

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
JULY 28, 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.

**CEREMONIAL SWEARING IN OF NEW POLICE OFFICER**

New Police Officer Coree J Lee was sworn in by City Clerk Jan Martin.

**SPECIAL PRESENTATIONS**

- A. *Platteville Main Street – City Hall Lease Update* – Platteville Main Street Executive Director Jack Luedtke provided an update on the “Maker Space” and distributed financials for the first 3 months. Their first tenant renting the space plans on launching a phone app on July 29<sup>th</sup>. Their plan is to market the space and getting more tenants in the space.
- B. *EMS Transition to Southwest Health Update* – EMS Administrator Brian Allen provided an update on the transition of emergency medical services to the hospital. All of the townships have signed on and the license has been applied for with approval from the State expected soon. The new name will be Southwest Health Emergency Medical Service. The building process is moving along quickly and the staffing of personnel has started. Kilian asked if a “safe room” will be provided, to which Allen responded yes.

**CONSIDERATION OF CONSENT CALENDAR**

Daus requested separate discussion and action regarding the request from Nick’s to extend the licensed premises. Motion by Daus, second by Denn to approve the consent calendar as follows: July 14 Regular Council Meeting Minutes; Payment of Bills in the amount of \$295,671.07; Appointment of Patrice Steiner to Zoning Board of Appeals (3 year term); One-Year Operator License to Dawn M Dechow, Katrina L Ellis, Carla S Holloway, Ambrose J Ingram, and Emma K Schultz; Two-Year Operator License to Travis A Clark, Ariel R Helt, Chad E Holstein, Elizabeth S Rudesill, Joshua C Rudesill, and Samantha R Vamstad; Walk/Run Permit to Suicide Prevention Resource Center for Ben’s Hope 5K Run/2 Mile Walk on 9/26/15; Banner Permit to UW-Platteville for Homecoming 2015 from 10/2/15-10/11/15; and Resolution 15-18 2014 Compliance Maintenance Annual Report (CMAR) as presented. Motion carried 7-0 on a roll call vote. President Nickels commended the Wastewater Staff on the exemplary report.

Daus explained that the License Committee met prior to the Council meeting to discuss a request from Nick’s to use the public parking lot for a class reunion on August 15 through 2 AM on August 16 and to have an outdoor band play until 12:30 PM. The License Committee voted to recommend (2 to 1) an ending time for the outdoor band at Midnight. At this time there is no stated ending time in ordinance for outdoor music. Motion by Daus, second by Denn to extend the licensed premises of Nick’s at 74 N Second Street to include the fenced in public parking lot from 3 PM on August 15 to 2 AM on August 16, charge a \$50 fee for use of the lot, and allow an outdoor band to play until Midnight (12 AM). Motion carried 7-0 on roll call vote.

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

John Risic of 595 N Chestnut Street expressed concern about a rotten tree on his neighbor’s property that he was afraid would fall onto his property and questioned if it was in the City right-of-way. Public Works Director Howard Crofoot responded that he was aware of the tree in question and asserted that it was not on City property, that the property owner was responsible for the tree.

## REPORTS

- A. Committee Reports – Meeting reports were submitted by the Library Board, Water & Sewer Commission, Community Safe Routes Committee, Parks, Forestry & Recreation Committee, Museum Board, and Commission on Aging.
- B. Other Reports – Department Progress Reports – Written progress reports of department operations and activities were submitted by Administration, Attorney, EMS, Library, Museum, Police, Public Works, Recreation, and Senior Center.

