

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JANUARY 28, 2014**

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

ROLL CALL

Present: Barbara Daus, Dick Bonin, Mike Denn, Ken Kilian, Council President Eileen Nickels, Patrice Steiner, and Barb Stockhausen. Absent: None.

CEREMONIAL SWEARING IN OF POLICE OFFICER

City Clerk Jan Martin swore in Anthony Vander Velden as a police officer for the City of Platteville.

CONSIDERATION OF CONSENT CALENDAR

Motion by Bonin, second by Steiner to approve the December 11, 2013 Special and January 14, 2014 Regular Council Minutes; Payment of Bills in the amount of \$530,985.06; Temporary Class "B" Retailer's License to Platteville Jaycees Club for the Snowball Softball Tournament on February 8; One-Year Operator License to Cole J Cooper and John J Poppe; Two-Year Operator License to Jared A Baker, Brett C Beisbier, Aaron M Brown, Kimberly R Buell, Blake A Meddaugh, and Tyler L Ryddner; Street Closing Permit to Francis X Steck to close Keystone Pkwy on May 3 for a Regional High Mileage Vehicle/Electrothon Event; Walk Permit for National MS Society on April 27; and Banner Permit for United Way of Platteville as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS, AND PETITIONS

Rich Christensen of 10 S 3rd Street expressed a lengthy concern with the amount of information available to public and belief that the Common Council and City Manager intentionally withhold information from the public in order to do what they want.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Airport Commission, Community Safe Routes Committee, Museum Board, Parks, Forestry and Recreation Committee, Police & Fire Commission, and Water & Sewer Commission.
- B. Other Reports
 - 1. Building Inspection Department Report
 - 2. Department Progress Reports – Written progress reports of department operations and activities were submitted by the Director of Administration, City Attorney, City Manager, Community Planning & Development, EMS, Museum, Police, Public Works, Recreation, and Senior Center.

ACTION ITEMS

- A. *Resolution 14-04 Authorizing the Issuance of a \$3,700,000 Taxable Tax Increment Project Revenue Bond (TID 5)* – Financial Consultant, Jeff Belongia, of Hutchison, Shockey, Erley & Co (HSE) explained that this tax increment revenue bond, which doesn't count against the City's general obligation borrowing capacity, allows the City to pay the balance owed to the TID 5 developer per the Developer Agreement Amendment approved at the last meeting. Each time a new increment is received, TID revenues each year may be used by the Council toward projects rather than borrowing. The City has negotiated a revenue bond with American Trust Bank (who currently has the loan with the developer, Platteville Development Group) with a term that coincides with the life of TID 5. The interest rate would remain at 2.75% through 9/30/18, then adjust every five years thereafter to a fixed rate equal to the 5-year US Treasury Notes plus 2%, with an interest rate floor of 3.25% and a ceiling of 5%. Loan payments would be semi-annual

with a maturity date of 9/30/25 giving the City the flexibility to extend the debt payments for 10 years as discussed when revising TID #5 (in order to use the TID as a donor to help with the downtown). There would be no prepayment penalty. Denn stated he thought it made more sense to not take any action (saving the \$9,250 borrowing cost), since the TID loan will be paid for in four years and then distributed to the taxing jurisdictions and expressed concern that the loan would be extended out to maturity and extra unnecessary interest will be paid. Motion by Denn, second by Kilian to not approve Resolution 14-04 Authorizing the Issuance of a \$3,700,000 Taxable Tax Increment Project Revenue Bond (TID 5). City Manager Bierke reminded Denn that the Council had approved the developer agreement that says the debt will be refinanced. Mr. Belongia also explained that, by state statute, if money was not being used for other projects in a TIF district, this loan would pay itself out in four years regardless. Statutes require that once you have accumulated revenue, to divulge all your debt on that particular issue, you have to pay it out at that time. Even if you had an issue that wasn't callable and had the moneys to pay it out, you would have to cash defease it and create an escrow to pay it out. Motion failed 2-5 on a roll call vote with Daus, Stockhausen, Bonin, Nickels, and Steiner voting against. Motion by Daus, second by Bonin to approve Resolution 14-04 Authorizing the Issuance of a \$3,700,000 Taxable Tax Increment Project Revenue Bond (TID 5) as presented. Motion carried 5-2 on a roll call vote with Kilian and Denn voting against.

