

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MARCH 8, 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: Barb Daus, Barb Stockhausen, Tom Nall, President Eileen Nickels, Ken Kilian, Amy Seeboth-Wilson, and Mike Denn. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Stockhausen to approve the consent calendar as follows: February 23, 2016 Regular and February 29, 2016 Special Council Minutes; Payment of Bills in the amount of \$714,969.11; February Financial Report; there were no Appointments to Boards and Commissions at this time, however, there will be openings on the Board of Appeals and the Rountree Gallery Board; Extension of Licensed Premises to Nick's at 74 N Second Street on May 7-8, 2016; Temporary "Class B" Retailer's License to Platteville Library Foundation for "Loud at the Library" Fundraiser on April 15 in the Public Library at 65 S Elm Street; Temporary "Class B" Retailer's License to Jamison Museum Association for Exhibit Opening on May 20 in the Mining & Jamison Museum at 385 E Main Street; One-Year Operator License to Gretchen E Kloster; Two-Year Operator License to Cody J Kolpack and Shana A Littfin; Banner Permit to Delta Sigma Phi Alumni for October 10-16; Run Permit to UW Platteville Health and Human Performance on April 16; and Cancel Uncollectible Bills for a total of \$122.38 (For 2015 Budget Year). Motion carried 7-0 on a roll call vote.

CITIZEN'S COMMENTS, OBSERVATIONS and PETITIONS, if any.

Renee Geyer of Lori Droessler Real Estate, 11411 County Rd H, Cuba City, commented on a client making an offer on land near the old Farm and Fleet building. However, due to the cost of extending the Platteville Water/Sewer to that site, they are asking for permission to have a private well installed. DPW Crofoot commented staff referred this item to the Water and Sewer Commission. The Water/Sewer Commission will meet next Monday, the 14th, to discuss this item. Generally, the City would not recommend a private well within the City limits. The decision of the Water/Sewer Commission will be brought before the City Council for action.

REPORTS

- A. Committee Reports – Meeting reports were submitted by Platteville Museum Board, Commission on Aging, and Platteville Historic Preservation Commission.
- B. Other Reports – City Attorney Itemized Report for February, Water and Sewer Financial Report for February, Airport Financial Report for February, and Department Progress Reports. Under Department Progress Reports, Alderperson Kilian questioned the Police Department lawsuit concerning the individual who was pulled over for a traffic violation, had a hearing date, and a few days later committed suicide; the claim against the City concerning the Water/Sewer Lift Station causing pooling of water in lawn of claimant; and Rountree Hall loan document review. Attorney Brian McGraw answered the first issue with the estate of the individual that committed suicide has warned of a possible claim against the City. In answer to the second issue, the Water and Sewer Commission denied this item. The comment on the Rountree Hall was the City utilized grant funds to refurbish Rountree Hall into apartments. Additional improvements needed to be made to the project causing re-financing and new terms negotiated to the loan of the Developer. The City Manager requested Attorney McGraw provide information on the proceeds and how much the City could collect on this project.

Director of Public Works Howard Crofoot commented the Community Safe Routes Committee and the Park, Forestry and Recreation Committee have changed their meeting dates from the third Monday of the month to the second Monday of the month due to Spring Break.

ACTION

- A. Ordinance 16-04 Amending the Official Traffic Map – Handicapped Parking Stall on the East side of S Elm Street – DPW Crofoot explained with the construction, the Library lost access to the handicap stall. They are asking

for a temporary handicap stall on the east side of Elm Street until the construction is finished. If the Council approves this Ordinance, when weather permits, the sign shall be converted to a permanent installation and staff will paint marking designating the handicap stall. Motion by Daus, second by Nall to adopt Ordinance 16-04 Amending the Official Traffic Map - creating a handicapped parking stall on the east side of South Elm Street. Motion carried 7-0 on roll call vote.

- B. Ordinance 16-05 Amending the Official Traffic Map – 5 Minute Parking Space on Mineral Street – DPW Crofoot explained due to the Library Block development, the SWCAP Clinic moved to the old Police Department location in City Hall. Due to limited parking spaces, they are requesting a 5 Minute parking stall be allowed on Mineral Street. There is a parking stall just outside their main entrance that could be utilized for this. This stall would be used by patients needing to pick up prescriptions or other short term issues. Motion by Daus, second by Seeboth-Wilson to approve Ordinance 16-05 amending the Official Traffic Map - creating a 5 Minute parking space on Mineral Street by City Hall. Motion carried 7-0 on roll call vote.
- C. City Attorney Contract – City Manager Kurt explained the City Attorney position is a contracted position and that the current contract expires April 30, 2016. The proposed contract would be a two year contract and the hourly rate would remain the same. However, some of the job description has been edited per Alderman Kilian’s suggestions to include the duties of the attorney as outlined in the previous job description and clarify that any city-related records must be returned to the City should the relationship end. Motion by Daus, second by Nall to approve the City Attorney contract for two years as recommended by City Staff. Motion carried 7-0 on roll call vote.
- D. Adoption of the Protective Covenants for the New Portion of the Industry Park – Ela Kakde, PAIDC Executive Director, explained these covenants are revised from the original Industry Park covenants. These covenants will cover the newest portion of the 39 acre expansion and will govern businesses that locate in this section until 2040. The changes in the covenants consist of: improvements to site need to be above \$250,000 per acre vs. \$125,000, create section 2.3 in Article II regarding no sale of industry park land will be to Tax Exempt Entities without the prior written approval of the City, excess soil be removed to include city property, exclusion of UW Hwy 151 as part of viewing area in reference to screening, and wording around solid vs opaque fencing. The covenant committee, which includes City’s Community Development planner, members from PAIDC and Industry Park landowners, have authority to enforce covenants through duration of covenant’s life. Motion by Daus, second by Denn to approve the revised covenants for the new portion of the Industry Park as presented. Motion carried 7-0 on roll call vote.
- E. Adjustment of the Land Price Formula for 39 Acre Platteville Industry Park Addition – Ela Kakde, PAIDC Executive Director, explained land price formulas are standard incentives used in industrial parks. Due to the higher value of the fair market value for the new addition, the land improvement incentive will change as well as job incentives based on hourly dollar value of wages and benefits. The land improvement incentive changes would consist of: minimum threshold for incentive would increase from \$150,000 to \$250,000 and after threshold is met, each additional \$10,000 worth of improvements would result in a \$4,000 incentive instead of \$1,000. The job incentive based on hourly dollar value of wages and benefits would change as follows: No incentive for jobs under \$10/hr., \$1,000 for jobs \$10-15/hr. (increase from \$800), \$2,000 for jobs \$15-20/hr. (increase from \$1,500), \$3,000 for jobs \$20-30/hr. (increase from \$2,500), and a new incentive \$4,000 for jobs \$30+/hr. (wage & benefit). Motion by Daus, second by Denn to adopt the land price formula policy which reflects the changes proposed for the new portion of the Industry Park. Motion carried 7-0 on roll call vote.
- F. Former Pioneer Ford Properties: RFP Review Committee – Community Planning & Development Director Joe Carroll explained that the Council has already approved a vision session to obtain input regarding the redevelopment of this site. The creation of a Request for Proposals document has been distributed and is due April 8th. Staff suggests the Council establish a Review Committee who would review submitted proposals and make recommendations to the Council. This Committee should include two Council members, two Staff members, and a member of the RDA. Additional members could be added, but Staff would recommend no more than seven members. Council President Nickels suggested that Barb Daus and Tom Nall be the two Council representatives, Joe Carroll, Community Development & Planning Director, and Karen Kurt, City Manager, be

the two Staff members, and Larry Ward be the RDA member. Alderperson Seebboth-Wilson commented she would like to see a member of PAIDC and the Main Street Program added to the committee to add Economic Development representation. Motion by Daus, second by Nall to establish a committee to review the submitted proposals for the former Pioneer Ford properties. The committee would consist of: Alderperson Daus and Nall, City Staff Carroll and Kurt, RDA member Ward and a member of the PAIDC and the Main Street Program. Motion carried 7-0 on roll call vote.

INFORMATION AND DISCUSSION

- A. Contract 2-16 Furnace, Richard & Rountree Street Sanitary Sewer – DPW Director Crofoot explained there were seven bidders for this project. City budget consists of \$485,000 and Utility budgeted \$277,000 for water and \$215,000 for sewer which is a total budget of \$977,000. Delta 3 Engineering has approximately \$110,000 in engineering cost which leaves a budget of \$867,000 for this project. Low bidder was Owen Excavating from Hazel Green with a base bid of \$610,212.50 and an alternate bid of an additional \$19,100 to extend the water main loop from Furnace St water tower to Market St. Staff recommends awarding the bid for contract 2-16 with Alternate A to Owen Excavating for a contract price of \$629,312.50. \$329,581.00 would be approved by the City Council and \$299,731.50 to be approved by the Water & Sewer Commission for the Utility portion. This project will allow the City to reconstruct aging infrastructure on Furnace & Richard Streets and sanitary sewer from the end of Rountree Ave to Business 151. This item will come back before the Common Council for action.
- B. Appeal of Certificate of Appropriateness Denial: 130 Market Street – Community Planning & Development Director Carroll explained this project is a single-family home converted into a salon and day spa on the first floor, with residential apartments on the second floor. The property is located in the Main Street Commercial Historic District so any changes need to be brought before the Historic Preservation Commission for approval. The Commission has already approved the Certificate of Appropriateness regarding the proposed signage. The signage on Furnace Street (rear of the building) has been approved, but, the signage on the Market Street (front of building) was denied due to the proposed placement of this sign. Jeff and Lisa Haas, 755 Grant Street, are the owners of the property. Mr. Haas stated he and his wife have gone before the Historic Preservation Commission with the signs for this project. The sign and placement of it on the rear of the building was approved with no problems. However, they are having issues with the placement for the sign on the front of the building. The Historic Preservation Commission does not approve of the location the Haas' want to hang the sign. The locations the Commission suggested do not meet with approval from the Haas'. Mrs. Haas stated they did follow all of the rules using City guidelines in the production of the sign and felt the placement of the sign would be the most advantageous where they want to place it. Garry Prohaska, 280 Division Street, member of the Historic Preservation Commission, commented on behalf of the Commission's decision. When this item came before the Historic Preservation Commission for approval, there was a full Commission present. The Commission did approve the signs themselves and did approve the placement of the sign on the rear of the building, however, there were issues with the placement for the sign on the front of the building. The Commission felt they gave the Haas' plenty of options that were acceptable for the placement of the sign. This item will come back before the Council for action.

WORK SESSION

Downtown Parking – Joe Carroll, Community Planning & Development Director, supplied the notes for the work session. They are as follows:

General Issues:

- Historic downtown wasn't built with the auto in mind.
- Downtown parking is an ever changing situation.
- Public involvement is expected.
- Need to compete with areas that have parking more available.
- Parking issues may be intensified with construction activities and new businesses and developments.
- Parking issues don't get fixed, it is an ongoing and evolving issue to address.

Actions City is taking during construction period:

- Relocating Staff parking.

- Library Staff to Rountree Avenue
- City Hall Staff to lots further on Fourth and Furnace
- Clinic Staff to lots on Fourth and Furnace
- Contractor parking for Library Block to former Pioneer Ford lot

General Comments:

- Parking study could be considered – would cost in the range of \$15,000.
- There was a suggestion to analyze intersection changes at Main and Chestnut. Could add turning lanes if parking is removed from Chestnut Street. Would also need to modify signal equipment and detection equipment in pavement.
- Empty storefronts are the only way to eliminate parking issues downtown, which nobody wants.
- Priority should be serving customers, not parking vehicles.

Parking options/ideas/issues as discussed:

- Increased Enforcement: parking rules, bikes on sidewalks, skateboards on sidewalks, speed limits.
- Better information regarding where customers can park/options. Use of phone apps and other technology.
- Better signage for public parking lots.
- Co-op parking lot. Business and property owners could join forces to buy or develop a parking lot.
- Better use of existing under-utilized parking areas, such as McGregor plaza.
- Former Kallembach properties could be developed for parking.
- Make Main Street one-way and add angle parking. Not wide enough for angle parking on both sides, but could have angle parking on one side, parallel parking on one side and one lane of traffic. Would add about 13 stalls along length of Main Street, but would create other issues.
- Could bring in some expertise regarding the signage for parking and other issues (SWWRPC or other consultant).
- There was a suggestion to make only a small number of changes at a time so it is easier to determine what works and what doesn't help.
- There was a suggestion to reduce the amount of 24-hour parking spaces in public lots, particularly the Pine Street lot. Those tenants can rent the spaces that the City has made available for lease.

Potential Actions:

- Should the Council reestablish the parking committee to consider ideas and make recommendations to the Council? Should Staff and Council deal with the issues directly?
- There was a suggestion that a task force or ad hoc group may be a better way to start since it wouldn't be considered permanent. 6-month time-frame to develop recommendations.
- The Council President and City Manager will meet to determine a recommendation and then present a proposed option to the Council.

ADJOURNMENT

Motion by Stockhausen, second by Nall to adjourn. Motion carried 7-0 on roll call vote. The meeting was adjourned at 9:09 PM.

Respectfully submitted,

Kim Lowery, Deputy City Clerk