

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**JULY 11, 2017**

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

**ROLL CALL**

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, Eileen Nickels, Barbara Stockhausen, and Katherine Westaby. Absent: None.

**CONSIDERATION OF CONSENT CALENDAR**

Motion by Kilian, second by Stockhausen to approve the consent calendar as follows: June 27 Special, June 27 Regular, and June 29 Special Council Minutes; Payment of Bills in the amount of \$686,824.35; Appointment of Savion Kirk to the Parks Forestry & Recreation Committee (partial term ending 6/1/18); Extension of Licensed Premises to Nick's at 74 N Second Street on July 22 from 11 AM – 8 PM with conditions; Temporary Class "B" License to Serve Fermented Malt Beverages to Friends of the Mining & Rollo Jameson Museums for Museums Volunteers Picnic on July 18 from 5 PM – 7:30 PM; One-year Operator License to Timothy P Parsons; Two-year Operator License to Mary Jo Craugh, Angella S Donovan, Jean M Ginter, Benjamin G Grossman, Laura M Grossman, Christopher S Haack, Madison E Haack, Katie A Hanson, Lisa M Hinderman, Tammy M Kaiser, Jerry C Kopp, Wendy J Kopp, Susan L Lynch, Christina M Potempa, and Emily M Presta; Street Closing Permit to Barbara Browning to close Division Street from Chestnut to Bradford St for Family Block Party on July 19 (July 20 Rain Date); Walk/Run Permit to Terry Cullen for Ben's Hope 5k/2 Mile on September 23; and the 2018-2019 Election Cost Sharing Agreement with Grant County as presented. Motion carried 7-0 on a roll call vote.

**CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.**

City Manager Karen Kurt introduced Nicola Maurer to the Council. Maurer is taking the place of Director of Administration Valerie Martin.

Arlene Siss of 130 N Hickory Street announced a celebration and Ice Cream Social at the Mitchell Rountree Stone Cottage on July 23 from 1 – 4 PM for their 180<sup>th</sup> Anniversary.

Cindy Tang, on behalf of the Library Foundation Board, reported that the Board voted tonight to make the final payment to the City of \$190,000+ to fulfill their \$500,000 commitment pledge for the new library. Daus added that the library is getting 900 visitors a day.

**REPORTS**

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Zoning Board of Appeals, Museum Board, and Historic Preservation Commission.
- B. Other Reports – June City Attorney Itemized Report, June Water & Sewer Financial Report, June Airport Financial Report, and Department Progress Reports.

**ACTION**

- A. *Memorandum of Agreement – Former Pioneer Ford Site* – As discussed at the June 29 meeting, the City is required to complete a memorandum of agreement (MOA) to address the potential negative impacts on the Gates Hotel property. The completion of the MOA is required to complete the requirements of Section 106 of the National Historic Preservation Act. At that meeting, the Council voted to approve the MOA and also voted to distribute a RFP to seek developers interested in relocating the Gates Hotel building from the site. Both of these votes are being reconsidered. Community Planning Director Joe Carroll noted that in response to the vote regarding the RFP, the City's Historic Preservation Commission was concerned that the City isn't following the MOA because the Commission believes they have skipped the step where the City will discuss with

General Capital the possibility of amending the previous agreement in an attempt to keep the building. In response to this concern, Staff is proposing changes to the language in the MOA so it is clear that the step of looking at relocating the building will not be finished until discussions related to keeping the structure have been fully resolved. The first step is for General Capital to decide if they would like to reconsider keeping the building at the present location and remodeling it themselves. If that doesn't happen, then the next step would be to discuss amending the agreement to keep the structure at the present location for some other developer to remodel the building. If either of those doesn't happen, then the third step is regarding the attempt to have the building relocated. Motion by Daus, second by Stockhausen to approve the revised MOA as presented. Motion by Kilian to approve the revised MOA with the following changes to Section I(B) – replace “could” with “would” in the first sentence; strike “If the discussion results in an agreement to modify the Project and Development Agreement, the” and replacing it with “The” in the second sentence; and strike the last sentence and replace it with “If an acceptable developer is not found, the City would proceed to Step C.” to insure that other developers get a chance to look at the project. Motion died for lack of a second. Original motion carried 6-1 on a roll call vote with Kilian voting against.

