

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

**CONSIDERATION OF CONSENT CALENDAR**

Motion by Kilian, second by Seeboth-Wilson to approve the consent calendar as follows: February 28 Special and Regular Council Minutes; Payment of Bills in the amount of \$987,157.44; February Financial Report; Two-Year Operator License to Joseph J Arndt, Kaitlin M Panka, Rosanna M Rucinski, and Amy E Smith; and Run Permits to UWP Health & Human Performance Dept 5K on April 8 and Southwest Health Nightingales 5K Fundraiser on May 5 as presented. Motion carried 5-0 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 Tourism Committee, Transit System Joint Committee, Library Board, and Historic Preservation Commission.
- B. Other Reports – City Attorney Itemized Statement, February Water & Sewer Financial Report, February Airport Financial Report, and Department Progress Reports.

**ACTION**

- A. *Resolution 17-05 Closing Loopholes that Shift a Greater Property Tax Burden from Commercial to Residential Homeowners* – City Manager Karen Kurt explained that the proposed resolution is in support of legislative efforts by 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. Motion by Kilian, second by Westaby to adopt Resolution 17-05 Closing Loopholes that Shift a Greater Property Tax Burden from Commercial to Residential Homeowners – Dark Store Legislation as presented. Motion carried 5-0 on a roll call vote.
- B. *Resolution 17-06 Support of State of Wisconsin 2017-2019 Investment in UW-Platteville* – Vice Chancellor-University Relations Rose Smyrski, Dean-College of EMS Molly Gribb, and Assistant Dean-College of BILSA Les Hollingsworth spoke on behalf of the University regarding two capital building projects (new engineering building and phase 2 remodeling of Boebel Hall) proposed in the 2017-2019 State budget. Motion by Seeboth-Wilson, second by Westaby to adopt Resolution 17-06 Support of State of Wisconsin 2017-2019 Investment in UW-Platteville as presented. Motion carried 5-0 on a roll call vote.

**INFORMATION AND DISCUSSION**

- A. *Contract 1-17 Elm Street Reconstruction* – Reconstruction of Elm Street from Pine Street to Furnace Street (including utilities) in two phases. Propose to award contract to low bidder Owen’s Construction with Alternate A (select crushed material) for the total contract price of \$467,703.50 (Council portion \$275,462.50 and Water& Sewer portion \$192,241.00). Action at next meeting.

- B. *Lead Service Line Grant Implementation Policy* – Proposed policy would allow for the dispensing of \$300,000 received by the City (Principal Forgiven Loan Grant) for the replacement of private lead service lines – approximately 366 homes. Further discussion will be held later in the work session. Action at next meeting.
- C. *Outdoor Fitness Center* – Steering Committee members Nathan Curry, Rob Serres, Bob Hundhausen, and Gene Weber spoke in favor of their proposal to purchase and install an outdoor fitness center (ENERGI Prime fitness system featuring 5 stations with 120 exercises and welcome sign) 200 yards south of the fenced in dog park near the David Caney Rountree Branch Trail. Once installed, the fitness center would be gifted to the City of Platteville for the purposes of being insured. Local service organizations, including the HS Cross Country Teams, Kiwanis, and Noon Optimists, would provide ongoing maintenance. Action at next meeting.
- D. *Community Garden* – Main Street Program Executive Director Jack Luedtke and Sustainability Committee member Gary Munson explained that this is the 3<sup>rd</sup> year for the community garden and they would like to expand from 4 plots to 8 plots and add a portable garden shed for the tools. This year’s community education program will be a pollinated garden and they hope to implement a Buddy with a Senior Program with a local fraternity. Action at next meeting.
- E. *Local Historic Designation of 41-55 S Oak Street* – The Historic Preservation Commission nominated and voted to recommend approval of the property at 41-55 S Oak Street (Samuel Moore House/Gates Hotel) as a local historic site. The property is owned by the City, is one of the properties acquired as part of the former Pioneer Ford site, and is intended to be sold to General Capital to be part of their proposed redevelopment project. Staff is recommending denial of the request since approval would conflict with the previous votes of the Council concerning the PUD approval and approval of the development agreement for the proposed General Capital project. Speaking in favor of the historic designation included Jesse Kilian of 715 S Court St, Kristal Prohaska of 280 Division St, Becky Mootz of Shullsburg, Garry Prohaska of 280 Division St (also spoke in general), and Frank Evans of Rountree Ave. Mr. Evans also offered to purchase the hotel. Bill Cramer of 125 N 3<sup>rd</sup> St registered in favor of the historic designation. Kilian suggested amending the developer agreement to save the hotel. Action at next meeting.
- F. *2016 Budgeted Carryovers* – Proposed 2016 budget carryovers include \$2,203.26 for the Senior Center, \$735 for the City Clerk Department, and \$4,429.81 for the Library. Action at next meeting.

#### WORK SESSION

- A. *Lead Service Line Replacement Grant Implementation Update* – Public Works Director Howard Crofoot explained that the City has approximately 366 homes with lead water service lines of which two are licensed day care facilities. The City has been awarded up to \$300,000 toward the replacement of these private lines, plus an additional \$10,000 for the 2 day care facilities. The City has also requested additional funds, but won’t know if funding is awarded until July/August. There is currently no requirement for a property owner to replace their water service line. The actual replacement cost is estimated to be \$1,500 of which \$1,140 per home could be reimbursed through this grant. The Council discussed whether an ordinance should be enacted making it mandatory for property owners to update their lines (special assessments) or make it completely voluntary, and various options regarding dispensing of the funds (first come-first served or income based). The Water & Sewer Commission recommended that the City pass an ordinance requiring replacement by January 1, 2021. *It was the consensus of the Council to make replacement of the lead service lines voluntary, no ordinance.*
- B. *2017 Street Reconstruction Budget* – Public Works Director Howard Crofoot and Delta 3 Engineering Dan Dreessens explained that the Elm Street Reconstruction contract came in almost \$100,000 under budget (most likely because the requirement for specific wage rates was repealed January 1, 2017), with the potential for more savings from the Ellen St & Laura St projects. This presents an opportunity to either borrow less money or do more capital street projects. Suggestions

included Lutheran Street (\$125,000-\$130,000), Furnace Street (\$400,000), Market St (\$125,000-\$150,000), Harrison St (\$340,000 or \$170,000-\$190,000), and Pine St to Ellen St. *It was the consensus of the Council to do additional street projects with the budget surplus as determined by the Public Works Director.*

ADJOURNMENT

Motion by Francis, second by Westaby to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 9:52 PM.

Respectfully submitted,

Jan Martin, City Clerk