

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
NOVEMBER 25, 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.

PUBLIC HEARINGS

- A. *Resolution 14-30 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2015* – Eileen Nickels called the public hearing to order. Finance Director Valerie Martin presented a PowerPoint explaining the proposed City levy, history of levy limits, expenditure restraint payment, challenges with the future of state aid, 2015 budget specifics, major changes to the budget, mill rate, and proposed property taxes. No public statements in favor, against, or in general. Motion by Daus, second by Denn to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Daus, second by Denn to adopt Resolution 14-30 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2015 in the amount of \$18,630,865 plus the proposed budget amendments of \$46,788 for a total 2015 City Budget of \$18,677,653 as presented. Motion carried 7-0 on a roll call vote.
- B. *Airport Annexation* – Eileen Nickels called the public hearing to order. Community Planning & Development Director Joe Carroll explained the request to annex the Platteville Municipal Airport, located south and east of City limits. The property itself is approximately 544 acres containing the airport facilities, cropland and wooded areas. There are no current residents of the property. The property is not contiguous to the City limits, but that is not a requirement for this type of annexation. As the owner, the City is requesting “annexation of territory owned by a City” pursuant to Chapter 66.0223 of WI Statutes. This method of annexation applies when all of the property is owned by the annexing municipality. No referendum is necessary, and no public hearing is required other than for rezoning. After the annexation is approved, the City is requesting that the property be rezoned to I-1 Institutional. The Plan Commission tabled action at their November 3 meeting pending additional information regarding the benefits of annexation. Carroll noted that there were two primary benefits to the City resulting from the annexation of the property: 1) it would place the property within the jurisdiction of the City regarding enforcement of laws, codes and regulations – since the property is currently in the Town of Platteville, it is under County zoning and the Grant County Sheriffs Dept has jurisdiction, not the City Police Dept; and 2) brings additional revenue to the City – the personal property taxes from the privately owned hangars that are located on the airport property currently are paid to the Town of Platteville and if annexed, these taxes will be paid to the City rather than the Township. If additional private hangars are constructed in the future, this amount will increase, along with building permit fees being paid to the City rather than the Township.

Carroll also explained that the importance of obtaining additional revenue for the City from the airport property is due to the amount of funds the City provides to the airport. The airport is operated by the Airport Commission, but the properties and facilities are owned by the City (and paid for by City taxpayers), and the City incurs expenses to keep the airport functioning and expanding. The City has paid \$313,111 in Capital Improvements Program (CIP) from 2003-2014. The 2015-2019 CIP anticipates the potential for an additional \$279,000 worth of projects. Additionally, the City has loaned the Airport Commission \$364,019 for hangars, with a current

balance still owed to the City of \$143,459. Staff recommends approval. No public statements in favor. Jason Klovning, of 127 Pine Grove spoke against the annexation. He owns one of the privately owned hangars, pays the City \$426 for his land lease, and objects to paying higher taxes without getting any additional City services. No public statements in general. Council discussion included clarification on how much revenue the City would receive for the hangars, the role and function of the Airport Commission and how annexing would not change it, the recent expansion of the Airport and the need for additional revenue in the future. Motion by Kilian, second by Bonin to close the public hearing. Motion carried 7-0 on a roll call vote. No action taken. This will be on for action at the December 9 meeting.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Seeboth-Wilson to approve the consent calendar as follows: October 29, 2014 and November 3, 2014 Special and November 11, 2014 Regular Council Meeting Minutes; Payment of Bills in the amount of \$679,761.43; One-Year Operator License to Timothy A Vodak; and Taxi Driver Licenses to Charles T Bonin, Robert J Leighty, and William A Richard. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Airport Commission, Library Board Community Safe Routes Committee, Area Ambulance Committee, and Ad Hoc Museum Working Group.
- B. Other Reports – Department Progress Reports – Written progress reports of department operations and activities were submitted by City Attorney, Senior Center, Museum, Public Works, EMS, Director of Administration, and Library.

ACTION

- A. *Development Agreement for 25 East Main Street* – Community Planning & Development Director Joe Carroll explained that at the October 28th meeting, the Council approved a loan to Wall Properties for renovations at 25 East Main Street, subject to a development agreement which provided several obligations and requirements for the developer. One of those requirements is a provision that the redevelopment construction undertaken by the developer on the property shall provide an increase in the value of the property to achieve a minimum fair market value of \$507,980 by January 1, 2016, and each year thereafter or a penalty payment will be required. The \$507,980 value was taken from information provided to the RDA as part of the project description and was meant to be an estimate of the total amount of investment in the property through the purchase and reconstruction activities undertaken by the purchaser. They have asked that the amount be reduced by \$120,000 (contingency-legal fees for tax credits, façade repairs, personal property-taxed separately) for a revised minimum fair market value of \$387,980. Motion by Kilian, second by Stockhausen to modify the Loan and Development Agreement for Wall Properties to include a requirement that the property at 25 East Main Street achieves a minimum fair market value of \$387,980 or the City shall impose a non-performance penalty on the developer. Motion carried 7-0 on a roll call vote.
- B. *Kallembach Development Agreement for Property at 1536 County Highway B* – Motion by Daus, second by Denn to approve the proposed development agreement with Duane Wagner for the property at 1536 County Highway B. Motion carried 7-0 on a roll call vote.

- C. *Resolution 14-31 Authorize Salaries for City of Platteville Employees for 2015* – The resolution includes a 1.5% increase for permanent part-time staff and salaried employees, excluding union personnel, library personnel, and the City Manager. All full-time hourly staff will return to a 40 hour work week from a 37 hour work week. Motion by Daus, second by Denn to adopt Resolution 14-31 Authorizing the Salaries and Rates of Pay of the Officers and Permanent Employees, Excluding Union and Library Personnel and City Manager, for the Year 2015 as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Ordinance Amending Section 2.01 Aldermanic District #3 and Election Ward Five Due to Annexation of Property* – City Clerk Jan Martin explained that the proposed ordinance amends the District #3 Aldermanic description in Section 2.01 of the Municipal Code due to the annexation of the Kallembach property at 1536 County Hwy B. Action at next meeting.
- B. *5 Year Fire Service Agreements* – Fire Chief Ryan Simmons explained the proposed changes to the fire service agreements with the Belmont, Ellenboro, Lima, Smelser, Elk Grove, Harrison, and Platteville Townships as follows: 1) inclusion of 2011 addendum for inspection fees; 2) addition of new paragraph 6 for purchase and upkeep of the fire station subject to provisions (a) and (b); 3) increase of charge for fire dept services from \$500 to \$750; 4) change of yearly township fire dept charges for the percentage of projected fire dept yearly budget to be a percentage amount of the fire dept actual yearly budget costs where the numerator is the Town's population and the denominator is the total population of the Platteville Fire Dept Fire District; and 5) increase in agreement from three to five years. After discussion, it was suggested that due to the increased length of the agreement, the verbiage for the inspection fees be revised. Action at next meeting.

CLOSED SESSION

Motion by Daus, second by Bonin 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 – *Possible Land Purchase* and 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 reconvene to open session to take action. Motion carried 7-0 on a roll call vote.

ACTION TAKEN ON CLOSED SESSION

Motion by Seeboth-Wilson, second by Kilian to accept the resignation of City Manager Larry Bierke effective May 1, 2015. Motion carried 5-2 on a roll call vote with Stockhausen and Bonin voting against.

ADJOURNMENT

Motion by Daus, second by Bonin to adjourn. Motion carried 7-0 on roll call vote. The meeting was adjourned at 9:21 PM.

Respectfully submitted,

Jan Martin
City Clerk