

June 21, 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.

The meeting was opened with the Pledge of Allegiance.

Members present: Kirk Johnson, Emily Neal, Andy Carlson, Randy Schissel. Ross Hadley and Steve Luse attended electronically. Councilperson Zittergruen was not present for roll call but arrived following action on the consent agenda as noted below.

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

- a. Minutes of the June 21, 2021 meetings
- b. Claims
- c. Amended FY22 Lease Agreement with Winneshiek Co. Sheriff's Office
- d. Resolution 3200 setting August 2, 2021 5:45 pm as the date and time for a public hearing to amend Chapter 17.52.020 (E) of the Decorah City Code relating to loading and parking space requirements
- e. Renewal Class E Liquor License for Casey's General Store, 401 College Dr., including Class B Wine, Class B Beer and Sunday Sales privileges
- f. New Class C Beer permit for Nordic Fest including Outdoor Service Area
- g. Resolution 3201 setting August 2, 5:45 pm as the date and time for a public hearing regarding Ordinance 1278 Rental Permit Exceptions
- h. Resolution 3202 setting August 2, 5:45 pm as the date and time for a public hearing for the 2021 Street Asphalt
- i. Resolution 3203 proposing to vacate storm sewer and utility easement in Lot 3 of 8 in Riverwalk Second Addition and setting August 16, 5:45 pm as the date and time for a public hearing.

Roll call vote. All voting aye. Motion carried.

Councilperson Zittergruen arrived.

This being the date and time for a public hearing on a request for rezoning of property: Allan Dahlen and Helen Wise, Co-Executors of the Estate of Arnold G. Dahlen, and Allan J. Dahlen and Patricia J. Dahlen, for land along Old Stage Road and in Section 23, Township 98 North, Range 8 West of the Fifth P.M. all within the City of Decorah, Winneshiek County, Iowa parcels from F-1 Floodplain to C-4 Shopping Center Commercial, the hearing was opened.

Tim Wagner, 509 Franklin St., opposed the rezoning saying it sets the stage for massive amounts of development in the area. Would hope the Council would require the Riparian Buffer to be as close to 16 acres as possible and permanent. The need for river protection will continue to grow.

Ardith Allen, 706 E. Water, stated she is a 27-year resident of Freeport. She lived through the 2008 and 2016 floods. Believes it is important to consider the Flood Resilience Study which says Freeport is of substantial concern and an area of significant flood risk. Believes filling in the floodplain will increase water in Freeport and encouraged the council to make a decision based on everyone's needs.

Dennis Peterson, 209 North St., stated a lot of people would like to move to Decorah – everyone wants to live and work here. We need more development, more jobs and more revenue. That means brining in business that can provide these things.

There being no further public comment, the hearing was closed.

Councilperson Neal stated the agreement has been negotiated in good faith and believes it provides a good balance between risk and rezoning. Further, the recently passed storm water ordinance will provide further protection from storm water runoff.

Councilperson Zittergruen thanked those who spoke and assured those concerned that Council has done everything we can to protect the natural assets we have, while still providing for economic development opportunities.

Motion by Schissel, second by Carlson to adopt Resolution 3164 approving a conditional rezoning agreement for land along Old Stage Road and in Section 23, Township 98 North, Range 8 West of the Fifth P.M., all within the City of Decorah, Winneshiek County, Iowa. Roll call vote. All voting aye. Motion carried.

Ordinance 1264 approving a request for rezoning of property; Allan Dahlen and Helen Wise, Co-Executors of the Estate of Arnold G. Dahlen, and Allan J Dahlen and Patricia J Dahlen, for land along Old Stage Road and in Section 14 and Section 23, Township 98 North, Range 8 West of the Fifth P.M., all within the City of Decorah, Winneshiek County, Iowa parcels from F-1 Floodplain to C-4 Shopping Center Commercial, was introduced and read for the first time.

City Clerk, Tr. Hemesath read the 16 factors for rezoning request pursuant to ICA Section 414.3 as follows:

1. Is it in accordance with a comprehensive plan?
2. It is designed to preserve the availability of agricultural land?
3. Is there protection of soil from wind and water erosion?
4. Does it encourage efficient urban development patterns?
5. Lessen congestion in the street?
6. Secure safety from fire, flood, panic and other dangers?
7. Promote health and the general welfare?
8. Provide adequate light and air?
9. Prevent overcrowding of land?
10. Avoid undue concentration of population?
11. Promote the preservation of energy resources?
12. Promote reasonable access to solar energy?
13. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
14. Provide reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses?
15. Is there a view to conserving the value of buildings and encouraging the most appropriate user of land throughout the city?
16. Provide for consideration of smart planning principles under Section 18B.1 and 18B.2, subsection 2?

It was noted smart planning principals were taken into consideration.

Motion by Schissel, second by Carlson to approve the first reading.

Councilperson Hadley noted that when the Storm Sewer Ordinance was prepared this property was a focal point of consideration. Believes balance made with the property owner is good and this action is sustainable and responsible.

Mayor Borowski called for the vote. Roll call vote. All voting aye. Motion carried.

Ordinance 1277 amending Chapter 1504 C-3 Design Criteria – Sign Permit Approval Process was introduced and read for the second time. Motion by Schissel, second by Carlson, to approve the second reading. Roll call vote. All voting aye. Motion carried.

Motion by Schissel, second by Zittergruen to waive the 3<sup>rd</sup> and final reading and place the ordinance on its' final adoption. Roll call vote. All voting aye. Motion carried.

Meeting adjourned on motion.



Wanda Hemesath, MMC  
City Clerk, Tr.