

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
NOVEMBER 24, 2015**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 7:05 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.

**PUBLIC HEARING**

*2016 Budget Hearing – Resolution 15-27 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2016* – President Nickels called the public hearing to order. City Manager Karen Kurt and Finance Director Valerie Martin presented a comprehensive overview of the 2016 budget and CIP. Operating budget changes include a proposed 1% salary increase effective January 1, the equivalent of 1% effective July 1 has been set aside to start funding potential salary changes identified through a compensation study, health insurance increase, slight staffing increase in museum and library, and an added contingency fund of \$15,000. The proposed 2016 General Fund Revenue and Expense Budget totals \$8,206,706 with a total Revenue and Expense Budget of \$16,772,366 for all funds. The tax levy proposed is \$3,957,447. The assessed tax rate is estimated to be \$7.69 per \$1,000 assessed value. Public statements in favor included David Allen who spoke on behalf of the Museums, thanking the Council for their support of the museum budget. No public statements against or in general. Denn noted that he would like to have seen funding go toward 4<sup>th</sup> of July fireworks in the budget. Motion by Daus, second by Denn to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Daus, second by Denn to adopt Resolution 15-27 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2016 in the amount of \$16,722,366 plus the proposed budget amendments of \$510,000 for a total 2016 City Budget of \$17,282,401. Motion carried 7-0 on a roll call vote.

**CONSIDERATION OF CONSENT CALENDAR**

Motion by Daus, second by Stockhausen to approve the consent calendar as follows: November 10, 2015 Regular Council Meeting Minutes; Payment of Bills in the amount of \$610,537.47; Class “B” Beer & “Class C” Wine License to Dollar Buddys LLC, Platteville (Linda McCormick, Agent) for premises at 50 W Main Street (Gabby’s Gyro & Sweets); One-Year Operator License to Lori K Gratz, Harry E Pothour, Konrad F Probst, and Mathew D Schliem; Two-Year Operator License to Mark S Hoffman, Greg G Larsen, and Morton E Stephens Jr; and Taxi Driver License to William R Beinborn and Charles T Bonin as presented. Motion carried 7-0 on a roll call vote.

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

None.

**REPORTS**

Committee Reports – Meeting reports were submitted by Plan Commission, Airport Commission, Public Library, and Museum Board.

**ACTION**

- A. *Library Block Development Agreement* – City Manager Karen Kurt and Library Director Jessie Lee-Jones presented an overview of the proposed \$16,176,000 Library Block Project which was last presented to the Council at the October 27 meeting. The public/private partnership agreement provides for the redevelopment of the current public library block, demolition of 6 existing buildings, and provides for the construction of a new 22,000 sq ft public library and 72 room Holiday Inn Express. The current library building would be renovated to house the SWCAP health clinic and the project would have 55 underground and 42 surface parking spaces. The four financing components

include: 1) First Partner Equity of \$3,600,000; 2) New Market Tax Credits of \$3,758,000; 3) City TIF contribution of \$2,000,000; and 4) Developer Bank Loan of \$6,818,000. The City would also contribute the current library site conservatively valued at \$575,000. Kurt stressed that there was no guarantee that the library will be gifted to the City by the developer at the end of the agreement (not allowed with New Market Tax Credits), but that the developer had significant financial incentive to do so. Attorney Stephen Roy spoke about the specifics of the development agreement and the gifting of the library. Speaking against the development agreement included James Schneller Jr of 620 Ridge Ave, Moria Holl of 570 Pioneer Rd, and Darrel Browning of 325 Chestnut St all wanting the Council to wait for more public input before taking action. Comments included that they were not against the library, but the terms have changed (increased) for the taxpayers significantly over the past year, there is no guarantee that the library will be turned over to the City, and the belief that in order for this hotel to succeed the other hotels in the City will suffer. Speaking in favor included Marilyn Gottschalk of 235 Virgin Ave, Executive Director of Main Street Jack Luedtke, Executive Director of University of WI Real Estate Foundation Bill Kloster, and Molly Zuehlke of 235 E Dewey St. Registered in favor included Natasha and Christopher Geyer of 36 E Main St, Timothy and Aisha Durst of 840 Grant St, Deborah Rice of 975 Highbury Circle, Tim Ingram and Melissa Gormley of 27 W Main St, Morrissey Printing of 75 W Main St, Darin Shireman of 25 N<sup>4th</sup> St, Kip Schreck of 65 S<sup>4th</sup> St, Julie Loeffelholz of 450 Broadway St, Angie Wright of 910 Siemers St, Page Leahy, Katherine Burk and Dustin Westaby of 605 Pitt St, German Vasquez of 135 E Main St, Betsy Ralph-Tollefson of 460 Monroe St, John Patakos of 175 E Cedar St, Heidi Dyas McBeth and Jayne Dunnum of 95 W Main St, Kay Young of 950 Kelly St, Mark Ihm of 75 Maple Ct, Stephen Kleisath of 115 Maple Dr, Alice Rekstad of 845 Jefferson St, Joan Rekstad of 850 Jefferson St, and Alan Jentz of Beaver Dam. Speaking in general was James Rosemeyer of 1275 N 4th St who stated that he doesn't live in the City, but questioned if this was how the Council wanted to get a library and asked them to delay action for more public input. WHEDA Director of Business Development Farshad Maltas explained the New Market Tax Credits and stated that for the library to be a donation to be used by the developer for tax purposes, there can be no quid pro quo. Developer Troy Hoekstra spoke to the concern that he would turn the library over to the City at the end of the 7 years. Kilian and Denn spoke in favor of the development, but wanted more chance for public input. Daus, Seeboth-Wilson, Nall, and Stockhausen all spoke in favor of the project. President Nickels stated that this has been a long process and the Council talked to the public when they could talk to the public, there have been many articles in the local newspaper and Telegraph Herald, and yes the project changed when the residential portion came out of the mix. She agrees with Council members that this is an excellent project for the City of Platteville and moves it forward in a way that hasn't been seen before. Motion by Daus, second by Seeboth-Wilson to approve the amended Library Block Development Agreement with Miners Development LLC and Platteville Hotel Partners LLC as presented. Motion carried 6-1 on a roll call vote with Kilian voting against.

