

February 1, 2021

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

The meeting was held in the Council Chambers and electronically for those that meeting in person was impossible or impractical due to COVID19 regulations.

The meeting was opened with the Pledge of Allegiance.

Nathan Thompson, Upper Explorerland Regional Planning Commission advised they are pursuing a Community Development Block Grant (CDBG) for housing improvements for Low to Moderate Income homes.

Members present: Emily Neal, Ross Hadley, Andy Carlson, Steve Luse, Randy Schissel, Steven Zittergruen, Kirk Johnson.

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

- a. Minutes of the January 19, 2021 regular meeting
- b. Claims
- c. Resolution 3154 accepting Upper Ridge Road Phase II as complete
- d. Change Order #3 Upper Ridge Road Phase II - \$11,782.90
- e. Resolution 3155 Declaring Necessity and Providing for Notice of Public Hearing on Proposed Urban Revitalization Plan for the Decorah Commerce Drive Urban Revitalization Area
- f. Resolution 3158, setting a date for a public hearing on proposed plans and specifications, estimate of cost, and proposed form of contract for the construction of the 2021 Dry Run Plaza project and directing the City Engineer to post notice for taking of bids (*March 1, 2021 – 5:45pm*)
- g. Resolution 3159, setting a date for a public hearing on proposed plans and specifications, estimate of cost, and proposed form of contract for the construction of the 2021 Pole Line Road Bridge Reconstruction project and directing the City Engineer to post notice for taking of bids (*March 1, 2021 – 5:45pm*)
- h. Renewal Class C Liquor License for Your Place including Sunday Sales and Outdoor Service Area privileges
- i. Renewal Special Class C Beer/Wine for Mabe's including Sunday sales
- j. Renewal Class E Liquor License for HyVee including Class B Wine, Class C Beer and Sunday Sales privileges
- k. Accept FY20 Audit Report

Roll call vote. All voting aye. Motion carried.

This being the time and place for a public hearing on the proposed FY22 maximum levy rate the hearing was opened.

No public comment. The hearing was closed.

Motion by Luse, second by Johnson to adopt Resolution 3156 approving the proposed FY22 maximum levy rate. Roll call vote. All voting aye. Motion carried.

Motion by Schissel, second by Zittergruen to approve Resolution 3157 setting March 15, 2021, 5:45 pm as the date and time for a public hearing on the proposed FY22 budget. Roll call vote. All voting aye. Motion carried.

This being the time and place for a public hearing on zoning code amendments to Chapter 17.140 Floodplain Management Ordinance 17.120, F-1 Floodplain District the hearing was opened.

No public comment. The hearing was closed.

Ordinance 2163 approving zoning code amendments, Chapter 17.140-Floodplain Management Ordinance 17.120 – F-1 Floodplain District was introduced and read for the first time. Motion by Schissel, second by Johnson to approve the first reading. Roll call vote. All voting aye. Motion carried.

Motion by Luse, second by Hadley, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings and adopt. Roll call vote. Voting aye: Luse, Hadley. Voting nay: Neal, Schissel, Johnson, Carlson, Zittergruen. Motion failed.

Ordinance 1261 amending Chapter 17 relating to storage containers was introduced and read for the third and final time. Motion by Luse, second by Schissel, to approve the third reading thereby placing the ordinance on its' final adoption. Roll call vote. Voting aye: Luse, Schissel, Zittergruen, Hadley, Neal, Carlson. Voting nay: Johnson. Motion carried.

The public hearing on a purchase and development agreement with 3chicrental, LLC for purchase of city land, which was opened for comment January 4, 2021, was continued at this time.

No public comment. The hearing was closed.

City Manager Bird explained the purchase and development agreement does not include the requested utility easement along the south side of the property running in a diagonal fashion NE to SW. Current easements will remain in place. He explained the location of the requested easement would limit future development options through that area. After continued discussion with engineers it was determined there are other locations for utility extensions if the need arises.

Councilperson Carlson stated he had understood the easement was a critical piece of this agreement. Why the change?

City Manager Bird responded it is unknown what development to the west looks like at this time. There are other options for utility extensions and there are just too many unknowns at this time. Extension of water lines can be accomplished just about anywhere through here. Sewer is a bit more challenging and would have to utilize a lift station.

Councilperson Johnson felt it would be very difficult to get sewer lines across the existing cut. Seems one would have to over or under the viaduct and believes the likelihood of that happening any time soon is remote.

Concerns were voiced regarding a sizeable investment for one business. Councilperson Hadley stated the increased assessed value is much more sizeable than the previously empty building.

Councilperson Carlson has concerns with spending \$350,000+ on economic development to take water and sewer to that area only to sign a development agreement that hinders economic development.

Councilperson Neal expressed concerns about selling the property without the easement requested by engineers, not knowing what development is being proposed and not having a plan for what the money will be used for. She feels we are giving an awful lot. The property will only increase in value.

Bird clarified requirements in the RFP process included: voluntary annexation, commercial development and no tax abatement. Through the process we were no more specific than that. We didn't ask what type of commercial development only that it had to be commercial development within a certain amount of time.

Motion by Schissel, second by Luse to adopt Resolution 3152 approving a purchase and development agreement with 3chicsrental, LLC for city land (Fox and Coon Club location). Roll call vote. Voting aye: Schissel, Luse, Zittergruen, Hadley, Johnson. Voting nay: Carlson, Neal. Motion carried.

Motion by Schissel, second by Zittergruen to approve the Mayor appointment of Sandya Purohit Caton to the Human Rights Commission. Roll call vote. All voting aye. Motion carried.

Meeting adjourned on motion.



Wanda Hemesath, MMC  
City Clerk, Tr.