

Special Common Council Meeting – May 30th 2012

A special meeting of the Common Council of the City of Prairie du Chien was held on Wednesday May 30th 2012 at 7:00 PM in the Council Chambers of City Hall. Mayor Dave Hemmer called the meeting to order. **Call to order/Roll Call** – Frank Pintz absent **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify and approve MOTION: Solomon SECOND: Munson VOTE: 11-0 **Pledge of Allegiance** – Led by Ken Fleshner

A. DISCUSSION AND ACTION – Safe Routes to School

Bart Nies (Delta 3 Engineering) presented the proposed route for the project, which originally went to 22nd Street but was scaled back to possible cost overruns. The timetable to do the project is the summer of 2013. ACTION: To approve the Public Works Committee report, which recommended that the Safe Routes to School project run from the high school parking lot south on Dousman Street (the east side) to Wells Street (the north side), then easterly to 19th Street (the east side), then southerly to Campion Boulevard (the south side), then westerly to 10th Street, and, if the project is approved by DOT, have staff schedule a public informational meeting for the affected property owners and residents at-large MOTION: Munson SECOND: Hein VOTE: 11-0

B. DISCUSSION AND ACTION – Request to moor the Thompson Dredge

Dale Klemme (Community Development Alternative) was present to request Council permission to moor the Thompson Dredge along St. Feriole Island adjacent to the Lawler Park Riverwall, for a period not to exceed eight (8) days when it arrived in Prairie du Chien. He said the dredge may be arriving as soon as June 13th. There was considerable discussion about the impact of the dredge on the view from the island. ACTION: To permit the Thompson Dredge to be moored adjacent to the Lawler Park Riverwall for a period not to exceed eight (8) days MOTION: Riebe SECOND: Ames VOTE: 7-4 (Thein, Solomon, Fleshner and Jones opposed)

C. DISCUSSION AND ACTION – Hoffman Hall Bid Approval and Financing

On May 22nd, the Finance Committee voted to approve the low bid of Market and Johnson (La Crosse, WI) for the base bid (to not exceed \$2,250,000), and the five alternate bids – parking lot (not to exceed \$220,000), loading dock (not to exceed \$45,000), main entrance walkway (not to exceed \$11,000), Phase 2 construction (not to exceed \$1,330,000) and chilled water system (not to exceed \$167,000) – and the bidder's choice substitution (elevator change resulting in a reduction of \$33,000); to direct staff to discuss the bid with the contractor to identify areas to reduce the total cost of the project; and to direct the City Administrator and staff to report to the Council on May 22nd their discussions with the contractor and present a potential financing plan for the project to commence. Since that time, the cost of Phase One has been scaled back to roughly \$1.8 million. Kyle Schauf and Brad Simonson (HSR) were present to discuss the changes from the original bid, and what items were included in Phase One and Phase Two. City Administrator Kramer presented the financing plan, which calls for the City to borrow \$1.405 million to move forward with Phase One. These funds would cover the pledged funds (\$540,000) and the City's contribution (\$865,000) to the project. He noted these numbers would fluctuate before the final borrowing action is taken, depending on cash contributed and additional pledges and fundraising. Considerable discussion was held on the impact of the borrowing on future budgets. Kramer stated the bond would be structured in such a way that the pledged funds, as they are paid, would pay for the majority of the first four years of the bond, and the General Fund – minus additional donations – would pay for the majority of the final eleven years. Staff will also be seeking a "call" date in 2021 to allow for possible pre-payment of the bond if additional donations are obtained. Discussion was also held on the impact of the facility remaining open in terms of annual operating expenses, as well as the possibility of additional charges being applied to non-City residents due to the possible additional costs being paid for by City taxpayers. Kramer said there will likely be

additional costs for utilities in the 2013 budget and beyond, and the challenge for the staff will be to increase the revenue generated by Hoffman Hall. Kramer said he had received emails from the following people in support of the project, which were shared with the Council and Mayor – Donald Knapp, Darci Knapp, William Sexton (CEO-Prairie du Chien Memorial Hospital) and Michael Higgins. The following people addressed the Council, all in favor of moving forward with the project:

Pam Ritchie (629 South Wacouta)

Mike Thompson (615 South Illinois)

John Ryan (12890 Marley Hollow Road)

Bob Witt (132 Althea Court)

Angie Kramer (505 South Dousman)

Sara Rogels (1403 South 11th)

Adam Heiring (301 North Beaumont)

Jackie Friederich (1403 South 11th)

Jeri Kluesner (1003 South 10th)

Ron Leys (1702 East Parrish)

ACTION: To approve the bid of Market and Johnson (La Crosse, WI) for Phase One of the Hoffman Hall Project MOTION: Hein SECOND: Riebe VOTE: 10-1 (Solomon opposed)

ACTION: To direct staff to begin the process of securing \$1.405 million from the Capital Market through a 15-year bond MOTION: Hein SECOND: Riebe VOTE: 10-1 (Solomon opposed)

D. ADJOURN to CLOSED SESSION (8:50 PM)

ACTION: To go into closed session under Wisconsin State Statute 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. RE: Municipal investment in proposed Industrial Park spec building (TIF funding) and under Wisconsin State Statute 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. RE: Acquisition of property MOTION: Ames SECOND: Titlbach VOTE: 11-0

E. CONVENE into OPEN SESSION (9:20 PM)

MOTION: Kozelka SECOND: Hein VOTE: 11-0

F. ACTION from CLOSED SESSION

No formal action was taken in open session.

G. ADJOURN (9:21 PM)

MOTION: Hein SECOND: Solomon VOTE: 11-0

Submitted by City Administrator Aaron Kramer