

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
FEBRUARY 14, 2017**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Nickels at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, Katherine Westaby, and Amy Seeboth-Wilson. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: January 24 Regular Council Minutes; Payment of Bills in the amount of \$3,807,016.76; January Financial Report; Appointment of Ellen Stepflug as an Alternate to the Zoning Board of Appeals (partial term ended 10/1/18); Extension of Licensed Premises at 74 N Second Street (Nick's) on May 6-7 for 3rd Annual Derby Days; Two-Year Operator License to Wyatt J Scheck; Taxi Driver License to Mark W Henry; Taxi Vehicle License to Good Plan Van Plate 206-TRT; and Walk Permit to WI MS Society for Walk MS 2017 on April 23 as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Public Transportation Committee, Museum Board, Plan Commission, and Historic Preservation Commission.
- B. Other Reports – Other reports submitted included the January City Attorney Itemized Report, January Water & Sewer Financial Report, January Airport Financial Report, and Department Progress Reports.

ACTION

Dan Dreesens from Delta 3 Engineering provided a comprehensive PowerPoint presentation explaining the purpose and intent of three storm water related ordinances required by the Wisconsin Dept of Natural Resources under the storm water management permit issued last year. Public Works Director Howard Crofoot reviewed some changes suggested by Councilor Kilian such as adding the words (WisDOT only) to 46.04(1)(b)1, adding the same language as in Chapter 48 to find the Technical Standards on the DNR website into Chapters 46 and 47, adding the word “system” after storm sewer in 47.03(1)(d), and correcting a couple typos. Forfeitures and permit fees will be addressed at the next meeting.

- A. *Ordinance 17-03 Repealing and Recreating Chapter 46 Construction Site Erosion and Sediment Control* – Motion by Kilian, second by Seeboth-Wilson to adopt Ordinance 17-03 Repealing and Recreating Chapter 46 Construction Site Erosion and Sediment Control with the aforementioned changes. Motion carried 7-0 on a roll call vote.
- B. *Ordinance 17-04 Creating Chapter 47 Post-Construction Storm Water Management* – Motion by Kilian, second by Nall to adopt Ordinance 17-04 Creating Chapter 47 Post-Construction Storm Water Management with the aforementioned changes. Motion carried 7-0 on a roll call vote.
- C. *Ordinance 17-05 Creating Chapter 48 Storm Sewer Illicit Discharge and Connection* – Motion by Nall, second by Seeboth-Wilson to adopt Ordinance 17-05 Creating Chapter 48 Storm Sewer Illicit Discharge and Connection as presented. Motion carried 7-0 on a roll call vote.

- D. *Ordinance 17-06 Repealing Section 3.47 Rountree Gallery Board* – Motion by Daus, second by Kilian to adopt Ordinance 17-06 Repealing Section 3.47 Rountree Gallery Board which will dissolve the Rountree Gallery Board and allow the gallery transition team to move forward with their plan to transition the Rountree Gallery to a private non-profit independent of City funding or staffing as presented. Motion carried 7-0 on a roll call vote.
- E. *Ordinance 17-07 Amending Section 24.05(b) Application for Permit* – Motion by Seeboth-Wilson, second by Daus to adopt Ordinance 17-07 Amending Section 24.05(b) Application for Permit for Burning a Building by the Platteville Fire Department as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Ordinance Creating Section 41.01(5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits* – Proposed ordinance would allow for the police department to cite offenders who make fictitious, nuisance, or unwarranted 911 calls to the Police or Sheriff's Department. The ordinance would not be used to cite people for making accidental 911 calls. Action at next meeting.
- B. *Conditional Use Permit – Asphalt Plant for Iverson Construction* – Proposed resolution would allow the asphalt plant located at 1100 E Mineral Street to operate for the upcoming season in the same manner as in previous years. Action at next meeting.
- C. *Planned Unit Development: Specific Implementation Plan (SIP) – Former Pioneer Ford Site* – The SIP is the second part of the PUD approval for the former Pioneer Ford site redevelopment project. The Council previously approved the first part, the GDP with some conditions at the January 10 meeting. All of the conditions of the GDP have been addressed in the revised plans except the pedestrian crossing improvements, which the developer will work on with the City. The Plan Commission recommended approval of the SIP on February 6 with some recommendations: a) additional pedestrian crossing signage, b) salvage/recycle as many materials as possible from the old apartment building/former Gates hotel building on Oak St before demolishing, and c) some type of formal recognition of the Gates Hotel be provided on the property. Daus asked for more detail on the carpools and landscaping adjacent to Pine St and suggested the usage of wrought iron similar to other areas in the downtown area. Developer Josh Hafron from General Capital responded to questions from Kilian regarding building materials, air handlers, room soundproofing, doors, appliances, water softeners, fire protections, etc. and will follow up prior to the next meeting. Garry Prohaska of 280 Division St spoke against the project, specifically the demolition of the Gates Hotel, and asked the Council to hold off with going forward until the State makes a decision on the historical designation application submittal. Public hearing and action at next meeting.
- D. *Development Agreement – Former Pioneer Ford Site* – Proposed development agreement with General Capital Development LLC outlines the terms of the former Pioneer Ford Site development and conditions of the sale. Main provisions of the agreement include: a) General Capital will redevelop the property per the approved Planned Unit Development; b) City will assist with the environmental remediation of the site to the extent covered by the Site Assessment Grant; c) City will deed the property to General Capital for \$1; d) City will provide \$1,300,000 in TIF assistance to General Capital; e) General Capital will guaranty repayment of the City's cost for providing the TIF assistance with the payments being adequate to cover the base taxes on the site; and f) the project construction is contingent upon General Capital securing project financing. If all approvals are obtained, project construction would begin the fall of 2017 and complete in 2018. Kilian distributed and read through a two-page handout where he stated that he doesn't think the proposed development agreement is a wise use of taxpayer money and suggested multiple counterproposals. Action at next meeting.

