

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
FEBRUARY 28, 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: Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, Katherine Westaby, and Amy Seeboth-Wilson. Excused: Barbara Daus.

SPECIAL PRESENTATION

Acknowledge Dennis Moen 39 Years of Service to the City of Platteville – City Manager Karen Kurt and Public Works Director Howard Crofoot recognized the retirement of Dennis Moen, Wastewater Treatment Plant Foreman.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Nall to approve the consent calendar as follows: February 14 Regular Council Minutes; Payment of Bills in the amount of \$3,631,510.20; Appointment of Robert Stauffacher to the Board of Review (5 year term); Temporary Class “B”/”Class B” Retailers License to Serve Fermented Malt Beverages and Wine to St Augustine University Parish, 135 S Hickory St, on March 3 and March 24 from 4:30 PM – 8 PM; One-Year Operator License to Kimberly R Coyle; Two-Year Operator License to Kim K Lowery, Carl J Spangler, and Mioshi C Stanford; and Street Closing Permit for 4th Annual WI Energy Efficient Vehicle Association Competition on April 29 as presented. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Housing Authority, Library Board, Commission on Aging, Museum Board, and Historic Preservation Commission.

ACTION

- A. *Planned Unit Development: Specific Implementation Plan (SIP) – Former Pioneer Ford Site* – City Manager Karen Kurt presented a PowerPoint presentation providing an overview of the former Pioneer Ford Site Project (history, site acquisition and remediation financing, project financing, timelines) and Development Agreement. Developer Sig Strautmanis of General Capital distributed and provided a review of an updated SIP Plan Set, brought samples of the building materials, and answered questions of the Council. Garry Prohaska of 280 Division St stated that the Historic Preservation Commission (HPC) received a recommendation letter from the State regarding possible historic designation of the Gates Hotel and noted that there will be a March 6 hearing in front of the HPC to determine if it receives local historic designation (subject to Council approval). Fred Domann of 1210 Camp St, Adam Johnson of Galena, IL, and Toben Murdock of Galena, IL all spoke to the historic value of the Gates Hotel for redevelopment and urged the Council to reconsider demolishing it for this project. Main Street Program Executive Director Jack Luedtke commended the City’s new website which has all the information on this project, encouraged citizens to visit the website, and noted that the developer has a good reputation. Garry Prohaska of 280 Division St spoke against the SIP, noting that he wasn’t against the project, only against losing a historic structure by tearing down the Gates Hotel for parking. Motion by Nall, second by Seeboth-Wilson to approve the Planned Unit Development – Specific Implementation Plan for the former Pioneer Ford Site as presented. Motion to amend by Kilian to remove the Gates property from the original motion and that it be reconsidered after the Historic Preservation Commission

comes up with its findings regarding historic designation. Motion died for lack of a second. After much discussion, the original motion carried 5-1 on a roll call vote with Kilian voting against.

- B. *Development Agreement – Former Pioneer Ford Site – Motion* by Nall, second by Seeboth-Wilson to approve the Development Agreement with General Capital Development LLC for the former Pioneer Ford Site as presented. Motion carried 5-1 on a roll call vote with Kilian voting against.
- C. *Ordinance 17-08 Creating Section 41.01(5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits – Motion* by Kilian, second by Westaby to adopt Ordinance 17-08 Creating Section 41.01(5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits as presented. Motion carried 6-0 on a roll call vote.
- D. *Ordinance 17-09 Amending Section 1.10 Schedule of Cash Deposits – Storm Water Management – Motion* by Francis, second by Nall to adopt Ordinance 17-09 Amending Section 1.10 Schedule of Cash Deposits relating to forfeitures for violations of Chapters 46, 47, and 48 as presented. Motion carried 6-0 on a roll call vote.
- E. *Resolution 17-03 Conditional Use Permit – Asphalt Plant for Iverson Construction – Motion* by Kilian, second by Westaby to adopt Resolution 17-03 Conditional Use Permit to Operate an Asphalt Plant at 1100 E Mineral St as presented. Motion carried 6-0 on a roll call vote.
- F. *Resolution 17-04 Amending the Fee Schedule – Storm Water Management and Erosion Control Permit Fees – Motion* by Nall, second by Westaby to adopt Resolution 17-04 Amending the Fee Schedule to include storm water management and erosion control permit fees as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

Resolution Closing Loopholes that Shift a Greater Property Tax Burden from Commercial to Residential Homeowners – Proposed resolution supports legislation from The League of Wisconsin Municipalities to close the “dark store” tax loophole where big box retailers successfully argue that the market value of their thriving store should be based on the sales of similar size “comparable” properties that are vacant and abandoned, potentially shifting the tax burden to residential property owners and local businesses. Action at next meeting.

The Council moved the meeting to the Police Department for the work session.

WORK SESSION

Long Range Financial Plan – This was the 2nd work session with Ehler’s Associates with respect to the long-range financial management plan. Dawn Gunderson from Ehler’s distributed a Powerpoint handout and supporting exhibits and led the discussion which looked at projections and assumptions for the reporting model (General Fund, Taxi Fund, Capital Project Fund, and Debt Service Fund) and the next steps. Key issues that will affect financing include levy limits, expenditure restraint, and debt issuance strategy. The Council determined that the CIP needs to be reworked and that they need to focus on the year of debt and structure of payment vs paying off existing debt over a 10 year period. Seeboth-Wilson left at 9:15 PM. The next steps include: 1) \$500,000 start for the CIP tax levy with expectation over the years to ramp up to \$700,000 per year; and 2) \$1,500,000 start for debt CIP each year with expectation over the years to ramp up to \$2,000,000 per year. Ehler’s will provide a set of recommendations for the next long range financial plan work session with action point bullets and an analysis of Water and Sewer financials.

ADJOURNMENT

Motion by Nall, second by Westaby to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 10:02 PM.

Respectfully submitted,

Jan Martin, City Clerk