

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MARCH 11, 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.

PUBLIC HEARING

Ordinance 14-03 to Approve Zoning Code Amendments – Building Height & Setback Requirements – President Nickels called the public hearing to order. Community Planning & Development Director Joe Carroll provided an overview of the proposed zoning ordinance changes – increasing the maximum allowable building height for most of the districts and decreasing the minimum setback requirements in several of the districts. Carroll explained that currently the zoning code conflicts with Design Standards that emphasize variation in roof lines to break up long monotonous building appearances for multi-family and commercial developments and emphasize putting parking to the side or rear of the building. The Plan Commission discussed the proposed changes at several meetings and recommended approval at the February 3 meeting. Information per a request at the last Council meeting regarding approximate heights of buildings in the downtown area was included in the packet and discussed. No public statements in favor, against, or in general. Council discussion included some concern with the B-2 Central Business District proposed maximum height change from 50’ to 70’. Motion by Kilian, second by Steiner to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Steiner, second by Bonin to adopt Ordinance 14-03 Zoning Code Amendments as presented. Motion by Denn, second by Kilian to amend Section 7 of the proposed Ordinance 14-03 changing the B-2 Central Business District proposed building height from 70’ to 60’. Motion carried 4-3 with Steiner, Stockhausen, and Bonin voting against. The parent motion by Steiner including the amendment by Denn carried 7-0 on a roll call vote.

CONSIDERATION OF CONSENT CALENDAR

Motion by Daus, second by Denn to approve the February 25, 2014 Council Minutes; Payment of Bills in the amount of \$484,345.12; February Financial Report; Appointment of Tom Lindahl as a Zoning Board of Appeals Alternate (3 year term), and Troy Maggied and John Urness to the Board of Review (5 year terms); Two-Year Operator License to Nathan C Bahr, Cassandra M Blatz, Natalie J Braun, Kelsey R Clark, Amanda M Dagens, Stephanie E Loftus, and Miranda A Wolf; Resolution 14-06 Authorizing the Sale of Industry Park Land to TJT Properties LLC (Family Pet Hospital); Resolution 14-07 Recognizing Dan Thompson, Executive Director of the League of Wisconsin Municipalities; and Resolution 14-11 Authorizing the Submission of an Application for FY2014 Economic Development Assistance Programs Grant Funds to the Economic Development Administration for Investments for Public Works and Economic Development Facilities as presented. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS, AND PETITIONS

Dan Winch of 345 Bayley Avenue expressed frustration with receiving a citation due to the City’s requirement of clearing sidewalks of snow and ice 36 hours after a snowfall, but not requiring that streets be cleared to the same level.

Patrick Ahern of 60 S College Drive, representing the Institute of Transportation Engineers (ITE), announced that they are entering a competition (Facebook likes) to win two push button activated R920 Solar Rectangular Rapid Flashing beacons (\$2,000 value) for the Southwest Rd crosswalk.

