

November 21, 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: Steve Luse, Ross Hadley, Kirk Johnson, Kirsten Olson, Emily Neal, Randy Schissel

Absent: Steven Zittergruen

- a. Minutes of the November 7, 2022, Regular Meeting
- b. Claims
- c. Consider Pay Application #1 for Decorah P.C.C. Patching Project
- d. Consider Airport Commission Reappointments - Kevin Thompson and Brett Willie
- e. Consider Resolution Setting Public Hearing for Rezoning Business Park Lots 7,8,9,14, and 1 of 6 from C-5 Office Park Commercial District to M-2 Limited Industrial District
- f. Consider Resolution Accepting Final Assessment Amounts for Decorah 2022 Alley Improvements Project 2022
- g. Consider Zoning Administrator Appointment - Travis Goedken
- h. Consider Resolution obligating funds from Urban Tax Renewal Revenue Fund for appropriation to the payment of annual appropriations tax increment financed obligations-Rebound Hospitality-FY24 payment
- i. Consider Resolution obligating funds from Urban Tax Renewal Revenue Fund for appropriation to the payment of annual appropriations tax increment financed obligations-Kar Auto Group-FY 24 payment
- j. Consider Resolution obligating funds from Urban Tax Renewal Revenue Fund for appropriation to the payment of annual appropriations tax increment financed obligations-DECO Bluffs HyVee-FY 24 payment

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

Ayes: Olson, Luse, Schissel, Neal, Johnson, Hadley. Nays: None. Motion carried.

Mayor Borowski opened the public meeting at 5:51 pm regarding the rezoning of 920 Pleasant Avenue from R-1 single family residential to R-2 single to four family residential. Luona Lafferty spoke for Carolyn Boe of 920 Pleasant Avenue due to medical reasons. Lafferty explained that Boe had attempted to get a variance due to the lot being small to build a new home. The variance was not granted. Boe is hoping that the Council will approve the rezoning so she can sell the lot. Mayor Borowski closed the public hearing at 5:54 pm. Schissel made a motion to approve the first reading of an Ordinance to rezone 920 Pleasant Avenue to R-2 single to four family Residential. Ross Hadley seconded the motion. Roll call vote. Ayes: Schissel, Hadley, Johnson, Neal, Olson, Luse. Nays: None. Motion carried.

Mayor Borowski opened the public hearing on the 2022 Bluffside Urban Renewal Area at 5:57 pm. Brent Formanek of 1007 Bruening Drive spoke regarding the project. Mr. Formanek is the proprietor of Bluffside Gardens and explained that this site has been difficult to develop. He is hoping that this will spur more development on this side of town. The public hearing was closed at 5:58 pm. Steve Luse made a motion to approve Resolution 3321 to Declare Necessity and Establish an Urban Renewal Area pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan and Project for 2022 Bluffside Urban Renewal Area. Emily Neal seconded the motion. Roll call vote. Ayes: Luse, Neal, Hadley, Schissel, Olson, Johnson. Nays: None. Motion carried.

Luse made a motion to approve the first reading of an ordinance providing for the division of taxes levied on taxable property in the 2022 Bluffside Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa, Olson seconded the motion. Roll call vote. Ayes: Luse, Olson, Schissel, Neal, Hadley, Johnson. Nays: None. Motion carried. Luse made a motion to approve waiving the second and third reading and adopting an ordinance providing for the division of taxes levied on taxable property in the 2022 Bluffside Urban Renewal Area, Olson seconded the motion. Roll call vote. Ayes: Luse, Olson. Nays: Schissel, Johnson, Neal, Hadley. Motion failed.

Luse made a motion to approve Resolution 3322 approving the 1st amendment for the 28E agreement with Winneshiek County Emergency Management Commission for 911 communication. Olson seconded the motion. Roll call vote. Ayes: Luse, Olson, Johnson, Hadley, Neal, Schissel. Nays: None. Motion carried.

Schissel made a motion to approve the second reading of an ordinance to amend Ordinance 1228 designating an area of Decorah, Iowa as the 2014 Decorah Housing Urban Revitalization Area, Luse seconded the motion. Roll call vote. Schissel, Luse, Neal, Johnson, Hadley, Olson. Nays: None. Motion carried. Schissel made a motion to waive the third reading and adopt Ordinance 1304 to amend

Ordinance 1228 designating an area of Decorah, IA as the 2014 Decorah Housing Urban Revitalization Area, Neal seconded the motion. Roll call vote. Schissel, Neal, Olson, Johnson, Luse, Hadley. Nays: None. Motion carried.

Luse made a motion to approve the 2nd reading of an ordinance to amend Chapter 17.96 C-3 Central Business Commercial District related to principal permitted uses. Olson seconded the motion. Roll call vote. Ayes: Luse, Olson, Schissel, Hadley, Neal, Johnson. Nays: None. Motion carried.

Olson made a motion to approve the Decorah Police Department sign on bonus agreement, Neal seconded the motion. Roll call vote. Olson, Neal, Hadley, Johnson, Luse, Schissel. Nays: None. Motion carried.

Luse made a motion to approve the FYE '24 Street Plan, Hadley seconded the motion. Roll call vote. Ayes: Luse, Hadley, Schissel, Johnson, Neal, Olson. Nays: None. Motion carried.

Schissel made a motion to approve the purchase of a transfer switch for the Waste Water Treatment Plant, Neal seconded the motion. Roll call vote. Ayes: Schissel, Neal, Luse, Hadley, Johnson, Olson. Nays: None. Motion carried.

Hadley made a motion to approve the Union Contract for fiscal years 2024 and 2025, Johnson seconded the motion. Roll call vote. Hadley, Johnson, Neal, Luse, Olson, Schissel. Nays: None. Motion carried.

Schissel made a motion to deny approval of the final plat for the Kratz Subdivision for the following reasons: does not meet city codes, the affects to the Trout Run Trail, and also in reference to the letter from the City Engineer. Neal seconded the motion. Roll call vote. Schissel, Neal, Luse, Hadley, Johnson, Olson. Nays: None. Motion carried.

Schissel made a motion to approve the extension request from 3 Chics Rental with the addition of a utility easement from 3 Chics Rental to the City. Johnson seconded the motion. Neal stated that she was concerned the amount of time that the extension would be giving 3 Chics Rental. Johnson agreed and removed his motion. Motion fails due to lack of second motion. Johnson made a motion to approve the extension for one year for site plan and one year for completion of construction, contingent on the easement. Luse seconded the motion. City Attorney John Anderson stated that a new plat will need to be done at 3 Chics Rental expense. Roll call vote. Ayes: Johnson, Luse, Hadley, Olson, Schissel, Neal. Nays: None. Motion carried.

Meeting adjourned at 6:55 pm.

Keri Sand
City Clerk-Finance Officer