

November 7, 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, Kirk Johnson

Absent: Ross Hadley

- a. Minutes of the October 17, 2022, Regular Meeting and October 24, 2022, Work Session
- b. Claims
- c. Change Order #1 for the 2022 Alley Improvement Project
- d. Consider Final Pay Application for the 2022 Alley Improvement Project
- e. Resolution Accepting the 2022 Alley Improvement Project as Complete
- f. Consider Change Order #1 for Decorah 2022 Street Improvements Asphalt Resurfacing Project
- g. Consider Pay Application #3 for Decorah 2022 Street Improvements Asphalt Resurfacing Project
- h. Consider Resolution Approving Grant to Sunflower Child Development Center for Building Permit Fees
- i. Renewal of Class C Liquor License with Outdoor Service for The Landing Market
- j. Tax Abatement-Driftless River Properties LLC, 110 Lloyd Street-New Construction
- k. Tax Abatement-Steven/Jane Hildebrand, 207 Ohio Street #4-Rehabilitation
- l. Tax Abatement-Travis Massman, 401 Highland Drive-New Construction
- m. Tax Abatement-Travis Massman, 403 Highland Drive-New Construction

Motion by Olson and seconded by Neal to approve the consent agenda with the exception of the resolution approving a grant to Sunflower Child Care Development Center for building permit fees and the tax abatement applications for 401 and 403 Highland Drive due to construction not being complete. Roll call vote. All voting ayes. Motion carried.

Council member Zittergruen requested that the Council discuss the grant for Sunflower Child Care Development Center separately. His concern is that the Council would be setting a precedent for organizations to come and request the waiving of fees in the future. City Manager, Travis Goedken, reassured the Council that this would have to be voted on each time by the Council. It would remain at Council's discretion. Zittergruen made a motion to approve Resolution 3312 approving the grant for the building permit fees in the amount of \$15,349.80 to Sunflower Child Development Center; Johnson seconded the motion. Roll call vote. Ayes: Zittergruen, Johnson, Olson, Neal, Schissel. Nays: None. Motion carried.

Mayor Borowski opened the public hearing regarding the Vesterheim Boulevard Easement Lease at 5:59 pm. Chris Johnson with Vesterheim Norwegian American Museum spoke in favor of the lease. He asked the Council to please support the boulevard easement lease. Mayor Borowski closed the public hearing at 6:00 pm. Luse made a motion to approve Resolution 3313 accepting the Vesterheim Boulevard Easement Lease, Olson seconded the motion. Roll call vote. All voting ayes. Motion carried.

Mayor Borowski opened the public hearing regarding the Alley Easement for 601 West Water Street at 6:04 pm. Mark Branum of 601 West Water Street spoke regarding the request. He presented a picture of the plan which is to install an attic storage area on top of the building. This would not be enlarging the footprint of the building at all. Mayor Borowski closed the public hearing at 6:05 pm. Luse made a motion to approve Resolution 3314 approving the alley easement for 601 West Water Street. Neal seconded the motion. Roll call vote. All voting ayes. Motion carried.

Mayor Borowski opened the public hearing on the lease at 108 Railroad Avenue (Street Department) regarding the solar panels at 6:08 pm. No public comment. Public hearing was closed at 6:09 pm. Luse made a motion to approve Resolution 3315 regarding the solar lease agreement at 108 Railroad Avenue, Neal seconded the motion. Roll call vote. All voting ayes. Motion carried.

Mayor Borowski opened the public hearing on the lease in the vicinity of the Pulpit Rock Campground regarding the solar field lease at 6:10 pm. No public comment. The public hearing was closed at 6:11 pm. Olson made a motion to approve Resolution 3316 regarding the solar field lease in the vicinity of Pulpit Rock Campground, Neal seconded the motion. Roll call vote. All voting ayes. Motion carried.