## ACTION

- A. *Contract 10-15 – Street Repairs and Maintenance* – Motion by Daus, second by Denn to award Contract 10-15 Street Repairs and Maintenance to Iverson Construction for the bid price of \$203,173.10 as presented. Motion carried 7-0 on a roll call vote.
- B. *Loan and Development Agreement – 1245 North Fourth Street* – Motion by Daus, second by Denn to approve the Loan and Development Agreement with Grant Platteville Inc providing a \$265,000 loan and \$100,000 grant in connection with a tax credit financed low income housing project, with \$223,677 from the CIP Fund Balance and \$41,323 from the Street Construction CIP to be transferred to a new capital projects fund account for this expenditure, and \$100,000 coming from the funds remaining from the sale of the former Kallenbach properties as presented. Motion carried 7-0 on a roll call vote.
- C. *Conditional Use Permit - 1575 Edgewood Court* – Motion by Seeboth-Wilson, second by Kilian to approve the Conditional Use Permit to allow an Intensive Home Occupation for a massage therapy business at 1575 Edgewood Court as presented. Motion carried 7-0 on a roll call vote.
- D. *Redevelopment Loan Extension – 85 East Main Street* – Community Planning & Development Director Joe Carroll provided an overview of the request from Bayley Group LLC and stated that the RDA did not meet as planned to make a recommendation due to a lack of a quorum. Rich Christensen of 10 S 3<sup>rd</sup> Street spoke against the loan extension – as he did three years ago when the Council approved the first extension of the balloon payment and asked for an update at the next meeting of why Brian Fritz was appointed to the RDA Board and how the RDA lost \$50,000 on a bad loan earlier this year. Amy Charles of 85 E Main St, principal in the Bayley LLC, explained why they were in the situation they were in, noted that they have not missed a loan payment, and answered multiple concerns expressed by Nall and Denn. Main Street Director Jack Luedtke spoke in support of the request and stated that if the Council wants to have a viable downtown, they need to help support the rehab of historical buildings. Daus reminded the Council that the applicants purchased this property right before real estate plummeted in 2008 and applauded their efforts in rehabbing the previously rundown and neglected building and keeping it occupied. Motion by Daus, second by Stockhausen to extend the loan payments to August 1, 2017 for Bayley Group LLC at a loan rate that is one % additional to whatever the bank loan will be. Motion carried 5-2 on a roll call vote with Nall and Denn voting against.
- E. *Reconsideration of Action on Recent Sidewalk Waivers* – Public Works Director Howard Crofoot reviewed that in March and April the Council approved a sidewalk waiver for 1775 Progressive Parkway (McDonald's) and denied a sidewalk waiver for 1741 Progressive Parkway (Sherwin-Williams), the property next door. The Safe Routes Committee met on July 20 and recommended that the Council: 1) require McDonald's to install sidewalks on all frontages; 2) approve the expansion of pedestrian and bicycle connectivity throughout the community; and 3) uphold the existing sidewalk ordinance and no longer grant waivers. If a waiver is granted, the Council should require the property owner to contribute double the estimated cost of the sidewalk to a designated sidewalk fund for future installations. Staff recommends that the inconsistency between the decisions on March 24 and April 28 be rectified by requiring sidewalk for both or neither of the properties and that the Council make

decisions where sidewalks should be required in this area as part of an overall plan, rather than individually for each new development. Robin Fatzinger, on behalf of the Safe Routes Committee, and Jack Luedtke spoke in favor of requiring sidewalks. Molly Zuelke of 235 E Dewey Street registered in favor of sidewalks. Motion by Seeboth-Wilson, second by Stockhausen to require McDonald's to install sidewalks on all three frontages - Progressive Pkwy, Commercial Dr, and Bus Hwy 151. Motion carried 7-0 on a roll call vote. A work session will be held in the future regarding sidewalk connectivity in this area.

#### INFORMATION AND DISCUSSION

- A. *Contract 6-15 Moving Platteville Outdoors (MPO) Bridge* – Contract allows for construction of a new bridge over the Rountree Branch along Valley Road to connect parts of the trail, with an alternate bid to increase the bridge rating to allow light vehicles to cross the bridge for maintenance purposes. Recommendation is to award the contract, including Alternate A, to the low bidder Rule Construction in the amount of \$180,938.45. Action at next meeting.
- B. *Contract 7-15 Circle Drive Sewer Replacement & Keystone-Walmart Bike Path Projects* – Contract combines three projects – Circle Drive Sanitary & Storm Sewer Replacement, Storm Sewer Outfall Repairs, and Keystone-Walmart Bike Path – all coming in under budget. Recommendation is to award the bid to Iowa-Grant Trucking Inc in the amount of \$137,432.00, subject to approvals from the Water & Sewer Commission of the \$31,123.51 sanitary sewer project and UW-Platteville of the \$30,160.20 storm sewer projects. Action at next meeting.
- C. *Moving Platteville Outdoors (MPO) Request for Funding* – Gene Weber representing the Platteville Community Arboretum (PCA) and Moving Platteville Outdoors (MPO), distributed a summary of MPO financials to date (\$1,538,091 of grants and donations) for the Rountree Trail project and thanked the Council for kick-starting the collaborative community effort with the \$50,000 Challenge and \$150,000 for the DNR grant matching. Bids came in higher than expected and with \$133,000 still needed to complete the project by August 15, they are requesting that the Council contribute an additional \$85,000 (maintaining their 17% funding) and setting up a \$50,000 contingency fund (with the goal of not to use it). Community donor Cindy Tang of 995 Highbury Circle and Nathan Curry, representative of Platteville Community Fund, commended the PCA and spoke in favor of the funding request. Registered in favor included Robin Fatzinger of 2201 Cty Rd O, Robert Weier of 1095 Oakhaven Ct, Jan Weier of 1065 Walnut Dell Rd, Louise Brockman of 920 N Elm St, and Tom Nelson of 605 Pyrite Rd. It was the consensus of the Council to have City staff bring back possible funding suggestions to the next meeting. Action at next meeting.
- D. *2016 Budget Schedule* – City Manager Karen Kurt presented a draft 2016 budget and 2016-2020 Capital Improvement Projects timeline. A work session to discuss 2016 Budget Themes was confirmed for August 13 at 7 PM, with alternate dates needed for October 15 and 20. Action at next meeting.

#### ADJOURNMENT

Motion by Stockhausen, second by Denn to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 9:23 PM.

Respectfully submitted,

Jan Martin, City Clerk