

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MAY 26, 2015

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: Barbara Daus, Mike Denn, Ken Kilian, Tom Nall, President Eileen Nickels, Amy Seeboth-Wilson, and Barbara Stockhausen. Absent: None.

SPECIAL PRESENTATION

Symbiont – Geographical Information System (GIS) – Ryan Dudley – Ryan Dudley of Symbiont gave a presentation to the Council on the GIS system – what’s available now such as public maps (parcel, zoning, voting, aerials, topographic) to everyone and city maps (infrastructure – storm, sanitary, and water) to City staff and what’s coming up such as high resolution aerial photographs and LIDAR, more data layers, and mobile field use/data collection.

CONSIDERATION OF CONSENT CALENDAR

Motion by Daus, second by Denn to approve the consent calendar as follows: May 12 Council Meeting Minutes; Payment of Bills in the amount of \$291,862.64; Reappointment of Hap Daus to the Parks, Forestry, & Recreation Committee; One-Year Operator License to Callie G Bristow, Deborah A Chandler, Janet L Garthwaite, Samuel A Konen, Cynthia K Martens, Mackenzie N Novak, Ronald L Osborne, Mary A Schleicher, and Tyler D Vifian; and Two-Year Operator License to Peggy D Bast, Bo D Bertolini, Jean M Ginter, Tammy M Kaiser, Amanda M Kerkel, Donald L Lee, Karla M Pluemer, Scott A Redfern, and Ryan J Webster as presented. 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 Police & Fire Commission, Water & Sewer Commission, Airport Commission, Library Board, Museum Board, Community Safe Routes Committee, Parks, Forestry & Recreation Committee, and ET Board of Zoning Appeals.
- B. Other Reports – Written progress reports of department operations and activities were submitted by Director of Administration/Acting City Manager, Community Planning & Development, Public Works, Senior Center, Library, City Attorney, EMS, Recreation, and Museum.

ACTION

- A. *Resolution 15-10 Providing for the Sale of Approximately \$5,440,000 Water & Sewer System Revenue Bonds and Authorizing the Redemption of Water & Sewer System Revenue Bond Anticipation Notes Dated 3/22/11* – Finance Director Valerie Martin explained the resolution which authorizes the refinancing of the 2011 borrowing for Well #5, borrowing for the 4th Street Reconstruction project, and setting aside of \$280,000 in a Debt Service Reserve Fund. Action on the sale of the bonds will be at the next meeting. Motion by Daus, second by Stockhausen to adopt Resolution 15-10 Providing for the Sale of Approximately \$5,440,000 Water & Sewer System Revenue Bonds and Authorizing the Redemption of Water & Sewer System Revenue Bond Anticipation Notes dated 3/22/11 as presented. Motion carried 7-0 on a roll call vote.
- B. *Satisfaction of Fixed Rate Note – Emmi Roth USA* – City Attorney Brian McGraw explained that in April 2012 a fixed rate note was executed by Emmi Roth evidencing a debt to the City for the purchase of approximately 19.26 acres of land at \$17,500. The fixed rate note included an addendum which

provided that all or a portion of the debt would be forgiven based upon the number and type of jobs created and the value of the improvements to the property. Based upon the 2014 property tax bill, the improvements to the property totaled \$15,228,200. This amount alone is sufficient to meet the requirements to forgive the loan balance. Additionally there are 33 employees on the payroll. Motion by Daus, second by Denn to approve to forgive the balance due of \$337,030.74 on the Fixed Rate Note per the terms of the Note Agreement with Emmi Roth USA. Motion carried 7-0 on a roll call vote.

