

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
NOVEMBER 11, 2014**

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

ROLL CALL

Present: Dick Bonin, Barbara Daus, Mike Denn, Ken Kilian, Amy Seebth-Wilson, and Barbara Stockhausen. Council President Eileen Nickels arrived at 8:28 PM.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Bonin to approve the consent calendar as follows: October 28, 2014 Regular Council Meeting Minutes; Payment of Bills in the amount of \$649,893.87; October Financial Report; Appointment of Suzanne Buchert to the Museum Board (4 year term); One-Year Operator License to DeVante J Shaw; and Two-Year Operator License to Blake M Alley and Clare C Eickhoff. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Chamber of Commerce Executive Director Kathy Kopp announced upcoming holiday events scheduled in the Platteville community.

A number of students from the UW-Platteville Intro to Infrastructure course were in attendance.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Police & Fire Commission, Plan Commission, and Redevelopment Authority.
- B. Other Reports
 - 1. Airport Commission Financial Report
 - 2. Water & Sewer Department Financial Report
 - 3. City Attorney Itemized Statement
 - 4. Department Progress Reports – Written progress reports of department operations and activities were submitted by City Attorney, Senior Center, Museum, EMS, Public Works, Recreation, Director of Administration, and Community Planning & Development.

ACTION

- A. *Entry Design Signage* – Motion by Stockhausen, second by Bonin to approve the design submitted by Lange Sign Group for two entry welcome signs to the City. Motion carried 6-0 on a roll call vote. The sign purchases, installations and locations and will be determined in 2015.
- B. *Kallembach Development Agreements* – Motion by Kilian, second by Seebth-Wilson to approve the proposed development agreements for the properties at 565 West Cedar Street, 255 Division Street, 335 Division Street (with an additional easement requirement to be developed and recorded to maintain the historic designation), and 420 & 440 Southwest Road. Motion carried 6-0 on a roll call vote.
- C. *Kallembach Property at 1536 County Road B* – Due to a pending legal appeal of Leonard Kallembach regarding the sale of this property to the City, Duane Wagner (the high bidder of this property) requested the Council to consider delaying action on the sale of the property. He is still interested in purchasing the property for \$51,500, but would like to either delay the closing or delay payment of the purchase funds until the appeal is resolved. The sub-committee that was formed to review the bids for properties met again to discuss this request, but did not come to a consensus on

a recommendation. After much discussion, it was moved by Stockhausen, second by Bonin to give Mr. Wagner until Noon on November 18 to purchase the property. If he declines, the property will be offered to the next highest bidder, John and Dustin Duggan. Motion carried 6-0 on a roll call vote.

- D. *Contract 18-14 Snow and Ice Removal* – Motion by Seeboth-Wilson, second by Bonin to award Contract 18-14 Snow and Ice Removal to Four Seasons Landscaping at the bid price of \$.20/SF with a \$40 minimum charge for snow removal and \$.25/SF with a \$50 minimum charge for ice and packed snow removal. Motion carried 6-0 on a roll call vote.
- E. *Resolution 14-28 Approving Financial Assistance for a Housing Project* – City Manager Larry Bierke explained that JNB Platteville Family LP is proposing to develop a \$5 million multi-family housing project (30-34 housing units for low and moderate income individuals and families) at 1245 N 4th Street. One of the Council’s goals is to provide affordable housing. This resolution provides financial and infrastructure assistance to this project as follows: 1) the City has already provided, at no cost to the developer, street and utility infrastructure improvements needed to serve the property that have a value of \$110,000; 2) shuttle bus stop location to serve the development; 3) \$100,000 cash grant (coming from the Kallembach property sales) at the time the occupancy permit is issued for the project; and 4) a \$265,000 loan to the developer at a rate of 2.5% with a 30 year amortization and 16 year balloon payment, subject to a development agreement. Motion by Stockhausen, second by Denn to adopt Resolution 14-28 Approving Financial Assistance for a Housing Project as presented. Motion carried 6-0 on a roll call vote.
- F. *Resolution 14-29 Approving the Hiring of a Consultant to Assist with Environmental Assessment of Property* – City Manager Larry Bierke proposed the hiring of Ayres & Associates to assist with the environmental assessment of downtown properties and grant writing in an effort to encourage and facilitate blight elimination and redevelopment within the City. Motion by Denn, second by Bonin to adopt Resolution 14-29 Approving the Hiring of a Consultant to Assist with Environmental Assessment of Property as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Council Meeting Schedule* – It was determined that the regular Tuesday, December 23 Council meeting date will be changed to Monday, December 22 at 7 PM.
- B. *Annexation and Rezoning of the Platteville Municipal Airport* – The City is proposing to annex the City owned Platteville Municipal Airport located south and east of the City limits and rezone the property from Grant County M-1 Light Industrial to I-1 Institutional District. The Plan Commission tabled action at their November 3 meeting pending additional information regarding the benefits of annexation. Community Planning & Development Director Joe Carroll explained that there were two primary benefits of annexing the property to the City: 1) places the property within the jurisdiction of the City regarding enforcement of laws, codes and regulations; 2) additional revenue to the City from the privately owned hangars. The airport is operated by the Airport Commission, but the properties and facilities are owned by the City (and paid for by City taxpayers), so the City incurs expenses to keep the airport functioning and expanding. Airport Commission Chairman Bill Kloster answered questions of the Council. He stated that the Airport Commission was in support of the annexation – that the City should be able to recoup some of the monies invested in the Airport. Public hearing at the November 25 Council meeting, with action at the December 9 meeting.
- C. *2015 Budget* – As a result of several budget work sessions, Director of Administration Duane Borgen explained that the 2015 proposed budget includes a General Fund budget of \$8,289,598, and a total budget of \$18,630,865. Equalized values increased this year resulting in a decreased tax rate of \$7.21 per \$1,000 equalized valuation (\$7.59 in 2014). The assessed tax rate increased

2.99% from last year resulting in an estimated \$7.61 per \$1,000 assessed value (\$7.39 in 2014).
Public hearing and action at the next Council meeting on November 25 at 7 PM.

CLOSED SESSION

Motion by Stockhausen, second by Denn 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 Evaluation and Employment Contract* – and reconvene to open session to take action. Motion carried 6-0 on a roll call vote. President Eileen Nickels arrived. The Council reconvened to open session at 11:10 PM.

ACTION TAKEN ON CLOSED SESSION

Motion by Seeboth-Wilson, second by Stockhausen to extend an employment contract to City Manager Larry Bierke. Motion carried 6-1 on a roll call vote with Kilian voting against.

ADJOURNMENT

Motion by Daus, second by Bonin to adjourn. Motion carried 7-0 on roll call vote. The meeting was adjourned at 11:12 PM.

Respectfully submitted,

Jan Martin
City Clerk