

MINUTES OF THE COMMON COUNCIL – SEPTEMBER 26th 2016 (Special)

A special meeting of the City of Prairie du Chien Common Council was held on Tuesday September 26th 2016 at 6:00 PM in City Hall. Mayor Dave Hemmer called the meeting to order.

ITEMS TO BE ACTED UPON: **1. Call to order/Roll Call** – Edward Hayes-Hall absent **2. Certification of the open meeting law agenda requirements and approval of the agenda** – MOTION: Gilberts SECOND: Jones VOTE: 7-0 **3. Pledge of Allegiance** – Led by Jean Titlbach

ACTION ITEMS

4. DISCUSSION AND ACTION – Final 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 has drafted a pro forma financial plan for the construction of three (3) 16-unit apartment buildings, to be constructed and operational by January 1st 2018. 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). City Administrator Kramer informed the Council that there are clear signs of the demand for the project based on inquiries at City Hall for renting the apartments. He also stated that, due to complications on the developer's side of the project, construction would not likely begin until the spring of 2017. City Attorney Czajkowski-Higgins went through the most recent changes to the development, which included a change of the guaranteed increment payment process and removal of the clause prohibiting Section 8 housing. A clause giving the developer an additional 45 days to confirm the profitability of the project was included. The sale of the land must still be approved the Redevelopment Authority, which meets tomorrow (September 27th) ACTION: To approve the final development agreement between the City of Prairie du Chien and 22nd Street Apartments, LLC MOTION: Titlbach SECOND: Solomon VOTE: 7-0

5. DISCUSSION AND ACTION – Ordinance 2016-17 (CREATING CHAPTER 7.06 (17) (TRAFFIC CODE – WEST PERRY STREET BETWEEN NORTH BEAUMONT ROAD AND NORTH PRAIRIE STREET) OF THE MUNICIPAL CODE OF THE CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN) - The purpose of this Ordinance is to correct Ordinance 2016-16 which had the incorrect Chapter citation. ACTION: To approve Ordinance 2016-17 MOTION: Gilbert SECOND: Jones VOTE: 7-0

6. ADJOURNMENT (6:30 PM) – MOTION: Gilberts SECOND: Solomon VOTE: 7-0

Submitted by Aaron Kramer, City Administrator