

Minutes of the Common Council –25 January 2011

A special meeting of the Common Council of the City of Prairie du Chien was held on Tuesday January 25th 2011 at 7:00 PM in the Council Chambers of City Hall. Mayor Dave Hemmer called the meeting to order. **Call to order/Roll Call** – Jaaren Riebe, Frank Pintz and Jean Titlbach absent **Certification of the open meeting law agenda requirements** – ACTION: To certify MOTION: Ames SECOND: Solomon VOTE: 9-0 (Riebe, Pintz and Titlbach absent) **Pledge of Allegiance** – Led by Kathleen Hein

I. PUBLIC HEARINGS, PRESENTATIONS, AND INPUT

None

II. CONSIDERATION OF CONSENT AGENDA

A. COUNCIL MINUTES – January 18th 2011, B. LARIVIERE PARK BOARD – December 8th 2010, C. PERSONNEL, LICENSE AND INSURANCE COMMITTEE – January 17th 2011, D. PARK BOARD MINUTES – December 15th 2010, E. APPOINTMENT OF AGENT – Nathan Stuebs (Stoddard, WI) for Walgreen's, 109 N. Marquette Street. ACTION: To approve MOTION: Hein SECOND: Munson VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

III. ITEMS REMOVED FROM CONSENT AGENDA

None

IV. CITIZENS' COMMENTS, OBSERVATIONS, PETITIONS, AND PUBLIC INPUT

None

V. COMMITTEE REPORTS AND ACTIONS

None

VI. OLD BUSINESS

None

VII. NEW BUSINESS

A. BID WAIVER – WWTF Sewage Pump

The # 5 sewage pump, purchased in November 2000, was damaged by something passing through. Repair costs exceed by one-half the cost to purchase a new pump. Staff is requesting that the Council waive the bid requirement and purchase the pump from L.W. Allen. The replacement cost is roughly \$6400, and is included in the 2011 wastewater budget, under line 61-53-0641-000. ACTION: To approve the bid waiver and purchase the new pump from L.W Allen MOTION: Hein SECOND: Ames VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

ACTION: To recess temporarily at 7:08 PM MOTION: Solomon SECOND: Munson VOTE: 7-2 (Ruskey and Hein opposed, Riebe, Pintz and Titlbach absent)

ACTION: To reconvene at 7:15 PM MOTION: Ames SECOND: Munson VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

B. APPROVAL – Developer's Agreement between the City of Prairie du Chien, Block 43 LLC, and Nelson's True Value

This agreement involves the construction of a proposed new True Value Hardware store on Block 43, north of the current Walgreens' site. Several changes to the most recent draft were reviewed and

discussed with Marty Rifken (Block 43) and Dan Kanis (Nelson True Value). ACTION: To direct staff to draft the final developer's agreement, based on the changes and approved tonight MOTION: Wayne SECOND: Ruskey VOTE: 8-0-1 (Boylen abstained, Riebe, Pintz and Titlbach absent)

C. APPROVAL – Resolution 2011-2

This resolution will permit the transfer of \$95,000 from TID #6 to TID #4. ACTION: To approve Resolution 2011-2 MOTION: Solomon SECOND: Munson VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

D. APPROVAL – Resolution 2011-3

This resolution will allow for the spending of \$95,000, from TID #4, for the Block 43 (Rifken-True Value) Development. ACTION: To approve Resolution 2011-3 MOTION: Ames SECOND: Solomon VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

VIII. ADJOURN (7:45 PM)

MOTION: Mueller SECOND: Hein VOTE: 9-0 (Riebe, Pintz and Titlbach absent)

Submitted by City Administrator Aaron Kramer

RESOLUTION 2011-2

TRANSFERRING SURPLUS FUNDS FROM TAX INCREMENT FINANCING DISTRICT NUMBER 6 (TID #6) TO TAX INCREMENT FINANCING DISTRICT NUMBER 4 (TID #4)

WHEREAS, the City of Prairie du Chien Common Council passed a resolution on August 5, 2008 amending the TID #6 Project Plan to allow the transfer of surplus funds to TID #4; and

WHEREAS, TID #4 is the recipient district of funds to be transferred from TID #6; and

WHEREAS, an allocation of tax increments from TID #6 may be used by the recipient district if the project costs in the recipient district are used to remediate environmental contamination; and

WHEREAS, TID #4 Project Plan includes environmental remediation as an eligible project cost; and

WHEREAS, the redevelopment of the remainder of Block 43 of the Union Plat involves the remediation of environmental contamination with the construction of improvements serving to encapsulate remaining contamination; and

WHEREAS, this approach to remediating the site has been approved and supported by the Wisconsin Department of Natural Resources; and

WHEREAS, the purchase of the Burlington Northern Santa Fe property and the relocation of the buried utilities in Block 43 of the Union Plat are essential to implementing the development and thereby the remediation approach; and

WHEREAS, TID #6 has created adequate tax increment to generate sufficient revenues to pay for all project costs that have been incurred under the Project Plan for TID #6 and sufficient surplus revenue to pay for some of the eligible costs of TID #4; and

NOW BE IT HEREBY RESOLVED, that the Common Council of the City of Prairie du Chien does approve the transfer of \$95,000 from TID #6 to TID #4 for the further redevelopment of Block 43 of the Union Plat; and

BE IT FURTHER RESOLVED, that the City Administrator shall take the necessary actions to transfer the funds.

Adopted this 25th day of January 2011.

Aaron Kramer, City Administrator

David Hemmer, Mayor

RESOLUTION 2011-3

AUTHORIZING EXPENDITURE OF UP TO \$95,000 OF TAX INCREMENT FINANCING DISTRICT NUMBER 4 (TID #4) FUNDS TOWARD REDEVELOPMENT OF BLOCK 43 OF UNION PLAT

WHEREAS, the City of Prairie du Chien Common Council passed a resolution on August 5, 2008 amending the TID #6 Project Plan to allow the transfer of surplus funds to TID #4; and

WHEREAS, on January 4, 2011, the Common Council authorized transferring \$95,000 from TID #6 to TID #4 for the redevelopment of the Block 43 of the Union Plat; and

WHEREAS, TID #4 Project Plan includes environmental remediation as an eligible project cost; and

WHEREAS, an allocation of tax increments from TID #6 may be used by the recipient district if the project costs in the recipient district are used to remediate environmental contamination; and

WHEREAS, the redevelopment of the remainder of Block 43 of the Union Plat involves the remediation of environmental contamination with the construction of improvements serving to encapsulate remaining contamination; and

WHEREAS, this approach to remediating the site has been approved and supported by the Wisconsin Department of Natural Resources; and

WHEREAS, the purchase of the Burlington Northern Santa Fe property and the relocation of the buried utilities in Block 43 of the Union Plat are essential to implementing the development and thereby the remediation approach; and

WHEREAS, the Block 43 of the Union Plat is within a half-mile of TID #4; and

NOW BE IT HEREBY RESOLVED, that the Common Council of the City of Prairie du Chien does approve the expenditure of \$95,000 from TID #4 for the further redevelopment of Block 43 of the Union Plat.

Adopted this 25th day of January 2011.

Aaron Kramer, City Administrator

David Hemmer, Mayor