Arlene Siss of 130 N Hickory Street extolled the success of the Historic Expo and thanked everyone who participated and supported the event. Kilian also thanked City Staff for their work on the event.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Commission on Aging, Historic Preservation Commission, Museum Board, Parks, Forestry and Recreation Committee, and Redevelopment Authority (RDA).
- B. Other Reports
 - 1. February Airport Financial Report
 - 2. February City Attorney Itemized Statement
 - 3. February Water & Sewer Revenue and Expenditures
 - 4. 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. *Amendment to Rental Inspection Contract with MV Services* – Community Planning & Development Director provided an overview of the proposal to revise the rental inspection fees discussed by the Council in an effort to better reflect the amount of time that it takes to conduct the inspections and to cover the cost of staff time spent on the program. This would also require a change to the current rental inspection contract with MV Service & Consulting LLC. The proposed rental license fee schedule has a sliding scale that is based on the housing unit type and the number of inspections required before the unit passes the inspection and the inspection fees paid to MV Services would need to be amended accordingly. Carroll noted that the intent is that the program would pay for itself so no tax dollars are expended. Discussion was held about a start date for the new fees. Motion by Daus, second by Bonin to adopt the second amendment to the rental inspection contract with MV Service & Consulting LLC regarding rental inspection fees effective May 1, 2014 and the expectation to review the contract in the 1st quarter of 2015. Motion carried 7-0 on a roll call vote.
- B. *Resolution 14-08 Amending the 2014 Fee Schedule – Rental Licenses* – Resolution adopts the proposed rental license fee schedule referenced above. Motion by Steiner, second by Kilian to adopt Resolution 14-08 Amending the 2014 Fee Schedule – Rental Licenses as presented, effective May 1, 2014. Motion carried 7-0 on a roll call vote.
- C. *Resolution 14-09 Expanding Assigned Parking (Lot 8)* – Resolution expands the Assigned Parking Program to include Lot 8 (the recently purchased parking lot on the corner of 4th and Furnace Street) adding 18 parking spaces. Discussion was held regarding the need for 18 more spaces when there were already 10 available spaces and the suggestion to use half of the 18 for assigned parking and the other half for City employee parking. Motion by Daus, second by Bonin to adopt Resolution 14-09 Expanding Assigned Parking Locations within the City of Platteville (Lot 8) as presented. Motion carried 6-1 on a roll call vote with Steiner voting against.
- D. *Contract 1-14 Broadway Reconstruction – Phase #2* from Stevens Street to Madison Street. Six bids were received along with six alternate bids. Public Works Director Howard Crofoot explained that at the last meeting there seemed to be a consensus of the Council to approve the base bid (using concrete) along with Alternate A: Grant Street Water, Sewer and Reconstruction and proposed \$165,000 of the additional funding needed to come from the City Hall Repairs, Sidewalk Repairs, and Street Maintenance CIP accounts and the remaining \$209,072.95 from

General Fund Balance or borrowing. The Water & Sewer Commission recommended approval for Alternate A and take it from their Fund Balance. Crofoot noted that Alternate 1-14-D: Bike Path could be done using \$15,163 from Park Impact Fees. Motion by Denn to accept the base bid for Contract 1-14 Broadway Reconstruction with Alternate 1-14-F: Asphalt Pavement for an approximate \$182,000 in savings. Motion died for lack of a second. The Council heard from Jim Rosemeyer of 1275 N 4th Street, Don Iverson, Heath Schopf from Wisconsin Concrete Pavement Association, Jarid Baranczyk from Iverson Construction, and Dan Dreessens from Delta 3 Engineering regarding the positives and negatives of using concrete vs asphalt for the project. Motion by Denn to accept the base bid with Alternate 1-14-A: Grant Street Water, Sewer, and Reconstruction and Alternate 1-14-F: Asphalt Pavement. Motion died for a lack of a second. Motion by Steiner, second by Kilian to accept the base bid (concrete) of McGuire Inc., including Alternate 1-14-A: Grant Street Water, Sewer, & Reconstruction for \$2,403,644.95 and borrow \$209,072.95 as proposed at a later date. Motion by Stockhausen, second by Steiner to amend the motion to include Alternate 1-14-D: Bike Path for \$15,163.00 paid out of Park Impact Fees for a total project cost of \$2,418,807.95. Motion carried 7-0 on a roll call vote. Daus stated that she was not in favor of using \$20,000 from Sidewalk Repairs and \$50,000 from Street Maintenance. Motion by Daus, second by Denn to amend the motion to increase the General Fund borrowing by \$70,000 from \$209,072.95 to \$279,072.95 with the borrowing not to occur until necessary. Motion carried 7-0 on a roll call vote. Parent motion by Steiner, including the amendments by Denn and Daus, carried 5-2 on a roll call vote with Denn and Stockhausen voting against.