WORK SESSION

- A. *Museums Update* – Museum Director Diana Bolander gave an overview of the process the Museums used to make a plan for the 2017 and anticipated 2018 budget cuts to the Museums Dept. The plan includes staying open year-round, closing on Mondays and Tuesdays, eliminating the Curator position, and a fundraising push in order to keep the Museum Educator position. The private Friends Organization is making changes to their bylaws and activities to support the Museums given the changes.
- B. *Rountree Gallery Update* – Museum Director Bolander reported that a 7-member transition team is working on planning and administrative changes due to the absence of funding in the 2017 budget. The Friends of Our Gallery is working on altering bylaws to adjust for its new purpose as a nonprofit entity. Upcoming exhibits include exhibits at the Rock School, Nohr Gallery at UWP, Permanent Collection in the Library, and a possible Pop-Up Exhibit later this year. They are looking for guidance on what they need to do to get the Beining Trust funds and property transferred.
- C. *Economic Development Partner Update* – Main Street – Jack Luedtke, Executive Director of Platteville Main Street provided an overview of the 2016 Platteville Main Street Program goals and performance measures, parklet project, state reporting, Work Plan Summary report which is required in order to be nationally accredited), Walking Guide to Historic Downtown (collaborative effort with the UW, Museums, Senior Center), Facebook page updated, Free WiFi outdoors along Main St and in City Park, new storefront/downtown businesses update, informational work sessions and consultants from the State, State Awards (Outdoor Guest Wifi and Spa Boutique at Barbershop Rock) and thanked the Council for the financial support and City staff for all their help.
- D. *Sale of EMS Property and Possible Sale of Other City Lots* – The Council discussed the following options regarding the EMS building and adjacent City-owned lots: 1) keep the building and sell the vacant land; 2) sell the building and vacant land separately; 3) sell all the properties together. The appraised estimated land value for the EMS site is \$25,000 and the estimated building value \$95,244 for a total of \$120,244. The adjacent lots were not appraised, but estimated to be worth \$15,000-\$20,000 as individual single-family lots, or \$25,000-\$35,000 if combined for a duplex lot. The City owns 78.4% of the EMS building (\$74,671) and the participating townships own the remaining 21.6% (\$20,573). President Nickels stated her preference was to sell/remove the EMS building and pay the participating townships, and then decide whether to sell or keep the vacant land. No consensus was reached. The Council also discussed what to do with a couple remnants of land that were left over in the right-of-way from the Water Street round-a-bout project. The consensus was to check and see if the property owners have changed and see if they want the land.

ADJOURNMENT

Motion by Nall, second by Westaby to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 10:52 PM.

Respectfully submitted,

Jan Martin, City Clerk