

September 6, 2022

The regular meeting was called to order by Mayor Borowski at 5:45 pm.

The meeting was held at the City Council Chambers and electronically.

The meeting was opened with the pledge of allegiance.

Members present: Randy Schissel, Emily Neal, Kirsten Olson, Steve Luse, Steven Zittergruen, Ross Hadley, and Kirk Johnson

Motion by Luse and seconded by Olson to approve the consent agenda as presented.

- a. Minutes of the August 15, 2022, Regular Meeting
- b. Claims
- c. Special Permit-ATV UTV Fall Fun Ride
- d. Special Permit-Decorah Gear Exchange
- e. Amended Special Permit and Parade-Decorah Pride
- f. Amendment for Impact Coffee Class C Liquor License to include Outdoor Service
- g. Renewal of Special Class C Liquor License with Sunday Sales for Koreana

Roll call vote. All voting ayes. Motion carried.

Mayor Borowski opened the public hearing on the plans, specifications, form of contract, and taking bids for the Decorah 2022 P.C. Concrete Patching Project at 5:47 pm. No public comment. Mayor Borowski closed the public hearing at 5:48 pm.

Schissel made a motion to approve Resolution 3292 approving the plans, specifications, form of contract, and awarding the Decorah 2022 P.C. Concrete Patching Project to Skyline Construction. Hadley seconded the motion. Roll call vote. Ayes: Schissel, Hadley, Luse, Neal, Olson, Johnson, Zittergruen. Nays: None. Motion carried.

Luse made a motion to approve the third reading and adopt Ordinance 1298 which repeals Ordinance 1037 providing for the division of taxes levied taxable property in the Decorah Business Park-Airport Urban Renewal Area. Zittergruen seconded the motion. Roll call vote. Ayes: Luse, Zittergruen, Neal, Schissel, Olson, Hadley, Johnson. Nays: None. Motion carried.

Mayor Borowski opened the public hearing on proposed designation of the 2022 Business Park Urban Renewal Area at 5:52 pm. City Manager, Travis Goedken, went through the voting results from the Planning and Zoning Commission regarding this. The vote was 3 to 3 with one member abstaining. The Commission did not feel that it was in conformance with the comprehensive plan. A letter was also available from Decorah Jobs in favor of the 2022 Business Park Urban Renewal Area. No citizens spoke at hearing. Mayor Borowski closed the public hearing at 5:53 pm.

Luse made a motion to approve Resolution 3293 to declare necessity and establish an urban renewal area, pursuant to section 403.4 of the Code of Iowa and approve the urban renewal plan and projects for the 2022 Business Park Urban Renewal Area. Johnson seconded the motion. Roll call vote. Ayes: Luse, Johnson, Schissel, Hadley, Zittergruen, Olson. Nays: Neal. Motion carried.

Luse made a motion to approve the first reading of Ordinance 1299 providing for the division of taxes levied on taxable property in the 2022 Business Park Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa. Johnson seconded the motion. Roll call vote. All voting ayes. Motion carried. Luse made a motion to waive the second and third reading of Ordinance 1299 and moved to adopt. Olson seconded the motion. Roll call vote. All voting ayes. Motion carried.

Luse made a motion to approve Resolution 3294 setting a public hearing date for October 3, 2022, to approve a development agreement with Skyline Motorsports, LLC including annual appropriation tax increment payments. Schissel seconded the motion. Roll call vote. All voting ayes. Motion carried.

Luse made a motion to approve payment application #1 for the Decorah 2022 Street Improvements-Asphalt Resurfacing, Olson seconded the motion. Roll call vote. All voting ayes. Motion carried.

Alliant Energy has requested the City to engage in conversation regarding Industrial Lane. Alliant Energy is looking at building on Industrial Lane and would need to work with the City to make this work. The memorandum of understanding would be nonbinding. Olson made a motion to approve a memorandum of understanding with Alliant Energy. Luse seconded the motion. Roll call vote. All voting ayes. Motion carried.