- E. *Contract 2-14 Weed & Grass Mowing* – Contract allows the City to enforce its tall grass ordinance. Public Works Director Howard Crofoot recommended awarding the contract to the low bidder of the residential type lawns since there were no rural type areas enforcement actions last year. Motion by Steiner, second by Stockhausen to award Contract 2-14 Weed and Grass Mowing to Grasspro Lawn Care LLC at the bid prices of \$65/hr or \$75 minimum for Base Bid #1 and \$35/hr or \$39 minimum for Base Bid #2 as recommended. Motion carried 4-3 with Denn, Daus, and Bonin voting against.
- F. *Extended Taxi Service Hours for 2014* – The Council approved a motion to expand the hours for the Shared Ride Taxi from September 12, 2013 to December 31, 2013. Public Works Director Howard Crofoot explained that the 2014 budget included funding to continue the expanded hours (Thursday, Friday, and Saturday nights until 3 AM the following morning) for the Shared Ride Taxi and requested the Council to confirm the expanded hours through 2014. Motion by Daus, second by Denn to approve the continuation of expanded hours (Thursday, Friday, and Saturday nights until 3 AM the following morning) for the Platteville Shared Ride Taxi in 2014 as recommended. Motion carried 7-0 on a roll call vote.
- G. *Resolution 14-10 Authorizing Purchase of Land from James and Doris Harms* – City Manager Larry Bierke explained that in 2014, PAIDC negotiated the purchase of a 4.8 acre parcel from Jim and Doris Harms in the amount of \$150,000. The intent of the purchase is to expand the stormwater system on Eastside Road. Motion by Daus, second by Steiner to approve Resolution 14-10 Authorizing the Purchase of Land from James and Doris Harms in the amount of \$150,000 plus closing costs as budgeted out of TID#4, conditioned upon the Vacant Land Offer to Purchase being amended to state the access easement along the North side of Lot 1 terminates when Evergreen Road is constructed. Motion carried 7-0 on a roll call vote.
- H. *Legion Park Endowment Fund* – Recreation Director Luke Peters explained in 2011 the City entered into an agreement with Platteville Youth Baseball to establish the outfield sign program at Legion Park. Part of that agreement stipulated in 2014 that 50% of the proceeds from those

signed advertisers went into an endowment fund. This fund will be used to maintain, repair, and improve the Legion Park baseball and softball facilities and concession areas. Motion by Steiner, second by Kilian to establish the City of Platteville Legion Park Endowment Fund through the Community Foundation of Southern Wisconsin, Inc starting with an initial transfer of \$3,600 from the Legion Park Adv Trust into the Fund and as additional revenues are collected from the outfield advertisements and batting cages, 50% of the proceeds will be transferred into the Fund. Motion carried 6-0 on a roll call vote with Daus abstaining.