- B. *Resolution 15-28 Authorizing the Salaries and Rates of Pay of the Officers and Permanent Employees, Excluding Union and Library Personnel and City Manager, for the Year 2016* – Proposed resolution provides for a 1% wage increase for full and permanent part-time employees of the City, excluding the City Manager and Union and Library personnel. Motion by Daus, second by Stockhausen to adopt Resolution 15-28 Authorizing the Salaries and Rates of Pay of the Officers and Permanent Employees, Excluding Union and Library Personnel and City Manager, for the Year 2016 as presented. Motion carried 7-0 on a roll call vote.
- C. *Resolution 15-29 Conditional Use Permit for 780 N Court Street* – Proposed resolution allows for a conditional use permit to operate an intensive home occupation for a massage therapy business out of the residence of 780 N Court Street. Primary hours of operation would be Monday – Friday from 9 AM – 5 PM and Saturday from 12 PM – 5 PM with the applicant being the only employee. Motion by Kilian, second by Stockhausen to adopt Resolution 15-29 Conditional Use Permit to operate a

massage therapy business out of the residence of 780 N Court Street as presented. Motion carried 7-0 on roll call vote.

- D. *Resolution 15-30 Transportation Investment Coalition* – Proposed resolution supports the League of Wisconsin Municipalities to advocate for a sustainable approach to transportation aids. Motion by Denn, second by Daus to adopt Resolution 15-30 Transportation Investment Coalition as presented. Motion carried 7-0 on a roll call vote.
- E. *City of Platteville Community Welcome Sign Second Location* – Motion by Daus, second by Denn to approve the following: 1) welcome sign location lease agreement with Walmart, sign cost, and installation expense estimates for a total estimated price of \$13,664.29; 2) to carry over the budget balance to the 2016 budget to complete the project when weather permits; 3) to remove any old signs; and 4) to use remaining funds for landscaping around the welcome signs as presented. Motion carried 7-0 on a roll call vote.
- F. *Move to Amend Petition for Direct Legislation* – On behalf of Platteville Move to Amend, Richard Rundell of 1270 Perry Dr and Charlie Clark of 875 W Main St explained the nationwide movement and explained that the group is seeking passage of a resolution at the 2016 Spring Election calling for a constitutional amendment declaring that 1) only human beings – not corporations, unions, nonprofit organizations, or similar associations – are endowed with constitutional rights; and 2) money is not speech, and therefore regulating political contributions and spending is not equivalent to limiting political speech under the First Amendment. Ray Spellman of Darlington and Marilyn Gottschalk of 235 Virgin Ave registered in favor. Motion by Denn, second by Seeboth-Wilson to refer the certified Move to Amend petition for direct legislation to the electors of the City of Platteville for referendum at the Spring Election on April 5, 2016. Motion carried 7-0 on a roll call vote.
- G. *Former Pioneer Ford Properties – Visioning Process/Timeline* – Motion by Seeboth-Wilson, second by Kilian to approve the Former Pioneer Ford Redevelopment Visioning Process and Timeline as presented. Motion carried 7-0 on a roll call vote.
- H. *Amendment to Offer to Purchase #2 – Former Pioneer Ford Properties* – To maintain compliance with the CDBG grant requirements, the amendment includes a statement (paragraph 4) that an appraisal was completed and that the seller acknowledges that the fair market value is more than the purchase price and that the seller agrees to the lesser price. The seller plans to make up the difference as a donation to get credit on his taxes. Closing of the properties is still scheduled for December 1st. Motion by Kilian, second by Denn to approve the Amendment to Offer to Purchase #2 for the Former Pioneer Ford properties (75 S Oak St, 70 S Water St, 50 S Water St, 45 S Oak St, and 70 S Oak St) as presented. Motion carried 7-0 on a roll call vote.
- I. *2016-2020 Capital Improvement Projects (CIP)* – Motion by Seeboth-Wilson, second by Stockhausen to approve the 2016-2020 Capital Improvement Projects plan as presented. Motion carried 7-0 on a roll call vote.

#### ADJOURNMENT

Motion by Daus, second by Stockhausen to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 9:47 PM.

Respectfully submitted,

Jan Martin, City Clerk