- B. *Authorize Request for Proposals (RFP) for Potential Removal of Building – Gates Hotel* – As discussed at the June 29 meeting, approval of the RFP will begin the process of searching for an individual that may be interested in relocating the Gates Hotel structure. If an agreement is reached with General Capital to keep the Gates Hotel at the current location, then the proposals will be rejected. Motion by Daus, second by Westaby to approve the RFP as presented. Motion carried 7-0 on a roll call vote.
- C. *Financial Management Policy* – Director of Administration Valerie Martin provided an overview of the proposed changes to the Financial Management Plan which include changing the plan to a policy, adds internal controls, long range financial planning, and investments. Motion by Westaby, second by Daus to approve the Financial Management Policy as presented. Motion to amend by Kilian, second by Stockhausen to make the following language changes – “municipal advisor” to “financial advisor” (if statutorily allowed) and “will” to “shall” under Investments. Amendment carried 6-1 on a roll call vote with Nall voting against. Original motion including the amendment carried 6-1 on a roll call vote with Nall voting against.
- D. *Ordinance 17-11 Amending the Official Traffic Map – Crosswalk Across Chestnut Street at West Mineral Street* – Public Works Director Howard Crofoot provided an overview of one of the Downtown Parking Task Force recommendations to designate a crosswalk across N Chestnut St at W Mineral St to help accommodate heavy student pedestrian traffic. Crofoot stated that he spoke with a DOT representative in response to Council concerns of the close proximity to the traffic signal, and while it was not ideal, they understand the rationale and can accept it if the Council passes the ordinance. Motion by Daus, second by Nall to adopt Ordinance 17-11 Amending the Official Traffic Map designating a crosswalk across Chestnut St at W Mineral St with the stipulation that there be something as effective as a sign in the middle of the street to make the crosswalk noticeable to oncoming vehicles. Motion carried 7-0 on a roll call vote.
- E. *Ordinance 17-12 Amending the Official Traffic Map – Market Street Parking Reassignment* – Public Works Director Howard Crofoot provided an overview of one of the Downtown Parking Task Force recommendations to designate up to four stalls on Market St as 3 hour parking with no overnight parking in order to increase customer oriented parking. Motion by Nall, second by Westaby to adopt Ordinance 17-12 Amending the Official Traffic Map designating four parking stalls on the south side of Market Street for 3 hour parking between the hours of 9 AM and 5:30 PM and No Parking from 3 AM to 6 AM. Motion carried 7-0 on a roll call vote.

- F. *Contract 13-17 Third Street Parking Lot Reconstruction* – Public Works Director Howard Crofoot explained that only one bid was received for the Third Street Parking Lot Reconstruction resulting in a bid that was nearly double the estimate. Staff recommends to formally reject the bid and rebid the project in late winter with other City projects to obtain a more competitive price. Motion by Daus, second by Kilian to reject the bid from Rule Construction to reconstruct the Third Street Parking Lot. Motion carried 7-0 on a roll call vote.
- G. *Baseball/Softball Hitting Station* – Recreation Coordinator Luke Peters explained the request to spend up to \$6,000 from the Legion Park Advertising Trust to install five hitting stations to the immediate east of batting cages at Legion Park. The individual hitting stations would be poured concrete with fencing separating each station, anchored batting tee, with netting to avoid damaging the existing batting cage fence. The Parks Forestry & Recreation Committee recommends approval. Motion by Stockhausen, second by Kilian to approve the expenditure of up to \$6,000 from the Legion Park Advertising Trust to install five hitting stations at Legion Park. Motion carried 7-0 on a roll call vote.

#### INFORMATION AND DISCUSSION

- A. *Rezoning – 685 S Chestnut Street* – The applicant asked the Plan Commission at their July 10 meeting to table action indefinitely on this rezoning request. No action is needed by the Council at the public hearing next meeting.
- B. *Property Sale and Development Agreement – Elm Street Lots* – The Council received proposals from two individuals regarding the sale and development of the vacant land adjacent to the former EMS garage and selected the proposal from Dan Wedig. Staff recommends the approval of the development agreement which sets forth the terms of the sale and the developer obligations regarding the development and any proceeds from the sale (estimated to be between \$5,000 - \$9,000 after the townships are reimbursed) be allocated towards a housing study. Action at next meeting.
- C. *2017 City Goals – 2<sup>nd</sup> Quarter Report* – City Manager Karen Kurt provided a written quarterly update to the Council. Kurt also noted that today the City went live with the new VOIP phone system.

#### CLOSED SESSION

Motion by Stockhausen, second by Daus to go into 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. Motion carried 7-0 on a roll call vote.

#### ADJOURNMENT

Motion by Daus, second by Westaby to reconvene to open session to adjourn. Motion carried 7-0 on a voice vote. The meeting was adjourned at 8:56 PM.

Respectfully submitted,

Jan Martin, City Clerk