- I. *PCA – Moving Platteville Outdoors Project* – Proposal from the Platteville Community Arboretum (PCA) regarding a project called Moving Platteville Outdoors. The concept is to pave and light the trail from the Chestnut Street bridge to the trail intersection behind Menards with a proposed budget of \$1.2 million dollars. Bonin announced that he resigned from the PCA Board earlier in the afternoon so he wouldn't have a conflict of interest in this project. Director of Public Works Howard Crofoot reviewed that the PCA is looking to get a 50% grant from the DNR if the City can come up with the local match. They are asking the City to sponsor the grant, approve the carryover of the original \$50,000 grant to the PCA for use as local match, and approve an additional \$150,000 in local match funding. Crofoot recommended the \$150,000 funding as follows: \$20,000 from Park Impact Fees; \$25,000 Parks CIP; and \$105,000 from TIF#5. James Schneller of 620 Ridge Avenue spoke in favor of the project, clarifying that the project will benefit him as a business owner and shareholder, and on behalf of Platteville Development Group, pledged a \$25,000 matching grant contingent upon Council approval of the \$150,000 donation. Also speaking in favor was PCA President Robin Fatzinger of 2201 Cty Rd O who outlined a few key points and benefits of lighting and paving the Rountree Trail and Kristopher and Angie Wright of 910 Seimers Street who answered questions of the Council. Registered in favor was Nancy Collins of 1120 Eastman Street and Platteville Main Street Executive Director Jack Luedtke. Speaking against the project was Darrell Browning of 345 S Chestnut Street who believes the trails are not used enough by the general public to warrant this amount of spending. Motion by Denn to approve the sponsoring and submission of the grant and table the dollar amount to wait and see what the PCA comes up with in the meantime. Motion died for the lack of a second. Motion by Daus, second by Stockhausen to accept the Staff recommendation to: 1) sponsor and authorize submission of a grant to DNR for up to 50% of the cost of the trail paving and lighting project; 2) approve the carryover of the original \$50,000 grant to the PCA for use as local match for the trail paving and lighting project in 2015; and 3) approve the pledge of \$150,000 in additional local match funding subject to the PCA raising the additional local match required with the 2014 funding to come from \$20,000 Park Impact Fees, \$25,000 Parks CIP, and \$105,000 TIF#5. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Beining Trust Donation to EMS* – Request by the EMS Department to purchase two Zoll AutoPulses and all necessary extras (batteries, charger, case, bands) for a total cost of approximately \$31,047 using funds from the Beining Trust donation. Daus believes that the funding should be available at a 50% match as in the past. Steiner believes the money should be saved and invested. Denn believes it is a good expenditure, cannot put a price on saving one life. President Nickels requested additional information from other funding sources for the next meeting. Action at next meeting.

WORK SESSION

- A. *Library Block Update* – Troy Hoekstra from United Development Solutions provided an update on the Library Block Redevelopment. Mr. Holkstra noted that the \$20 million mixed use development is still in the planning stages, they have been working with property owners for 5-6 months, no purchase agreements yet, but expect to have agreements soon. Looking at a 4-5 story

building with a footprint of an entire block housing an expanded library (17,000-20,000 sq ft), hotel (minimum 50, maximum 70 unit), multi-family housing (apartments-most likely geared toward students), expanded clinic, and retail. They have had discussions with the Library Board regarding floor plan, scope, and organization. UW-Platteville Chancellor Dennis Shields pointed out that there has been no discussion of the housing being university housing. Timeline – real estate purchases May 2014, project starts June 2015, with finish date of August 2016. A general contractor has been identified, architect and engineering firm under contract, and a consulting firm hired. Parking located on neighboring property – surface parking with trees, rock gardens, etc. City Manager Larry Bierke noted that the mixed used development will have to be rezoned, most likely to a PUD. They expect to be back before the Council in 4-5 months, possibly sooner with the site planning.

- B. *UW-Platteville Quarterly Update* – Dennis Shields, Chancellor of University of Wisconsin - Platteville updated the Council on student enrollment (holding steady in a shrinking WI college bound demographic), marketing (aggressively marketing Illinois and Iowa), budgeting with \$.5 billion hole in state budget (conservative approach – good shape short term, but will have to manage funds prudently), remarkable success of new residence halls (UW Platteville Real Estate Foundation owns both Rountree Commons and Bridgeway and they are both full, noted that the State decided not to buy Bridgeway), 2014 PILOT (payment in lieu of taxes) payment to City of \$100,000 for Rountree Commons, pursuing remodeling existing residence halls over the summer but putting a hold on new residence hall construction, enforcing all freshmen and sophomores to live on campus, and their capital building request – Trilogy Project (\$120-\$140 million over the next 6 years consisting of a proposed new academic building –referred to as New Old Main, Engineering Hall additions, and Ottensman Hall renovation and repurposing). President Nickels acknowledged that UWP is a great resource for the City and that the City has worked with university engineering students in several projects over past years.

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 – Discussion of Specific Employee Merit Rates – and come back into open session to adjourn. Motion carried 7-0 on a roll call vote.

ADJOURNMENT

Motion by Stockhausen, second by Bonin to adjourn. Motion carried on a roll call vote. The meeting was adjourned at 10:40 PM.

Respectfully submitted,

Jan Martin, City Clerk