

August 20, 2018

The regular meeting of the Decorah City Council was called to order by Mayor Borowski at 5:45 p.m.

The meeting was opened with the Pledge of Allegiance.

Members present: Randy Schissel, Andy Carlson, Steve Luse, Kirk Johnson, Johanna Bergan, Dan Bellrichard. Absent: Ross Hadley

Motion by Johnson, second by Bergan, to approve the agenda as presented. Roll call vote. All voting aye. Motion carried.

Jack Sovern and Kristen Underwood gave a brief presentation about the Summer Bookmobile project they did this summer.

Motion by Luse, second by Bellrichard, to approve the consent agenda items as presented.

- a. Minutes of the August 6, 2018 meeting
- b. Claims
- c. Renewal Class C Beer permit for Oneota Co-op including Sunday Sales
- d. Renewal Class C Liquor License for Rubaiyat including Sunday Sales
- e. New Special Class C Beer/Wine Permit for Oneota Co-op including Outdoor Service Area
- f. Renewal Class E Liquor License for Backwater Spirits and more including Class B Wine, Class C Beer and Sunday Sales Privileges
- g. Consider C-3 Commercial Design Review re: 205 Court Street, *Saint Benedict's Church Building – sign*
- h. Consider C-3 Commercial Design Review re: Bank of the West, *120 West Water Street and 405 Heivly Street – signs at both locations*
- i. Consider C-3 Commercial Design Review re: 300 West Water Street, *Blue Heron Knittery – sign*
- j. **Resolution 2901**, setting a public hearing on rezoning of property; David & Julie Olson, 1006 Woodside Court property parcel to R-2 Single – Four-family residential district, *September 4, 2018, 5:45pm*
- k. **Resolution 2912**, setting a public hearing on rezoning of property; Aase Haugen Properties, 4 Ohio Street property at West Highland Drive, a parcel from H-M Hospital Medical District to R-3 Multiple – Family Residential District
- l. **Resolution 2903** approving the Street Finance Report
- m. **Resolution 2904**, setting a public hearing on the sale of city or public property re: *2072 State Highway 9*
- n. **Resolution 2906**, a resolution accepting applications for voluntary annexation and approving annexation of property into the City of Decorah (*Randall J. and Kristen Tvedt Olson*)
- o. **Resolution 2907**, accepting a waiver and agreement Marlene C. Kreutzer, voluntary assessment for College Drive Improvement Project

Roll call vote. All Voting aye. Motion carried.

This being the time and place for a public hearing on an easement agreement with Good Times Grill, 308 College Dr., for use of public r-o-w, the hearing was opened.

There was no public comment. The hearing was closed.

Motion by Carlson, second by Schissel to approve Resolution 2908 entering into an easement agreement with Good Times Grill, 308 College Dr., and authorizing the Mayor to sign. Roll call vote. All voting aye. Motion carried.

Consideration of Resolution 2897 approving a lease agreement with Gundersen Health Systems for a hangar was opened for discussion.

Councilperson Bellrichard questioned what expenses, other than the financing costs, would the city incur?

City Manager Bird stated insurance costs would be the most - amount is unknown at this time.

Councilperson Bellrichard stated he has a difficult time asking tax payers to pay this cost. The project was proposed to be cost neutral to the city. He questioned why other neighboring cities and counties, who will also benefit from this, are not being asked to participate.

Further, he is not comfortable with a 15-year payment schedule with a 20-year lease. Would be better with a 15-year lease.

Brett Willie, Airport Commission Member, acknowledged it was a mistake that this would be a cost neutral project. It was the original intent but, given all the circumstances, it didn't work out that way. He believes Gundersen intends to stay beyond the 20-year lease agreement though that is not in writing.

Councilperson Schissel believes there was bad communication between Gundersen and the engineer. Unfortunately, we are stuck in the middle.

Bellrichard understood there was a verbal agreement with Gundersen to pay the engineering costs to date if the project doesn't go forward. He really wants to come to terms we can all agree with.

Councilperson Johnson stated he thinks it's worth our participation to make this project happen. Wants Decorah to be even more of a medical center than it currently is.

Laura Olson, Gundersen Lutheran, stated they are not open to additional negotiation. No one realized the original plan would be so much. They also have a significant investment in the housing unit and the aircraft itself.

Russell Norris, Airport Commission Member, stated there was no intentional miscommunication but that this was new ground for everyone. The Commission viewed it as a community service and it's a win/win for all.

As a Gundersen physician, he emphasized that 15-20-30 minutes matter in times of health crisis.

Motion by Johnson, second by Luse, to accept Resolution 2897 approving the proposed lease agreement with Gundersen Health Systems for a hangar lease. Roll call vote. Voting aye: Johnson, Luse, Carlson, Bergan. Voting nay: Bellrichard, Schissel. Motion carried.

Motion by Johnson, second by Luse to approve Resolution 2905 accepting the bid, form of contract, and award the bid to Dave's Complete Construction, Delhi IA and authorize the Mayor to sign the contract. Roll call vote. Voting aye: Johnson, Bergan, Luse, Carlson. Voting nay: Bellrichard, Schissel. Motion carried.

Motion by Carlson, second by Bellrichard to table consideration of Resolution 2909 approving the plans/specs, cost estimate, accepting bids and awarding the contract for the 2018 Vernon Street Storm Sewer Improvement Project. Roll call vote. All voting aye. Motion carried.

Motion by Bellrichard, second by Carlson, to approve Resolution 2902 setting a public hearing on a rezoning request from Menard's, 1780 Old Stage Road, to C-4 Shopping Center Commercial District for September 4, 2018: 5:45 pm. Roll call vote. All voting aye. Motion carried.

Motion by Bellrichard, second by Carlson, to approve Resolution 2910 accepting the final plat of Scenic View Estates, 13th Addition. Planning and Zoning review required sidewalks and street lights. It was noted sidewalks are required in the covenants. Roll call vote. All voting aye. Motion carried.

Motion by Carlson, second by Bellrichard to approve Resolution 2911 accepting the preliminary and final re-plat of Lot 1 and Lot 5 of Scenic View Estates, 9th Addition. Roll call vote. All voting aye. Motion carried.

Meeting adjourned on motion.



Wanda Hemesath, MMC
City Clerk, Tr.