

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**JULY 14, 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.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Denn to approve the consent calendar as follows: June 23 Regular Council Meeting Minutes; Payment of Bills in the amount of \$638,027.09; June Financial Report; Temporary “Class B” Retailer’s License to Platteville Regional Chamber on July 24 for Katie’s Garden Party; One-Year Operator License to Douglas W Arnold, Krystal M Francis, Lisa M Hinderman, Jacquelyn E Olson, Callison G Randolph, Timothy A Vodak, Amanda L Wilkinson, and Jodi L Wohlert; Two-Year Operator License to Jennifer L Albert, Jeanine M Demmer, Angella S Donovan, Susan D Droessler, Ervin Estudillo, Jacob P Forney, Randall A Freymiller, Laura M Grossman, Kyle P Holdt, Joseph A Lapastora, Wyoming L Luck, Theresa L Lynch, Jane A Middendorf, Chris S Mueller, Timothy P Parsons, Jason R Reed, Roger J Reuter, Stephanie L Roberts, Diane C Soderstrom, Carole M Tranel, Becky L Voigts, and Austin G Wagner; Election Cost Sharing Agreement with Grant County; Street Closing Permit for Division Street Block Party on July 15; and Resolution 15-17 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.

President Nickels introduced and welcomed new City Manager, Karen Kurt.

Arlene Siss of 130 N Hickory Street announced the Ice Cream Social on Sunday, July 19 at the Stone Cottage sponsored by the Grant County Historical Society.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Water & Sewer Commission, Museum Board, Plan Commission, and Historic Preservation Commission. President Nickels noted that the Historic Preservation Commission changed their meeting dates to the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month and were meeting on an as needed basis.
- B. Other Reports
  - 1. City Attorney June Itemized Report
  - 2. Water & Sewer June Financial Report
  - 3. Airport June Financial Report
  - 4. Department Progress Reports – Written progress reports of department operations and activities were submitted by Administration, Community Planning & Development, Public Works, Senior Center, Museum, City Attorney, Recreation, and EMS. Community Planning & Development Director Joe Carroll informed the Council that the City received notice from Wisconsin Economic Development Corporation (WEDC) that we were awarded a site assessment grant in the amount up to \$150,000 for the Pioneer Ford property. A block grant application has also been submitted and he hopes to hear back early to mid August.

ACTION

- A. *Contract 14-14 Moving Platteville Outdoors (MPO) Trails Bid Award* – Discussion was held regarding in-kind donations for this project, with Public Works Director Howard Crofoot and City Attorney Brian McGraw clarifying that the bid specifications didn’t allow for in-kind contributions to be

factored into the bid amount. Motion by Daus, second by Denn to award Contract 14-14 MPO Paving & Lighting Installation to Rule Construction for the total contract price of \$988,227.30, subject to DNR approval. Motion carried 7-0 on a roll call vote.

#### INFORMATION AND DISCUSSION

- A. *Contract 10-15 – Street Repairs and Maintenance* – Bids were let for .75 inch thin overlay for 54,470 SY on twelve streets for 2015. Only one bid was received. Recommendation is to award the bid to Iverson Construction for \$3.73 SY for a total contract price of \$203,173.10. In response to a question by Denn, Public Works Director Howard Crofoot responded that the remainder of the \$250,000 budget will be used in the fall for striping, crack filling, and spot repairs and that the majority of the work will be completed by his staff now that they are back at on a 40 hour work week. Action at next meeting.
- B. *Loan and Development Agreement – 1245 North Fourth Street* – The Council has been asked to make a \$265,000 loan and provide a \$100,000 grant in connection with a tax credit financed low income housing project to be built by Grant Platteville Inc on the old radio station site. Discussion was held regarding the need for additional collateral vs a personal guarantee. It was the consensus of the Council that the personal guarantee of this developer would suffice. A resolution and revised loan and development agreement will be provided for action at next meeting.
- C. *Conditional Use Permit - 1575 Edgewood Court* – Request is to approve a Conditional Use Permit to allow an Intensive Home Occupation for a massage therapy business out of a residence with the applicant being the only employee. Action at next meeting.
- D. *Redevelopment Loan Extension – 85 East Main Street* – Request is to delay an August 1, 2015 balloon payment for two years, until August 1, 2017 to allow the property owner reduce the debt and increase the equity they have in the property enough to allow them to obtain conventional financing. The property is currently assessed at \$598,400 and the property owner has a total debt to the City of approximately \$290,578. A private investor has the first and fourth mortgage on the property, with the City and RDA having the second and fifth mortgage. A previous City loan to the property owner has been paid off, which was secured by a third mortgage. Community Planning & Development Director Joe Carroll noted that the RDA will be considering this request at their July 27 meeting and asked the Council if there was additional information they needed him to provide for the next meeting in order to make a decision. Denn requested additional information about the first and fourth mortgage for the next meeting. Nall stated that he had already asked for some information. President Nickels directed the Council to contact Director Carroll if they needed more information. Action at next meeting.

#### ADJOURNMENT

Motion by Nall, second by Stockhausen to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 7:40 PM.

Respectfully submitted,

Jan Martin, City Clerk