- C. *Conditional Use Permit – 1100 East Mineral Street* – Community Planning & Development Director Joe Carroll explained that this is an annual request for a conditional use permit (CUP) to operate an asphalt plant at the rock quarry located at 1100 E Mineral Street. The only issue raised over the years has been regarding dust coming from the roadway leading to plant. In response the applicant paved the driveway leading to the quarry and has provided dust control through chemical spraying. The Plan Commission recommended approval with conditions at their May 4 meeting. Motion by Denn, second by Kilian to approve the CUP to operate an asphalt plant at 1100 E Mineral Street with the following conditions: 1) the CUP shall expire at the end of the asphalt-producing season; 2) the permit shall apply only to the subject property; and 3) the applicant provides dust control as needed along the driveway where it intersects with Mineral Street. Motion carried 7-0 on a roll call vote.
- D. *Conditional Use Permit – 715/785 South Chestnut Street* – Community Planning & Development Director Joe Carroll explained the request for a conditional use permit (CUP) to lease parking at 715/785 S Chestnut Street. The property is currently used for auto repair, U-Haul leasing, and what the property owners refer to as auto service contracting. As the auto service contract is currently operating, the majority of the vehicles are owned by Rountree Common residents or residents of other properties in the area. These owners utilize the property as a location to park their vehicles, which means the use is considered leased parking under the zoning ordinance and requires a CUP. The applicant would like to expand the area used for parking – remove the remainder of the former Spring Green lawn care building, install a new retaining wall further to the south, and install additional parking stalls assessable directly from Gridley Ave. Additional parking stalls would be provided on the remaining parts of the property accessible from Chestnut Street. Lengthy discussion regarding the project was held with applicants Darrel Browning and Dennis Browning answering questions of the Council – concerns with parking design of backing onto Gridley and S Chestnut, hard surface throughout the parking area, retaining wall questions, landscaping plans, lighting plans, and the date the conditions need to be completed by. When asked by the Council if all of the conditions could be met by December 1, 2015, Dennis Browning stated that they would give it their best shot. Daus expressed concern with setting a completion date for conditions that the applicant could not meet. Motion by Denn, second by Kilian to approve the CUP to lease parking for 715/785 S Chestnut Street with the following conditions: 1) the parking area shall be provided with a hard surface that meets the requirements of Section 22.09 of the Zoning Ordinance; 2) the parking stalls shall be clearly marked and located according to the submitted plan and in conformance with Section 22.09; 3) the parked vehicles shall not be in a location that creates vision problems for vehicle traffic at the intersections; 4) landscaping improvements, in the form of trees, shrubs, or other plantings shall be provided in the areas that are not hard surfaced to provide some screening of the vehicles; 5) the applicant shall obtain the necessary permits for the installation of the parking and for the construction of the retaining wall, which shall be installed in compliance with Section 22.04 of the Zoning Ordinance; 6) adequate safety lighting shall be installed; and 7) the above conditions shall be completed by December 1, 2015. Motion to amend by Daus, second by Stockhausen to also require a landscape plan and lighting plan. Motion to amend carried 7-0 on a roll call vote. Original motion, including the amendment, carried 5-2 on a roll call vote with Daus and Nall voting against.
- E. *Agreement to Provide Emergency Medical Services – Southwest Health Center, Inc.* – City Attorney Brian McGraw pointed out three modifications to the agreement which would transfer ambulance

services from the City of Platteville to Southwest Health: 1) includes language in Section I.A. that the agreement becomes effective when it is approved by Southwest Health, City of Platteville, and the Township of Platteville; 2) added language in Section II.A. that the City maintains a security interest in the transfer of property to Southwest, that Southwest may not pledge those assets as collateral during the term of the agreement; and 3) changes a typo from “Advanced” to “Paramedic” in Section V.B. It would also transfer all physical assets to Southwest Health on the effective date from them to provide the ambulance service to the City of Platteville. The towns that comprise the current Platteville EMS District (Towns of Platteville, Lima, Ellenboro, Harrison, Smelser, Elk Grove and Belmont) would also need to approve an agreement if they wish to receive EMS coverage from Southwest Health. If approved, Southwest Health would be required to build a facility, employ EMTs, AEMTs and Paramedics, and upgrade the level of service provided from AEMT to Paramedic. Both the City and Towns would be responsible to make an Annual Support Fee to Southwest Health to help fund EMS operations. Speaking against were Jessie Kilian of 715 S Court St, Lana Caywood of 185 S Court St, and Kassondra Woolford of 1470 Country Club Ct citing concerns with the rush to vote on the agreement, lack of information made available to the public, loss of control, what will happen to current EMTs, what will happen if the hospital decides not to offer the service in the future, etc. Tim Jacobson of 950 Broadway St spoke in favor of the move to a paramedic level of service. City EMS Administrator Brian Allen and Southwest Health CEO Dan Rhorbach addressed the citizen concerns and answered questions of Council. Daus pointed out that the City has been grappling with the need for a new EMS building for many years and have been in discussion/negotiations with the hospital for over two years. Council member Kilian expressed concern with the lack of City oversight of EMS services, cost, quality of care, and thought the new city manager should have input. Seeboth-Wilson shared sentiments with the citizens and thought there may be some benefit to take more time before approving the agreement. Motion by Daus, second by Stockhausen to approve the Agreement to provide Emergency Medical Services with Southwest Health Center, Inc. as presented with the changes by the City Attorney. Motion carried 5-2 on a roll call vote with Seeboth-Wilson and Kilian voting against.

INFORMATION AND DISCUSSION

Resolution Approving 2015 Revisions to City of Platteville Emergency Operations Plan (EOP) – EMS Administrator Brian Allen explained that the proposed revisions to the Emergency Operations Plan were a result of issues/concerns identified during and following the June 2014 tornadoes. The document was reviewed and revised by City staff and others. Allen noted that the Volunteer Coordination section has been rewritten and a Donations Management section has been added. Action at next meeting.

ADJOURNMENT

Motion by Daus, second by Denn to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 9:19 PM.

Respectfully submitted,

Jan Martin, City Clerk