis Regal and Craig Strutt – Terms Ending 12-31-2027 f) Appointments – City Clerk Administrator (moved to January meeting), City Treasurer – Mary Guritz – Term Ending December 31, 2023, Upper Explorerland Regional Housing Authority – Charles Carroll – Term Ending 12-31-2024 g) Mayor Committee Appointments Roll call vote: Ayes – all. Motion carried.

Oath of Office was administered to Fire Chief Tom Sauer, newly elected council member Mel Wild, returning council Janet Hallberg and Charles Carroll, and Mayor Troester. City Administrator appointment is moved to January 19 meeting.

Hearing of delegations: “Letter” from Jean Erickson regarding city administrator appointment.

Police report: Officer Ceynar's Law Enforcement Academy training is near completion. Hiring recommendations for the full-time officer should be considered at the January commission meeting. Mayor Troester asked if the Chief could influence placement of a light on the US Cellular tower located at St. Mary's Cemetery to which the chief stated is under FCC authority. Clerk and Mayor had made calls to NE IA Phone Co regarding this question following concerns raised by a resident of emergency medical helicopters that fly near the tower.

Representatives of the fire department were present to request additional funding from the city for the purchase of a replacement pumper truck. The request is for \$25,000 additional from each McGregor, Marquette, and from Mendon Township. The cost for a new truck would be \$330,000 but a quality used truck is also being explored. Some fundraising is being done and an application will be submitted to UMGC next spring. Scott moved, Halvorson seconded to include \$25,000 in budget planning for the 2022-2023 budget. Roll call vote: Ayes – all. Motion carried. Jonathan Moser made a request to construct a fence on the back side of his property which would be in the C St right of way. C street water and street replacement are potential upcoming projects which would require the fence be removed if council grants the request. Moser has a temporary use permit for his fence and LP tank, but of which are in the right of way. It may be possible to add into that permit. More research is requested by the council and discussion with street personnel regarding plowing and any problems that might result.

Payment of the library roof repair was discussed. The building is city property. The roof had been replaced following the tornado, with several attempts to correct leaking which was never corrected. A different contractor was asked to look at the roof for solutions to the continued leaking. Hallberg moved, seconded by Scott to release the payment to Allen Roofing. Roll call vote: Ayes- All. Motion carried. Echard moved, seconded by Scott to approve submission of a CDBG-CV Microenterprise grant application with the city being the applicant and contracting with UERPC to write the grant at a cost of \$1,000 for five projects for up to five projects. Nauti Marina is the sub grantee for projects to improve the marina and restaurant facilities. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Hallberg to set a hearing date for January 19, 2022 at 6:30 p.m. for CDBG-CV Microenterprise Projects. Roll call vote: Ayes – all. Motion carried. Sample community needs assessments had been provided. The needs assessment will be reviewed and approved at the January meeting.

A request was made by Matt Aust to have the city apply on behalf of his Masonic Block project for a Downtown Housing Grant. He has Workforce Housing and Community Catalyst Grants that should meet the 25% match requirement but buy in from the city would provide a higher score. He requested a developer agreement for a rebate and offered examples of several of his projects and their rebate terms. McManus asked that council consider both application to the program and permission to contact the bonding attorney about a development agreement. Carroll moved, seconded by Halvorson to approve submission of the Downtown Housing Grant for the Masonic Block project and to begin research into a developer agreement. Roll call vote: Ayes – all. Motion carried.

DOT Rail grant guidelines were received that could be used for reconstruction and safety improvements of the rail crossing near the boat ramp. Council requested more info on the programs to include match, cost of engineering work and submission of the application. No action on American Rescue Fund expenditure – awaiting more info from Northland Securities. Halvorson moved, seconded by Carroll to approve Business Enhancement Grant application #4 – Nauti Marina for gas storage facilities. Roll call vote: Ayes – all. Motion carried. Echard moved, seconded by Hallberg to approve a \$200 donation to MFL MarMac After Prom party. Roll call vote: Ayes – all. Motion carried. No action taken on Dollars for Scholars request. Carroll moved, seconded by Scott to approve a Use of City Property permit for the McGregor Achievement Club 2022 Car Show, Turner Park and Turner Street, July 16, 2022. Roll call vote: Ayes – all. Motion carried.

Hallberg moved, seconded by Halvorson to set a hearing date for January 19, 2022 at 6:30 p.m. to Consider a Recommendation from P & Z to Amend Chapter 165, The Zoning Ordinance of the City of McGregor, Iowa 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 – all. Motion carried. The tentative budget schedule was provided with budget requests to be received at the January 19 meeting and budget workshop on January 26, 2022 at 6:00 p.m. Scott moved, seconded by Carroll to remove the stop sign located at the intersection of Ohmer Lane and Walnut. Roll call vote: Ayes – all. Motion carried.

Council reviewed a draft RFP for annual exams for the next three fiscal years. Echard moved, seconded by Hallberg to approve the RFP and to send to the list of firms and the auditor of state for consideration at the January 19 meeting. Roll call vote: Ayes – all. Motion carried. The updated McGregor Code of Ordinances is currently being printed. Council determined they do not wish to have hard copies, but would like to have one additional office copy available for check out by the council as needed. The code will be available on the city website and at the library as well. A total of five copies will be needed. McManus informed the council that they should expect to see the replacement of the F550 with dump box, plow and sander in the budget discussions.

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