

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
OCTOBER 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: Dick Bonin, Barbara Daus, Mike Denn, Ken Kilian, Council President Eileen Nickels, Amy Seeboth-Wilson, and Barbara Stockhausen. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Motion by Stockhausen, second by Denn to approve the consent calendar as follows: October 6, 2014 Regular, October 14, 2014 Special (amended to show Seeboth-Wilson present and Stockhausen excused), and October 14, 2014 Regular Council Meeting Minutes; Payment of Bills in the amount of \$254,851.88; One-Year Operator License to Brett J Daggett, Jorge L Huerta, and Nathaniel T Loomer; and Two-Year Operator License to Gabriel B Graber. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Jason Klovning of 127 Pine Grove, one of four people who own hangars at the Platteville Municipal Airport, expressed his concern (paying higher taxes) with the Council consideration to annex the airport from the Township to the City. He suggested that the City could renegotiate the land lease.

Community Planning & Development Director Joe Carroll stated that the airport annexation is on the November 3 agenda of the Plan Commission, on the November 11 Council agenda for information and discussion, and on the November 25 Council agenda for action.

REPORTS

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

ACTION

- A. *Proposed 2015-2019 Garbage and Recycling Contract* – Motion by Denn, second by Kilian to approve the proposed contract with Faherty, Inc. for solid waste and recycling service for 2015-2019 for residential properties (1 and 2 family) to include City properties. Motion carried 7-0 on a roll call vote.
- B. *Loan and Development Agreement: 25 East Main Street* – After discussion with Judy Wall, proposed purchaser of the building at 25 East Main Street, and hearing from Kathy Kopp of 415 N Second Street and Main Street Executive Director Jack Luedtke with regard to the potential of other downtown businesses coming to the Council for money to renovate their building if they approve this loan, it was moved by Daus, seconded by Stockhausen to borrow \$172,000 from Fidelity Bank, to be loaned to Wall Properties at a rate of 3% with a 7-year balloon payment amortized over 20 years, for the purpose of remodeling 25 E Main Street, subject to the proposed developer agreement

with dates amended in Section I.D. from May 1, 2015 to June 1, 2015 and Section II.B. from July 1, 2015 to June 1, 2015; clause added for Historic Preservation Commission approval on the exterior building improvements; clause added achieving a minimum fair market value by January 1, 2016 and each year thereafter during the term of the loan; and non-performance penalty language added. Motion carried 6-1 on a roll call vote with Denn voting against.

- C. *Kallembach Development Agreements* – Motion by Denn, second by Bonin to approve the proposed development agreements (“may” changed to “shall” in the first paragraph of Section IV.) for 375 Irene Street, 235 Third Street, 260 S Chestnut Street, 310 W Gridley Avenue, 185 Center Street, and 430 S Chestnut Street. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Entry Design Signage* – Requested approval of the proposed design submitted by Lange Sign Group for two entry welcome signs to the City and to carry over \$30,000 from the 2014 budget to the 2015 budget for purchase and installation of the welcome signs. Action at next meeting.
- B. *Kallembach Development Agreements* – Requested approval of proposed development agreements for 565 West Cedar Street, 255 Division Street, 335 Division Street, and 420 & 440 Southwest Road with the same revision to the development agreements approved earlier in the meeting. City Attorney Brian McGraw stated that today Staff became aware of a potential issue with the conveyance of the properties at 255 & 335 Division Street due to being in a historic district. It will be resolved by the next meeting. Action at next meeting.
- C. *Contract 18-14 Snow and Ice Removal* – Requested approval to award the 2015 snow and ice removal contract to Four Seasons Landscaping. In previous years the contractor was allowed to use salt from the City garage, but will be required to provide salt in 2015. Action at next meeting.
- D. *2015 Budget* – City Manager Larry Bierke asked the Council if they had any follow-up items for Staff to have prepared for tomorrow night’s budget work session. Daus noted expenditures have been provided, but wondered how revenues compare to past amount, i.e. if we go up x amount in budget, how much that affects tax rates for City taxpayers. Health insurance increased (Dean+19.9% and Medical Associates+4.2%).
- E. *Council Meeting Schedule* – It was determined that the November 11 Council meeting (which falls on the Veterans Day holiday for City employees) and December 23 Council meeting dates will not be changed.

CLOSED SESSION

Motion by Daus, second by Kilian to adjourn to closed session per Wisconsin Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – *Library Block Development, LMI Housing Development, and Downtown Properties* – and reconvene to open session to adjourn. Motion carried 7-0 on a roll call vote.

ADJOURNMENT

Motion by Stockhausen, second by Bonin to adjourn. Motion carried 7-0 on roll call vote. The meeting was adjourned at 11:35 PM.

Respectfully submitted,

Jan Martin
City Clerk