Mayor Borowski opened the public hearing at 6:15 pm on the proposed amended and restated plan for the 2014 Decorah Housing Urban Revitalization Area. No public comment. The public hearing was closed

at 6:16 pm. Luse made a motion to approve Resolution 3317 adopting an amendment to the plan for the 2014 Decorah Housing Urban Revitalization Area. Olson seconded the motion. City Manager Goedken explained that this would change the current rate structure to a five year at 100% on the first \$75,000.00. Roll call vote. All voting ayes. Motion carried.

Neal made a motion to approve Resolution 3318 transferring funds from the Local Option Sales Tax account to the Oneota Bridge account to transfer a payment from the State of Iowa to the correct account and to cover the ineligible expenses that the grant did not cover. The transfer is in the amount of \$813,967.38. Olson seconded the motion. Roll call vote. All voting ayes. Motion carried.

Luse made a motion to approve Resolution 3319 transferring funds from the Electric Franchise Fee Account to the newly created Street Franchise Fee Account in the amount of \$245,128.68. Zittergruen seconded the motion. Roll call vote. All voting ayes. Motion carried.

Neal made a motion to approve Resolution 3320 approving the nonunion personnel wage ranges. Luse seconded the motion. Roll call vote. All voting ayes. Motion carried.

Zittergruen made a motion to approve the first reading of an ordinance amending Ordinance 1228 Designating an Area of Decorah, Iowa as the 2014 Decorah Housing Urban Revitalization Area. Olson seconded the motion. Goedken explained that this change will define the boundaries of the area and will be used as a new taxing district. The change will become effective February 1, 2023. Roll call vote. All voting ayes. Motion carried.

Luse made a motion to approve the first reading of an ordinance amending Chapter 17.96 C-3 Business Commercial District related to principal permitted uses. Schissel seconded the motion. Neal would like to have more in depth conversations regarding the regulations in the C-3 District. She does not necessarily feel that the whole C-3 District should have the same rules throughout; that potentially they should be split out further. Zittergruen feels that this ordinance is a good start, and that Council should continue working on the ordinance. Roll call vote. Ayes: Luse, Schissel, Johnson, Zittergruen, Olson. Nays: Neal. Motion carried.

Council discussed a possible \$5,000.00 sign on bonus for new certified police officers to encourage certified officers to apply when there is a position open. Johnson stated that the Police Department has a problem retaining officers and feels that the sign on bonus should potentially be \$10,000.00 for certified officers. This could save Decorah a substantial amount of money not having to send the new hire to the Police Academy. Johnson stated that he felt that the money should be disbursed over the first year of hire. Also potentially refunding Decorah if the new hire would quit within five years. Staff is to put language together and present at the next Council meeting.

Mayor Borowski discussed the applications that were received for the Planning and Zoning opening. Five applications were received, and all were very well qualified. Mayor Borowski appointed Megan Buckingham to the Planning and Zoning Commission. Neal made a motion to approve the appointment, Olson seconded the motion. Roll call vote. Ayes: Neal, Olson, Zittergruen, Luse, Johnson. Nays: Schissel. Motion carried.

Schissel made a motion to go into closed session regarding the Bank of the West lease, Johnson seconded the motion. Roll call vote. Ayes: Schissel, Johnson, Neal, Olson, Luse, Zittergruen. Nays: None. Motion carried.

Schissel made a motion to go into open session, Olson seconded the motion. Roll call vote. Ayes: Schissel, Olson, Zittergruen, Luse, Neal, Johnson. Nays: None. Motion carried.

Schissel made a motion to approve the Bank of the West lease for the drive through property as presented with receiving rent in the amount of \$1,500.00 per month with a 2% annual increase. Johnson seconded the motion. Roll call vote. Ayes: Schissel, Johnson, Zittergruen, Olson, Luse. Nays: Neal. Motion carried.

Meeting adjourned at 7:51 pm.

Keri Sand

City Clerk-Finance Officer

