

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JULY 25, 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.

SPECIAL PRESENTATION

Ceremonial Swearing in of New Police Officer – Kyle Crook – City Clerk Jan Martin swore in Kyle Crook as a new police officer for the City of Platteville.

City Manager Karen Kurt recognized the accomplishments of Director of Administration Valerie Martin who is leaving the City for a new position.

PUBLIC HEARING

Rezoning of 685 S Chestnut Street – Withdrawn by Applicant – No action taken.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: July 11 Regular Council Minutes; Payment of Bills in the amount of \$335,290.04; Appointment of Ellen Stelpflug to the Commission on Aging (3 year term) and Mike Hahn to the Museum Board (4 year term); Temporary Class “B”/”Class B” License to Serve Fermented Malt Beverages and Wine to Platteville Public Library Foundation in the Library for Donor Appreciation Event on September 16 from 6:30 - 9:30 PM; One-year Operator License to Jesikah L Becker; Two-year Operator License to Cody J Kolpach, Autumn N Lowe, Abby M Rielly, Colin J Salzmann, Anthony C Schlough, Michael P Sullivan, and Kelly L Weede; Parade Permit to Dairy Days Inc for September 9; Banner Permit to Platteville Dairy Days from August 20 - September 10; and Resolution 17-16 Application for Exemption from the Levy of any County Library Tax as presented. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Airport Commission, Plan Commission, Library Board, Housing Authority, Parks Forestry & Recreation Committee, and Historic Preservation Commission.

ACTION

- A. *Property Sale and Development Agreement – Elm Street Lots – The Council received proposals from two individuals regarding the sale and redevelopment of the City owned vacant land adjacent to the former EMS garage and selected the proposal from Dan Wedig. Community Development Director stated that the lot would be sold for \$30,000 and the developer would construct a duplex (2 BR units with attached 2 car garages) on the lot. Motion by Daus, second by Stockhausen to approve the proposed development agreement which sets forth the terms of the sale of 200/230 Elm St and developer obligations regarding the redevelopment of the lot, with any proceeds from the sale (estimated to be between \$5,000 - \$9,000 after the townships are reimbursed) to be allocated towards a future housing study. Motion carried 7-0 on a roll call vote.*

- B. *Residency Waiver Request – Officer Kyle Crook* – Police Chief Doug McKinley explained the request of newly hired police officer, Kyle Crook to waive the residency requirement that all police officers live within 15 miles of the City limits. Officer Crook lives in Darlington (less than 2 miles over the permitted 15-mile radius) in a home he purchased in 2016 with his wife. They secured a WHEDA loan to purchase the home and if he sells the home, he will be penalized \$8,000. He understands that if he granted the waiver of residency and later sells his home and/or moves, he will be required to relocate within the 15-mile radius of the City. Motion by Daus, second by Westaby to grant a waiver of residency for Officer Kyle Crook as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Former Pioneer Ford Project Update* – As a result of the June 29 special meeting, General Capital conducted a thorough analysis of the potential of modifying their existing Development Agreement with the City. Developer Sig Strautmanis provided a detailed overview of the process used to conclude that renovating the Gates Hotel, rather than demolishing it, would be financially infeasible for them. They requested that no modifications be made to the Development Agreement and that the City honor the existing Agreement. Garry Prohaska of 280 Division St and member of the Historic Preservation Commission, wanted the Council to be aware of the procedural steps that need to be following regarding the MOA and Section 106 and would like to see a RFP advertised for the building at a minimum of \$107,000. City Attorney Brian McGraw and Community Planning Director Joe Carroll clarified that they believe the City is following the steps as outlined in the Agreement. The Council discussed the schedule (timeline) listed in the Staff Report to assist with making decisions related to the completion of the project and noted that the RFPs to move the former Gates Hotel building will be received by the next meeting when they select the building demolition bid. Carroll noted that if the Council wants to do something different than Step C, he would need to know by August 8. For Information Only.
- B. *Building Demolition Bids – Former Pioneer Ford Site* – Four bids were received for the demolition work (asbestos removal, underground tank removal, and building demolition work) on the former Pioneer Ford site. The base bid includes the demolition of the buildings at 50 and 70 S Water St. An alternate bid was included for the building at 41-55 S Oak St (Gates Hotel). The building demolition work is anticipated to be completed by the end of September. Recommend to accept the low bid from Rural Excavating. Action at next meeting.
- C. *Commercial Building Lease for a Portion of City Hall – Friends of Our Gallery* – City Manager Karen Kurt explained that at the May 23 Council meeting, there was a consensus of the Council to move forward with renting a couple rooms in the former “maker space” in the old police department in City Hall to the Friends of Our Gallery to store their permanent collection and maintain a small office space until they find a permanent space. The proposed lease would run month to month at \$75/month. Action at next meeting.
- D. *Platteville Transportation Re-Bid* – Public Works Director Howard Crofoot notified the Council that Staff will need to prepare a new RFP in accordance with paratransit guidelines, rather than extending the current transportation contracts for one-year terms for 2018 and 2019. Because the City has the fixed route (bus) system, we are required to have a Paratransit Plan and meet certain specifications and reporting requirements for the DOT. These specs and requirements were not included in the previous RFP and this deficiency was noted during a state audit conducted in 2016. The new RFP will describe how the contractors will serve these customers and track these rides for reporting purposes. Crofoot anticipates that costs will go up slightly due to the additional requirements. For Information Only.

- E. *Renewal of Lease for Property Used by the Police Department as a Shooting Range* – Police Chief Doug McKinley requested to exercise the City’s option to renew the Lease Agreement for property on Pleasant Valley Road (currently being used as a shooting range) for an additional 25-year term commencing June 1, 2024. The maximum rent is \$101 per year for a total of \$2,525 which he proposes to be prepaid in one lump sum. This would allow the Police Department to continue to have access to the property as a shooting range through June 1, 2049 at a maximum cost of \$2,525. Action at next meeting.

ADJOURNMENT

Motion by Daus, second by Stockhausen to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 7:56 PM.

Respectfully submitted,

Jan Martin, City Clerk