

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
AUGUST 8, 2017

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

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, Barbara Stockhausen, and Katherine Westaby.
Excused: Eileen Nickels.

SPECIAL PRESENTATION

Formal Gifting of the Outdoor Fitness Center to City of Platteville – Steering Committee members Bob Hundhausen, Gene Weber, and Rob Serres formally gifted the outdoor fitness center to the City and presented the City with an \$800 check to be used toward maintenance equipment going forward. They noted that the outdoor fitness park, fountain, and lighting is complete, and the landscaping will be completed by September 15. President Pro Tem Daus read aloud Resolution 17-17 Accepting Gift of Outdoor Fitness Center and the Council took action to accept the gift – See Action A.

CONSIDERATION OF CONSENT CALENDAR

Motion by Nall, second by Westaby to approve the consent calendar as follows: July 25 Regular Council Minutes; Payment of Bills in the amount of \$807,261.66; July Financial Report; One-year Operator License to Hannah M Digman; Two-year Operator License to Jeanine M Demmer, Colleen S Dooley, and Amy S Webb; and Petition for \$2,000 Grant County Highway Construction Aids as presented. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Thomas Paulus of 600 Rountree Ave asked questions regarding the upcoming assessment revaluation of the City. President Pro Tem Daus stated that the questions would be referred to the City Manager for a response.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Redevelopment Authority, Water & Sewer Commission, Commission on Aging, Zoning Board of Appeals, and Museum Board.
- B. Other Reports – July City Attorney Itemized Statement, July Water & Sewer Financial Report, July Airport Financial Report, and Department Progress Reports.

ACTION

- A. *Resolution 17-17 Accepting Gift of Outdoor Fitness Center* – Motion by Kilian, second by Francis to adopt Resolution 17-17 Accepting Gift of Outdoor Fitness Center as presented. Motion carried 6-0 on a roll call vote.
- B. *Long Range Financial Management Plan* – Dawn Gunderson Schiel of Ehlers presented the final draft of the long range financial management plan which was developed over five special Council work sessions. All outstanding levy supported debt was examined and a plan developed to advance refund and restructure the 2014 GO Bonds which will assist with the TID #6 shortfall, as well as address significant increases in the debt service of outstanding debt issue. This Plan provides the Council with financial recommendations, but does not commit the Council. Motion by Kilian, second by Westaby to accept the August 8, 2017 Long Range Financial Management Plan as presented. Motion carried 6-0 on a roll call vote.

- C. *Resolution 17-18 Providing for the Sale of Approximately \$4,365,000 General Obligation Refunding Bonds, Series 2017B* – Motion by Westaby, second by Nall to adopt Resolution 17-18 Providing for the Sale of Approximately \$4,365,000 General Obligation Refunding Bonds, Series 2017B as presented. Motion carried 6-0 on a roll call vote.
- D. *Direction on Pioneer Ford Memorandum of Agreement (MOA)* – Community Planning Director Joe Carroll requested direction from the Council regarding how to proceed with the steps outlined in Memorandum of Agreement (MOA) related to the former Gates Hotel property; and provided the Council two options: 1) Continue to work on Step B, which would involve seeking another developer to purchase, retain and remodel the Hotel property, and would require an amendment to the Development Agreement with General Capital (which they have already said they are not in favor of doing) and an amendment to the previous approved rezoning of the property; or 2) Proceed to Step D and E, which would involve documenting the structure and sending the information to the State Historical Preservation Office, salvaging materials that may have re-use value, and upon completion of those steps, the building would be demolished. Carroll noted that the City is still working with and awaiting a reply from the State Historical Society on whether they feel the need to pursue Option B further, but feel the City is adequately proceeding with the steps as identified in the MOA. Garry Prohaska of 280 Division St and member of the Historic Preservation Commission reviewed the timeline of the former Gates Hotel not remaining on the property site, read a couple letters finding fault with language in the MOA required under Section 106 of the National Historic Preservation Act and the ACHP regulations and requesting that the City request an RFP from developers who wish to purchase, retain and remodel the structure at the current location, so that the City would not lose HUD funding. Motion by Westaby, second by Nall that as the City and the Developer have been unable to reach an agreement to modify the project and the development agreement to separate the hotel property from the project, that the City should proceed to Step D of the Memorandum of Agreement, subject to confirmation that the City is in compliance with the Memorandum of Agreement. Motion carried 5-1 on a roll call vote with Kilian voting against.
- E. *Building Demolition Bids – Former Pioneer Ford Site* – Community Planning Director Joe Carroll explained that the City requested bids for the building demolition work (includes asbestos removal, underground tank removal, and building demolition) on the former Pioneer Ford site. The base bid was for 50 S Water St and 70 S Water St. The bids included an alternate bid for the building at 41-55 S Oak St (former Gates Hotel building). The building demolition is anticipated to be completed by the end of September. Staff recommended to award only the base bid at this time. Motion by Nall, second by Westaby to award the base bid (Phase 1 & 2) to the low bidder, Rule Construction, in the amount of \$88,000 for the demolition of the buildings at 50 S Water St and 70 S Water St. Motion carried 6-0 on a roll call vote.
- F. *Commercial Building Lease for a Portion of City Hall – Friends of our Gallery* – City Clerk Jan Martin explained that the lease would allow the Friends of our Gallery to store their permanent collection and maintain a small office space in the old police department in City Hall, until they can find a permanent space. Martin noted that the lease would start September 1 rather than August 1 and run month to month at \$75/month. Motion by Westaby, second by Nall to approve the month to month commercial building lease to Friends of Our Gallery (FOG) as presented. Motion carried 6-0 on a roll call vote.
- G. *Renewal of Lease for Property Used by the Police Department as a Shooting Range* – Lieutenant Bruce Buchholz explained the recommendation to renew the lease agreement for property used as a shooting range on Pleasant Valley Rd for another 25 years, commencing June 1, 2024 and prepay

the annual rent up to \$101 per year. Motion by Nall, second by Westaby to authorize the City Manager to exercise the City's option to renew the lease agreement for an additional 25-year term commencing June 1, 2024 at a total maximum cost of \$2,525 to be prepaid in 2017 as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Request Approval of City Attorney RFP* – In response to contracted City Attorney Brian McGraw retiring at the end of 2017, Administration Director Nicola Maurer provided the Council a draft Request for Proposal (RFP), requested that a review team be established consisting of one Council member and four Staff members, which would be tasked with reviewing the submitted proposals and making a recommendation to the Council for a new City Attorney. Action at next meeting.

ADJOURNMENT

Motion by Nall, second by Westaby to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 8:19 PM.

Respectfully submitted,

Jan Martin, City Clerk