

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
SEPTEMBER 12, 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. Excused: None.

SPECIAL PRESENTATION

- A. *Revaluation Update with City Assessor* – Barb Wroblewski and Wayne Koehler from the City’s assessing firm, Accurate Appraisal, updated the Council on the status of the citywide revaluation for 2018. They are currently doing a walk-through of all the properties in the City and expect completion by the first week of December, with the reassessment and values adjustment taking place in the summer of 2018.
- B. *PATH (Platteville Arts, Trails and History) Project Report* – Museum Director Diana Bolander provided a background and overview of the NEA Our Town Grant in the amount of \$25,000 which was awarded to the Museums Department to implement an arts and culture plan and resulting placemaking project for the City of Platteville. This grant project is a 2 year project from August 2017-July 2019.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: August 22 Regular Council Minutes; Payment of Bills in the amount of \$1,211,771.28; Appointment of Joyce Bos to the Commission on Aging (3 year term), Danny Xiao to the Library Board (partial term ending 5/1/19), and Mike Osterholz to the Board of Appeals (3 year term starting October 1); One-year Operator License to Jenna M Achterhof, Hannah K Hoppa, Caleb M Kaufmann, John T Kelley, Caitlin Q Leahy, Jorge A Lopez Rocha, and Blake A Meddaugh; Two-year Operator License to Ervin Estudillo, Gabryelle N Jones, Shaun M Kelley, Luke A Mohar, Jennifer L O’Donnell, and Thomas D Reuter; Parade Permit to Platteville High School Homecoming on October 6; Street Closing Permit to St Mary Parish on September 24; Halloween Trick or Treat Hours on October 31 from 4 PM–7 PM; and Platteville Arts, Trails and History (PATH) Administrator Contract not to exceed \$20,000 to Angie Wright as presented. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Freudenreich Animal Care Trust, Community Safe Routes Committee, Historic Preservation Commission, Parks Forestry & Recreation Committee, Museum Board, and Zoning Board of Appeals.
- B. Other Reports – City Attorney Itemized Report, Water & Sewer Financial Report, Airport Financial Report and Department Progress Reports for August were submitted.

ACTION

- A. *Resolution 17-19 Authorizing Participation in Community Development Investment Grant Program – Former Pioneer Ford Site* – Community Planning Director Joe Carroll explained that due in part to fluctuations in the value of the housing tax credits, General Capital still has a gap in the financing for this project. To assist with the project financing, General Capital is seeking to obtain a grant from Wisconsin Economic Development Corporation (WEDC). This grant (up to \$250,000) will be used to assist with the costs of remodeling the former Pioneer Ford building.

Approval of this resolution authorizes the preparation and filing of an application for the Pioneer Square Apartments which is part of the former Pioneer Ford redevelopment project to receive funds from this program. Motion by Daus, second by Stockhausen to adopt Resolution 17-19 Authorizing Resolution Relating to the City of Platteville Participating in the WEDC's Community Development Investment Grant Program as presented. Motion carried 6-1 on a roll call vote with Kilian voting against.

- B. *Resolution 17-20 Authorizing the Issuance and Sale of \$3,165,000 General Obligation Refunding Bonds, Series 2017B* – In response to the City's financial challenges, a plan was developed to advance refund and restructure 2014 GO Bonds which will lengthen the payment period of some debt, thereby lowering the debt payments. The City will incur additional expenses due to the restructure, however the overall debt payments will become more manageable, allowing the City to continue annual borrowing for its street reconstruction program. Dawn Gunderson-Schiel, Senior Municipal Advisor with Ehlers presented the Sale Day Report, noted that the issue was downsized by \$190,000 due to premium and lower than estimated expenses, and provided a revised resolution for the Council to adopt. Motion by Kilian, second by Daus to adopt Resolution 17-20 Authorizing the Issuance and Sale of \$2,975,000 General Obligation Refunding Bonds, Series 2017B as presented. Motion carried 7-0 on a roll call vote.
- C. *Sidewalk Café Permit – 92/96 E Main Street* – Community Development Director Joe Carroll reviewed the sidewalk café permit request from 2nd & Main to install an outdoor eating and drinking area on the public sidewalk in front of their building. This request requires approval by the Council in order to allow alcohol. Applicant Mike Osterholz addressed the Council's concern with smoking and stated that smoking will not be allowed in the sidewalk café. Motion by Daus, second by Westaby to approve the Sidewalk Café Permit to allow and outdoor eating and drinking area on the public sidewalk in front of 92/96 E Main Street as presented. Motion carried 7-0 on a roll call vote.
- D. *Contract 15-17 Street Maintenance (Thin Overlay)* – Public Works Director Howard Crofoot explained that bids were solicited for 0.75 inch overlay and only one bid was received for \$167,137.34. Based on the budget of \$105,000, Staff recommended to eliminate 4 streets from the bid - Washington, E Mineral, Furnace and Pitt – to bring the amount to under \$105,000. Motion by Kilian, second by Daus to award Contract 15-17 Street Repairs & Maintenance (Thin Overlay) to Iverson Construction for the bid price of \$110,192.30 including all streets except Washington, E Mineral, Furnace, and Pitt as presented. Motion carried 7-0 on a roll call vote.
- E. *Amend Resolution 17-17 Accepting Gift of Outdoor Fitness Center* – Recreation Director Luke Peters explained the amendment which corrected some language and changed the entity that would be promoting sponsorship/naming rights of the center equipment benches, bike rack, and water station from the Steering Committee to the Platteville Community Arboretum. Motion by Daus, second by Westaby to adopt Amended Resolution 17-17 Accepting Gift of Nutrition Work Platteville Outdoor Fitness Center Installed near the David Canny Rountree Branch Trail as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Contract 16-17 Highway Painting* – Public Works Director Crofoot explained that the bid project involves painting the centerline stripes and miscellaneous street markings on Water St from Pine to Northside Dr, with an alternate project to paint the centerline and sharrows on Main Street. Staff recommends awarding the base and alternate contract to Guideline Pavement for the bid price of \$32,121.25. Crofoot will provide information at the next meeting on whether the contractor has worked for the City in the past. Action at next meeting.

- B. *Vehicle Replacement – Platteville Senior Center/Ubersox Auto Group* – Recreation Director Peters explained the request to replace the two senior center vehicles with a more accommodating minivan from Ubersox Auto Group, along with a \$1,000 donation to the Senior Center. Action at next meeting.
- C. *Former Pioneer Ford Project Update* – Community Planning Director Carroll provided a summary of the steps provided in the MOA to maintain compliance with Federal regulations as related to the former Gates Hotel property. Staff will complete the work necessary to document the Hotel structure and send the information to the SHPO as part of the official record of the property. The City previously requested bids for the demolition of the buildings, which includes asbestos removal and underground tank removal, and awarded the base bid for demolition of the buildings at 50 S Water St and 70 S Water St to Rural Excavation. The City also requested an Alternate Bid 1, which was for the demolition of the building at 41-55 S Oak St (former Gates Hotel). This bid was not awarded due to delays resulting from efforts to save that building. Unless an acceptable proposal is submitted to relocate the structure (former Gates Hotel) prior to the September 26 Council meeting, Staff will be recommending to award Alternate Bid 1 to Rural Excavating in the amount of \$22,500. The City will salvage, or make available for others to salvage, material deemed to have historic or re-use value from the Hotel building prior to demolition of the structure.

ADJOURNMENT

Motion by Daus, second by Westaby to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 8:09 PM.

Respectfully submitted,

Jan Martin, City Clerk