

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MAY 24, 2016

The special meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 5:55 PM in the Community Room of the Police Department.

ROLL CALL

Present: Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson.
Excused: Katherine Burk. Absent: Barbara Daus.

WORK SESSION

Request for Appeal – 1665 Enterprise Drive Well and Septic Service – The Council heard an appeal at the May 10 Council meeting for the requirement of municipal water and sewer services at 1675 Enterprise Dr, Lot 1 with the request to be allowed to install private well and septic on this site and to not be required to hook up to municipal water and sewer services for a minimum of 10 years after the installation (in order to recoup installation costs). Director of Public Works Howard Crofoot reviewed that the City water/sewer main put in by the developer stopped at end of Eastside Rd and none of the parcels on Enterprise Dr have access. It is roughly 1200' from the end of the water/sewer main to the driveway of the parcel in question and the estimated cost to install water and sewer to the property is \$140-150,000. Crofoot provided an overview of three options for consideration by the Council: 1) allow well and septic service with the caveat that the owners hook onto the City services when they become available (require developer agreement); 2) City installs water and sewer and assesses all landowners in between regardless of whether there is development or not; and 3) have the installation done as a shared expense between the property owners and City with the City portion (loan) charged as a TID expense. Director of Administration Valerie Martin provided an overview of TID #6 and the effect that a \$150,000 loan would have on it. The City would need development with an assessed value of at least \$800,000 just to cover the loan payment expense. She concluded that any additional cost incurred without shared payment from the developers and/or owners would have an adverse effect on TID 6. PAIDC representatives Ela Kakde, Dan Dreessens, and Ron Brisbois questioned the City's interest in long-term growth and the kind of development they expect to have in this entry focal point area (commercial in addition to mixed-use) and suggested a meeting with the property owners before making any decision. Discussion was held regarding the possible need for a lift station (which would add to the cost) for 2 or 3 of the parcels, how much more valuable these properties would be if the City provided the utilities/if it justified the cost, commercial development/medical type facilities, ag use tax advantages for property owners, pro-development vs anti-development, and the City's right to special assess. No action was taken.

ADJOURNMENT

Motion by Seeboth-Wilson, second by Nall to adjourn. Motion carried on a voice vote. The meeting was adjourned at 6:45 PM.

Respectfully submitted,

Jan Martin, City Clerk