

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**FEBRUARY 23, 2016**

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. Excused: Mike Denn. Mike Denn arrived at 7:27 PM.

**PUBLIC HEARING**

*Ordinance 16-03 Repealing and Recreating Chapter 26 Floodplain Zoning* – President Nickels opened the public hearing. Community Planning & Development Director Joe Carroll explained that Chapter 26 of the Municipal Code regulates the development and use of lands located within areas designated as floodplains and is based on a model ordinance provided by the Department of Natural Resources (DNR) and Federal Emergency Management Agency (FEMA). In order to maintain eligibility in the National Flood Insurance Program, the City is required to adopt any updated floodplain management regulations proposed by the DNR and FEMA. With regard to the proposed revision, Carroll noted that overall the intent of the program has remained the same, the most substantial change in the ordinance gives more authority to FEMA as far as reviewing development in floodplain areas and provides more requirements/guidelines to engineers compared to previous versions. The City can be more restrictive than what is provided, but not less restrictive. The Plan Commission recommended approval at their February 1 meeting. Staff recommends approval. Kilian asked if there were any changes in elevations and effect upon buildings? Carroll responded that his understanding is that there aren't any changes that would impact specific structures. No public statements in favor, against, or in general. Motion by Daus, second by Kilian to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Kilian, second by Stockhausen to adopt Ordinance 16-03 Repealing and Recreating Chapter 26 Floodplain Zoning as presented. Motion carried 6-0 on a roll call vote.

**SPECIAL PRESENTATION**

*Annual Tourism Report* – Regional Chamber Executive Director Kathy Kopp presented the 2015 Tourism Report to the Council and provided an overview of the 2016 budget (includes \$5,000 from the 2015 budget for a large tourism sign on Hwy 151) and three new events that the Chamber will be sponsoring (June 18 Ag Tourism, Sept 24 Fall Harvest Table Dinner, and July 30 Southwest Music Festival), in addition to their regular events. They had a great year, and overall through the partnership of the City and the Chamber as a tourism entity, they were able to generate a revenue stream for the City that totaled more than \$35,000.

**CONSIDERATION OF CONSENT CALENDAR**

Motion by Kilian, second by Daus to approve the consent calendar as follows: February 9 Regular Council Minutes with the word change in Pool Concession Stand Lease from “require” to “promote”; Payment of Bills in the amount of \$3,619,858.94; One-Year Operator License to Becka J Craugh; Two-Year Operator License to Rachel L Crosby, Kenneth C Fiedler, Jordan B Hines, Austin C McCourt, and Alexander W Wright; and Street Closing Permits to UWP to close Keystone Parkway from Progressive Parkway to Cornerstone Circle and Cornerstone Circle from 7 AM – 4 PM for the 3<sup>rd</sup> Annual WI Energy Efficient Vehicle Association Competition on April 30 and Southwest Road between Markee Avenue and Longhorn Dr from 8 AM – 11:59 PM for a Hunter Hayes Concert on May 1 as presented. Motion carried 6-0 on a roll call vote.

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

Rich Christensen of 10 S 3<sup>rd</sup> Street handed the Council a two page information sheet and questioned the year-end report for public transportation, specifically the bus service, feels the public money is being wasted, and asked how many additional bus riders were provided and at what cost.

Ela Kakde of 170 Ridge Avenue stated that she works with area businesses and one of the issues they tackle is underemployment - two of the key components are public transportation and childcare. Offered kudos to Platteville for having public transportation. Noted that American Customer Care is expanding and about 10% of their staff use the bus service.

City Manager Karen Kurt asked the Council if they were interested in having City Staff televise a community meeting held by the University in the Council Chambers next week. *It was the consensus of the Council to have Staff provide that service for this event.*

## REPORTS

- A. Committee Reports – Meeting reports were submitted by Platteville Community Safe Routes Committee, Plan Commission, Library Board, Water & Sewer Commission, and Parks Forestry & Recreation Committee.

## ACTION

- A. *Resolution 16-03 Approving a Conditional Use Permit to Operate an Asphalt Plant – Iverson Construction Asphalt Plant* – Community Planning & Development Director Joe Carroll provided an overview of the request for a conditional use permit to operate an asphalt plant on the property located at 1100 E Mineral Street and recommended approval with the following conditions noted in the resolution: 1) 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. Motion by Daus, second by Denn to approve Resolution 16-03 Approving a Conditional Use Permit to operate an asphalt plant in the rock quarry located at 1100 E Mineral Street as presented. Motion carried 7-0 on a roll call vote.