Hadley made a motion to approve an administrative policy change regarding accounts payable workflow policy for Old Republic Surety Company. Neal seconded the motion. Goedken explained that the Old Republic Surety Company will only cover the finance officer if there is a policy in place that any check over the amount of \$1,000.00 will have two signatures. Roll call vote. All voting ayes. Motion carried.

Luse made a motion to approve the administrative policy regarding public records request, Olson seconded the motion to approve the new fee structure for public record requests, with the first 30 minutes

being free. Paul Scott did make a public comment. He feels that this needs to be worked through during a work session before being voted on. Roll call vote. All voting ayes. Motion carried.

Hadley made a motion to approve the second reading of Ordinance 1297 approving amending sections 17.16.135, 17.68.030, and 17.80.030 related to fence requirements, Luse seconded the motion. Roll call vote. All voting ayes. Motion carried. Luse made a motion to waive the third reading of Ordinance 1297 and adopt, Neal seconded the motion. Roll call vote. All voting ayes. Motion carried.

Hadley made a motion to approve the 2nd reading of the ordinance amending chapters 17.08 and 17.52 related to loading and parking spaces, Olson seconded the motion. Roll call vote. Ayes: Hadley, Olson, Luse, Neal, Johnson, Schissel. Nays: Zittergruen. Motion carried.

Hadley made a motion to approve the first reading of an ordinance amending sections 8.44.030, 8.44.040, and 8.44.050 related to yard waste disposal. Luse seconded the motion. The changes will include having residents keep their leaves in the boulevard instead of the street due to the purchase of the leaf vac equipment. Roll call vote. All voting ayes. Motion carried.

The Council next discussed the Decorah Senior Hospitality Center. City Manager Goedken went through options that the Council has for supporting the Center, including choosing not support the Center. Council felt they did not have enough information to make any type of decision. They have requested staff to come back with estimates. Hadley made a motion to table the discussion, Schissel seconded the motion. Roll call vote. All voting ayes. Motion carried.

City Engineer Jeremy Brill went through the potential options for improvements to College Drive. Bolten Menk has completed the traffic study on College Drive and came back with possible improvements. One option was to take the four-lane portion and turn it into a three-lane road with the center lane being a turning lane. The other suggestion would be to add turning lanes in specific areas around Quarry Road. City Council gave their feedback on the options and asked the City Engineer to come back with a new mockup with their concerns being addressed.

The City Council discussed the Kwik Star site plan. There were many concerns yet. Hadley and Neal feel that 20 pumps is too large for the area; they would like to see this number reduced. Zittergruen feels that Kwik Star needs to make this site as safe as possible for pedestrians. Schissel stated that he trusted Kwik Star's business model and feels that we should move forward with this. Neal would also like to see more greenery in the site plan. Luse feels that reversing the store and pumps would make the site safer. The City Manager will speak with Kwik Star regarding the concerns and meet with the City Council for a special meeting next week.

The City Engineer has identified areas within Decorah that the public would benefit from sidewalks being installed. Three of these sites are on City property and will be taken care of. Three other areas are on private property. Luse made a motion to approve sending out letters to these property owners and request the installation of sidewalks at the property owners' expense. Zittergruen seconded the motion. Roll call vote. Ayes: Luse, Zittergruen, Neal, Hadley. Nays: Johnson, Schissel, Olson. Motion carried.

Schissel made a motion to go into closed session regarding Bank of the West lease based on 21.5 (1)00(c) to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Zittergruen seconded the motion. Roll call vote. Ayes: Schissel, Zittergruen, Olson, Luse, Johnson, Hadley, Neal. Nays: None. Motion carried. City Council went into closed session.

City Council came out of closed session.

No formal action taken regarding Bank of the West lease.

Meeting adjourned at 9:24 pm

Keri Sand
City Clerk-Finance Officer