- B. *Resolution 14-05 Authorizing the Issuance and Sale of \$5,500,000 General Obligation Promissory Notes* – Mr. Belongia from HSE congratulated the City on receiving a reaffirmed AA- rating with a stable outlook from Standard & Poors on the City's debt. He handed out a sales comparison and debt service schedule for the refinancing of \$3,800,000 of Build America Bonds (discussed at the last Council meeting) and borrowing for 2014 capital improvement projects (Broadway Street and at TIF #6 storm water pond). The true interest cost (TIC) ended up at 2.228% for the 10 year note. Belongia noted refinancing the Build America Bonds saved the City interest in excess of \$150,000. Motion by Steiner, second by Bonin to approve Resolution 14-05 Authorizing the Issuance and Sale of \$5,500,000 General Obligation Promissory Notes as presented. Motion carried 7-0 on a roll call vote.
- C. *2014-2016 Wisconsin Professional Police Association (WPPA) Union Contract* – City Manager Bierke explained that the major changes negotiated for the 3-year union contract included a wage increase of 1% in January, 1% in July, 1% in October for 2014 and increases of 1% in January and 1% in July for 2015 and 2016; 5 cent shift deferential increase; and minor changes to comply with new state law. The wage increase amounts to \$1,246 in 2014 (due to personnel changes), \$28,243 for 2015, and \$24,579 for 2016. No budget amendment is needed for this year. Motion by Daus, second by Denn to approve the 2014-2016 Wisconsin Professional Police Association (WPPA) Union Contract as presented. Motion carried 7-0 on a roll call vote.
- D. *Southwestern Wisconsin Regional Planning Commission (SWRPC) Grant Contract – Infrastructure for Expansion of Industrial Park* – Proposed agreement with SWRPC, not to exceed \$2,500, to apply for a matching grant of \$800,000 from the Economic Development Administration (EDA) to be used to construct a stormwater detention basin, install water and sewer mains, and construct as much of Vision Drive extension as possible on the former Rosemeyer site. Motion by Steiner, second by Daus to approve the agreement between the City and SWRPC for preparation of an application for public works assistance from the EDA as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Sidewalk Waiver: Culver's Restaurant at 375 E Business Hwy 151* – Community Planning & Development Director Joe Carroll stated that as part of the reconstruction for Culver's Restaurant, instead of rebuilding the existing building, the applicant is going to put a new building on the existing site. Since it is new construction, the zoning ordinance requires the installation of a sidewalk along the frontage of the property. The ordinance also states that the Council may waive this requirement if it is determined the sidewalks are not necessary to serve pedestrian traffic, or connecting sidewalks are not present or planned for on adjacent properties. The applicant is requesting the waiver. The situation is more complicated in this case since the proposed stormwater management system for the proposed redevelopment utilizes the grass swale which is located between the parking lot and the highway, the same location where the sidewalk would be located. Carroll noted that the Safe Routes Committee reviewed this request and tabled the item until more information can be provided regarding the impact of the stormwater management system. Carroll also noted that as part of a long range plan, the Safe Routes Committee has worked with UWP students (grant writing) with the ultimate goal of having a multi-use trail on the south side of Bus Hwy 151, right through this location. Bonin and Denn stated support with the waiver. Action at next meeting.
- B. *Rental License Inspection Program, Ordinances, and Fees* – CP&D Director Carroll explained the proposed changes to the rental licensing fees which focuses on 1) a sliding scale fee program that is more equitable and relevant to the amount of time spent on completing the inspections; 2) type of building where the housing unit is located recognizing there are efficiencies that come with inspecting multiple units at one time - 10 single family homes vs. 10 units in apt building; 3) have fee reflect whether or not the unit passes after the initial inspection; and 4) raise the re-inspection fee charged if 3 or more inspections are required before the unit it approved. Proposes to renegotiate the fees paid to the contracted rental inspector based on this type of schedule and determine how much above those fees does the City want to collect above that cost and revise the schedule accordingly. Discussion was held whether to negotiate with the rental inspector first or determine the fee schedule, rental inspector contract competitive bid process, how to determine the fee charged, and 4 year rental licenses. After much discussion, it was the consensus of the Council to have Carroll negotiate a new contract with the rental inspector, determine costs of City Staff to operate the program, and come up with a fee schedule accordingly. Information and discussion at a later date to be determined.
- C. *Ordinance to Add "R-LO Limited Occupancy Residential Overlay" District as an Overlay Option on Residential Historic Districts* – City Manager asked the Council if there was there was support of the proposal initiated by Councilor Kilian to include residential historic districts in the R-LO Overlay District zoning language. Currently the Division Street and West Main Street Historic Districts located in R-3 zoning do not qualify. Kilian explained that the purpose of the ordinance is to get areas that are single family dwelling areas and try to make them stable areas, so that people will want to buy and live in those areas for a long time. Some neighborhoods have been lost due to the number of unrelated people living in the properties. After discussion, it was the consensus of the Council to support the draft of an ordinance to present to the Plan Commission for discussion and action. Information and discussion at a later date to be determined.

CLOSED SESSION

Motion by Steiner, second by Stockhausen to adjourn to closed session per Wisconsin Statute 19.85(1)(c) – Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – City Manager Employment Contract – and come back into open session for action. Motion carried 7-0 on a roll call vote.

ACTION ON CLOSED SESSION

City Manager Employment Contract – No action taken.

ADJOURNMENT

Motion by Stockhausen, second by Steiner to adjourn. Motion carried on a roll call vote. The meeting was adjourned at 10:10 PM.

Respectfully submitted,

Jan Martin, City Clerk