## INFORMATION AND DISCUSSION

- A. *Creating a Handicapped Parking Stall on East Side of South Elm Street* – Public Works Director Howard Crofoot explained that as a part of the Library Block development, the contractor blocked off access to the library parking lot where a designated handicapped parking stall was located. The Police Chief designated a temporary handicapped parking stall in front of the library. Staff is recommending that this be permanent and proposed an ordinance to create a handicapped parking stall on the east side of S Elm Street as the first stall south of the existing handicapped accessible opening in the curb in front of the library. Action at next meeting.
- B. *Creating a 5 Minute Parking Space on Mineral Street by City Hall* – PW Director Crofoot explained that as a part of the Library Block development, the SWCAP Clinic will be moving into the old Police Department in City Hall. Staff is recommending to create a five minute parking stall on the south side of W Mineral Street immediately west of Fourth Street to help facilitate the rapid turnover of vehicles, similar to the five minute parking in front of City Hall on Bonson Street. Crofoot noted for those coming to the Clinic for regular appointments, they will need to find a space on Fourth Street or in one of the public lots nearby. Action at next meeting.
- C. *City Attorney Contract* – Recommendation is to contract with Attorney Brian McGraw as City Attorney for another two years with the same hourly rate and a couple minor changes in the contract language. Kilian mentioned that he had a few questions to discuss with the City Manager prior to the next meeting, which may or may not be incorporated into the contract. Action at next meeting.
- D. *Adoption of the Protective Covenants for the New Portion of the Industry Park* – Platteville Area Industrial Development Corporation (PAIDC) Director Ela Kadke presented proposed covenants that would cover the newest portion of the 39 acre expansion of the industry park and will govern businesses that locate in this section until 2040. The covenants are revised from the industry park covenants that govern the original park. Changes include: 1) improvements to the site need to be above \$250,000 per acre vs \$125,000; 2) created section regarding no sale of industry park land to tax exempt entities without the prior written approval of the City of Platteville; 3) excess soil to be removed expanded to include other city property; 4) exclusion of UW Hwy 151 as part of the viewing

area in reference to screening; and 5) wording around solid vs opaque fencing. Action at next meeting.

- E. *Adjustment of the Land Price Formula for 39-Acre Platteville Industry Park Addition* – PAIDC Director Kadke presented a revised land price formula for the new 39-acre addition of the industry park. Since EDA funds were used to offset costs for new infrastructure, they require that the land price formula reflect the base rate at fair market value. The original industry park’s baseline price per acre was \$17,500. In order to reflect the cost of the land purchase (\$27,500) and the cost of the infrastructure improvements in the new addition (\$40,000), the new base price per acre will need to be \$67,500 to reflect fair market value. The land improvements incentive and job incentives will also change. Action at next meeting.
- F. *Former Pioneer Ford Properties – REF Review Committee* – CP&D Director Carroll explained that request for proposals have been distributed for the redevelopment of the former Pioneer Ford properties with a due date of April 8<sup>th</sup>. Staff is recommending the Council establish a Review Committee which would have the task of reviewing the submitted redevelopment proposals and making a recommendation to the full Council regarding the preferred project. Carroll suggested that the Committee consist of two council members, two staff members, and a member of the RDA. If the Council wanted more or different mix of members, he suggested that it be held to a minimum of 7 members. President Nickels asked that Council members contact her if they are interested in serving on the Committee. Action at next meeting.
- G. *Community Safe Routes Committee – Community Involvement for Future Bike Lanes* – PW Director Crofoot noted that the Community Safe Routes Committee (CSRC) has been approached about the possibility of installing bike lanes on Ridge Avenue, Broadway, Southwest Road, and East Mineral Street from Broadway to Business 151. The group decided to focus on Ridge Avenue since children use the street to bike to/from the Middle School, High School, pool and parks and in the morning the sunrise can blind drivers travelling east when they are riding on the street. The CSRC would like to evaluate community response to the idea of painting a bike lane on the north and south sides of the street to give bicyclists and vehicle drivers an indicator of where each is supposed to be. They recognize that eliminating parking is a concern and are proposing a community meeting in the Public Library at 6 PM on March 29. They would like the City to send letters to property owners with frontage on Ridge Avenue inviting them to the meeting to provide feedback and input. After gathering feedback, CSRC would decide whether to bring the proposal forward as a recommendation to the Council. If the Council likes this method of community engagement, the CSRC will use a similar model for other streets. *It was the consensus of the Council to use this model for Ridge Avenue.*

#### WORK SESSION

- A. *Discussion with Economic Development Partners* – The Council met with three of the City of Platteville’s economic development partner executive directors – Ela Kadke of Platteville Area Industry Development Co (PAIDC), Ed White of Platteville Business Incubator Inc (PBII), and Jack Luedtke of Platteville Main Street Program – to discuss their accomplishments for 2015, department goals for 2016 and performance measures. City Manager Karen Kurt stressed the importance of these entities to a new city manager.
- B. *CompuNet Update* – TJ Carter of CompuNet provided the Council an update of the City’s IT services, which included an overview of the 2014 and 2015 completed projects, previous vs current application/server footprint, areas for improvement, 2014 and 2015 IT budget summary, the focus for 2016 (new website, new 911 system, leverage application vendor support, update remaining PCs, and work flow proof of concepts), concerns (City being an ISP, video storage, downtown video on its last legs), and beyond 2016 (network refresh and structured cabling, city wireless, and work flow automation). CM Kurt expressed the need for the City to have an internal employee to manage the day to day IT needs.

ADJOURNMENT

Motion by Stockhausen, second by Nall to adjourn. Motion carried on a voice vote. The meeting was adjourned at 10:14 PM.

Respectfully submitted,

Jan Martin, City Clerk