

MINUTES OF THE COMMON COUNCIL – SEPTEMBER 20th 2016

A regular meeting of the City of Prairie du Chien Common Council was held on Tuesday September 20th 2016 at 7:00 PM in City Hall. Mayor Dave Hemmer called the meeting to order.

ITEMS TO BE ACTED UPON: **1. Call to order/Roll Call** – Jean Titlbach and Todd Myers absent **2. Certification of the open meeting law agenda requirements and approval of the agenda** – MOTION: Solomon SECOND: Jones VOTE: 6-0 **3. Pledge of Allegiance** – Led by Todd Crotty

4. PUBLIC HEARINGS - None

5. CONSENT AGENDA - A. COUNCIL – September 6th 2016; B. FINANCE COMMITTEE – September 6th 2016; C. BOARD OF ZONING APPEALS – May 18th 2016; D. REDEVELOPMENT AUTHORITY – August 4th 2015; E. STREET CLOSURE PERMIT – October 29th 2016 (5K Fundraiser for Prairie Catholic Schools – Portions of Perry, Main and Washington Streets); F. SPECIAL EVENT/PARADE PERMIT – Prairie du Chien Homecoming Parade (October 5th – 6:00 PM); G. OPERATORS LICENSES (if any) ACTION: To approve the consent agenda MOTION: Gilberts SECOND: Solomon VOTE: 6-0

6. ITEMS REMOVED FROM CONSENT AGENDA - None

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS – Brianna Rieck (109 West Wisconsin) and James Hexom (1107 East Wisconsin #319) both addressed the Council regarding the ongoing citywide reassessment. Mustafa Ardestani (529 South Wacouta) addressed the Council on the drainage issues involving his property south of Cecil Smith Park.

A. DISCUSSION AND ACTION – Resolution 2016-20 (DESIGNATING OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH) – ACTION: To approve Resolution 2016-20 MOTION: Solomon SECOND: Hayes-Hall VOTE: 6-0

Without objection, the agenda was moved:

B. DISCUSSION AND ACTION – Proposed Development Agreement (22nd Street Apartments LLC) - Late last year, the City was approached by a developer, Luke Pelton (22nd Street LLC), on the feasibility of constructing a new apartment complex on the parcel owned by the City adjacent to Woodridge Acres and Universal Forest Products (UFP). Pelton presented the proposal to the Council, which calls for the construction (Phase One) of three (3) 16-unit apartment buildings, to be constructed and operational by January 1st 2018 at an estimated cost of \$3.1 million. This would be a mix of one- and two-bedroom units with each having an individual garage. If market conditions warrant, he has indicated a desire to construct up to as many as 96 units. These would be market-rate apartments (average rental - \$650). Pelton answered questions from the Council on the project. City Attorney Czajkowski-Higgins went through the proposed development agreement with the Council. ACTION: To direct the staff to draft a final development agreement, to be presented to the Council at a special meeting Monday September 26th, and allocate \$20,000 from TIF #5 to plant trees on the berm west of the proposed development MOTION: Gilberts SECOND: Jones. AMENDMENT TO THE MOTION: To strike Section 8d from the agreement which read "c. Developer shall neither rent any units in the Project through the Section 8 Housing Program, nor accept Housing Choice Vouchers, or the equivalent, as rent for any Project unit." MOTION: Leys SECOND: Hayes-Hall VOTE: 3-3 (Solomon, Gilberts, Jones opposed). Mayor Hemmer broke the tie by voting no. The amendment to the motion failed. VOTE ON ORIGINAL MOTION: 5-1 (Solomon opposed)

At this time, the Council took a ten (10) minute recess.

B. PRESENTATION – Prairie du Chien Main Street – The presentation was postponed.

8. CITY ADMINISTRATOR'S REPORT – No formal action taken.

9. COMMITTEE REPORTS AND ACTIONS

A. FINANCE – Claims – ACTION: To approve MOTION: Gilberts SECOND: Solomon VOTE: 6-0

B. FINANCE – Purchase of Equipment and Grant Reimbursement (Wisconsin DOT) - This grant will allow for the purchase of items that will be utilized in the K-9 squad which will be brought into our fleet in 2017. ACTION: To approve the grant MOTION: Gilberts SECOND: Jones VOTE: 6-0

C. PUBLIC WORKS – Authorization to Bid out New Dump Truck (Public Works) – ACTION: To authorize the bidding MOTION: Hayes-Hall SECOND: Gilberts VOTE: 6-0

D. PUBLIC WORKS – Authorization to Bid out New Skid Steer (Public Works) - ACTION: To authorize the bidding MOTION: Leys SECOND: Crotty VOTE: 6-0

E. PUBLIC WORKS – Authorization to Bid out Replacement of Roof on City Hall (Public Works) - ACTION: To authorize the bidding MOTION: Hayes-Hall SECOND: Solomon VOTE: 6-0

F. PUBLIC WORKS - Authorization to Bid out Removal of Existing Airport Terminal in 2017 (Public Works) - ACTION: To authorize the bidding MOTION: Crotty SECOND: Solomon VOTE: 6-0

G. PUBLIC WORKS – Request for No Parking on the east side of Water Street from Blackhawk Avenue north to Bolvin Street, adjacent to the railroad tracks - This request comes from the Police Department. ACTION: To approve no parking on the east side of Water Street from Blackhawk Avenue north to Bolvin Street, adjacent to the railroad tracks, and hold a second reading on the action at the October 4th Council meeting MOTION: Hayes-Hall SECOND: Solomon VOTE: 6-0

H. PUBLIC WORKS – Retention of scenic wall property rights near AmericInn – ACTION: To postpone MOTION: Gilberts SECOND: Hayes-Hall VOTE: 6-0

10. OLD BUSINESS - None

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

A. DISCUSSION AND ACTION – Waiver of Conflict of Interest (City Attorney) – This will allow the City Attorney to draft the Memorandum of Understanding between the City and the Rivers & Bluffs Animal Shelter relative to the land trade between the two and construction of a new animal shelter in the North Gateway Business Park. ACTION: To approve the waiver MOTION: Leys SECOND: Hayes-Hall VOTE: 6-0

C. MAYORAL APPOINTMENT – ACTION: To approve the appointment of Jacob Kanis to the Redevelopment Authority, completing the term of the late Fred Huebsch (May 1st 2021) MOTION: Gilbert SECOND: Jones VOTE: 6-0

D. DISCUSSION - Items for future agenda consideration or Committee assignment – Leys had questions about the new Safe Routes to School pedestrian path.

12. ADJOURN (9:00 PM) – MOTION: Hayes-Hall SECOND: Gilberts VOTE: 6-0

Submitted by Aaron Kramer, City Administrator

RESOLUTIONS ADOPTED

* Resolution 2016-20 (DESIGNATING OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH)