

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
APRIL 12, 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.

PUBLIC HEARING

Ordinance 16-06 Airport Height Limitation and Zoning – President Nickels opened the public hearing. Community Planning & Development Director Joe Carroll explained that the City is proposing to expand the current airport height limitation and zoning ordinance (Chapter 42 of the Municipal Code) to include additional restrictions regarding uses that are allowed for properties surrounding the airport, in particular the use of land within the runway approaches and other areas near the airport property. The proposed ordinance is based on ordinances used in other communities which were recommended by the WI Dept. of Transportation, Bureau of Aeronautics. It includes 5 overly zoning districts (Zone 1-Airport District, Zone 2-High Impact Runway Approach and Departure District, Zone 3-Moderate Impact Runway Approach and Departure District, Zone 4-Noise Control/Overflight District, and Zone 5-Height Limitation District), a section regarding non-conforming uses which allows uses or structures that may not meet the proposed ordinance requirements to remain, and a section that allows for appeals and variances to be considered by the Zoning Board of Appeals. Copies of the draft ordinance and maps were provided to the property owners adjacent to the airport and to local officials from the Townships and Grant and Lafayette Counties. The Airport Commission and Plan Commission both reviewed the draft ordinance and maps and recommended approval. Carroll noted that after another review of the ordinance, that there was a permitted use in Zone 2 (Section 42.04(b)(1)) referring to single family or duplex residential developments that was not needed in Platteville. Staff recommended approval of the proposed ordinance with the elimination of Section 42.04(b)(1)(a.) as presented. Carroll answered questions from the Council regarding notification of property owners and non-conforming uses. Speaking in favor included Bill Kloster-975 Highbury Cir, who stated that the Airport Commission has been highly recommended by the Dept. of Transportation/Bureau of Aeronautics and FAA to put this zoning into place to protect the approaches to the airport for the pilots and the people underneath – safety reasons. Also noted that bird strikes are very prevalent. Registered in favor were Airport Managers Andy Lang and Elaine Olthafer-5157 Hwy 80, Kevin Wunderlin-35 Ellen St, Ed White-295 DeBuhr Ln, and Jason Klovning-127 Pine Grove. Speaking against included Dan Schaefer-797 College Farm Road, who stated that he has owned and operated a game farm for the past 10 years and recently purchased additional acres. He expressed concern that the restrictions will inhibit him from expanding his game farm in the future, doesn't believe the Airport is being a good neighbor by telling him what to do, and having to ask permission to expand his business. Motion by Daus, second by Stockhausen to close the public hearing. Motion carried 7-0 on a roll call vote. Council discussion included clarification on the game farm non-conforming use. Motion by Daus, second by Denn to adopt Ordinance 16-06 Chapter 42 Airport Height Limitation and Zoning with the exception of Section 42.04(b)(1)(a) as presented. Motion carried 7-0 on a roll call vote.

SPECIAL PRESENTATION

Recognizing Alderpersons Barbara Stockhausen and Michael Denn's Service on Common Council – President Nickels presented Barbara Stockhausen and Michael Denn with plaques and recognized their three year service on the Common Council.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Denn to approve the consent calendar as follows: March 22 Regular Council Minutes; Payment of Bills in the amount of \$773,981.62; March Financial Report; Two-Year Operator License to Laura B DeClercq, Robin M Gerhards, Christopher S Haack, Thomas J Koeller, Eric R Rohn, Kailyn I Teeter, and Shawn W Timmerman; Taxi Driver License to Marcus C Martin; Banner Permit to American Cancer Society for April 13-22; Parade Permit to Platteville Regional Chamber for Derby Day Horse Parade for May 7; Run Permit to Platteville Community Arboretum (PCA) for April 23 and Platteville Kiwanis Club for April 30; Street Closing Permit to Police Dept for April 21 Platteville Emergency Services Citizen Academy and to Platteville Regional Chamber for May 7 Derby Day Festival; and Resolution 16-04 Support for Transportation Alternative Program (TAP) Grant for pedestrian improvements at the intersection of Bus Hwy 151 and Water Street (2019 CIP) as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

David Nevins announced that UW-Platteville will host a Hunter Hayes concert on May 1 from 6 PM–9 PM.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by Museum Board, Commission on Aging, and Police & Fire Commission.
- B. Other Reports – March City Attorney Itemized Statement, March Water & Sewer Financial Report, March Airport Financial Report; and Department Progress Reports.

ACTION

Agenda items A-F relate to the borrowing of \$2,540,000 to pay for projects approved in the 2016 Budget. Because the City is borrowing general obligation (GO) bonds, a separate resolution for each of the projects/items is needed. The intent is to award the sale of the bonds at the May 10 Council meeting.

- A. *Initial Resolution 16-05 Authorizing \$810,000 General Obligation Bonds of the City of Platteville for Projects in Tax Incremental District No. 7 (Bonson Street Reconstruction) – Motion by Daus, second by Stockhausen to approve Resolution 16-05 Authorizing \$810,000 General Obligation Bonds of the City of Platteville for Projects in Tax Incremental District No. 7 as presented. Motion carried 7-0 on a roll call vote.*
- B. *Initial Resolution 16-06 Authorizing \$205,000 General Obligation Bonds of the City of Platteville for Storm Sewer Projects (related to street reconstruction projects) – Motion by Denn, second by Daus to approve Resolution 16-06 Authorizing \$205,000 General Obligation Bonds of the City of Platteville for Storm Sewer Projects as presented. Motion carried 7-0 on a roll call vote.*
- C. *Initial Resolution 16-07 Authorizing \$985,000 General Obligation Bonds of the City of Platteville for Street Improvements (Richard, Short, Cedar, and Furnace Streets) – Motion by Seeboth-Wilson, second by Stockhausen to approve Resolution 16-07 Authorizing \$985,000 General Obligation Bonds of the City of Platteville for Street Improvements as presented. Motion carried 7-0 on a roll call vote.*
- D. *Initial Resolution 16-08 Authorizing \$540,000 General Obligation Bonds of the City of Platteville for Fire Department Equipment (fire truck) – Motion by Kilian, second by Denn to approve Resolution 16-08 Authorizing \$540,000 General Obligation Bonds of the City of Platteville for Fire Department Equipment as presented. Motion carried 7-0 on a roll call vote.*
- E. *Resolution 16-09 Directing Publication of Notice to Electors – Motion by Nall, second by Stockhausen to approve Resolution 16-09 Directing Publication of Notice to Electors as presented. Motion carried 7-0 on a roll call vote.*

- F. *Resolution 16-10 Providing for the Sale of \$2,540,000 General Obligation Corporate Purpose Bonds, Series 2016A* – Motion by Stockhausen, second by Daus to approve Resolution 16-10 Providing for the Sale of \$2,540,000 General Obligation Corporate Purpose Bonds, Series 2016A as presented. Motion carried 7-0 on a roll call vote.
- G. *Contract 3-16 Cedar Street* – Motion by Stockhausen, second by Denn to award the City portion of Contract 3-16 Cedar Street Reconstruction to Owen’s Excavating in the amount of \$372,180 as presented. Motion carried 7-0 on a roll call vote.
- H. *Ordinance 16-07 Creating Section 41.05(12) Adopting Wis. Stat. Section 118.15 Compulsory School Attendance* – Motion by Stockhausen, second by Denn to adopt Ordinance 16-07 Creating Section 41.05(12) Adopting Wis. Stat. Section 118.15 Compulsory School Attendance as presented. Motion carried 7-0 on a roll call vote.
- I. *PAIDC Option to Purchase Industry Park Land* – Motion by Daus, second by Seeboth-Wilson to approve an Option Agreement with Platteville Area Industrial Development Corporation (PAIDC) which would allow them to utilize an expedited process to sell land for development in the Industry Park 39 acre expansion. Motion carried 7-0 on a roll call vote.
- J. *Community Garden Renewal* – Registering in favor were Tracy Roberts-135 E Furnace St, Kendell Welch-87 E Main St, Melanie Nanke-765 W Madison St, and Alexander Caracciolo-75 W Madison St. Motion by Daus, second by Denn to allow the renewal of the Mineral Street Community Garden located at 160 E Mineral Street (former Kallembach property) for the 2016 growing season with the following stipulations: a) start, maintenance and reclamation accomplished without taxpayer funding; b) Eight 8’x4’ garden plots spaced >8’ apart or the space between beds will be maintained by the lessee; before any work is started the City will collect \$30 per plot (\$25 deposit/\$5 water usage) with the deposit refunded at the end of the lease if the plot is left in good condition; policies adopted by the lessee to assure the gardens are well kept, dead plants and weeds removed regularly, plantings restricted to the individual beds plus herbicides, pesticides, and chemical fertilizers are not used; and the lease will terminate November 30, 2016 – if both parties are agreeable, subsequent leases will be for the period of April 1 to November 30. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Repealing and Recreating Chapter 24 Fire Prevention* – Fire Chief Ryan Simmons explained the proposed ordinance updating Chapter 24 of the Municipal Code to reflect updated fire and life safety codes in effect by the State of Wisconsin. Adoption would allow the Fire Department and any fire inspectors to perform the duties of their job and to enforce any code violations that are discovered while performing fire and life safety inspections. Additional sections identify the requirement of a rapid entry key lock box on commercial properties and verbiage to make it easier for property owners, management groups, and potential developers to clearly understand the requirements of the Fire Department. Action at next meeting.
- B. *Planned Unit Development – St Augustine Redevelopment Project* – Developer Steve Harms presented an overview of the proposed project which involves the removal of all the buildings on the block bounded by Pine Street, Hickory Street, Greenwood Avenue, and Bradford Street, and replacement with a new apartment building and a new chapel/student center building. The project will be done in two phases, with the apartment building being constructed first. The proposed development has several characteristics that do not meet the current R-3 Multi-family Residential zoning requirements, so they are requesting some flexibility through the use of the Planned Unit Development (PUD) approval process. In response to issues raised at the March 7 Plan Commission meeting, the development was modified as follows: increased on-site parking from 72 spaces to 85 spaces and construction of a new 28-space parking lot (in addition to the existing

28-space lot) on the St Mary property; increased building setbacks; eliminated encroachments into the vision corner at the intersections; and the developer has begun work on a proposed payment in lieu of taxes (PILOT) payment to the City. They also will offer incentives for residents to not bring cars. Council discussion included clarification on the PUD process and next steps if the PUD is approved – Specific Implementation Plan (SIP) review, PILOT, and development agreement. In response to a statement from Denn regarding the taxable status for the housing portion of the project, the developer stated that they believe their non-profit status will prevail. Their intent is to pay the full city cost of services, they are not asking for a discount. Isaac Shanley-1030 Siemers St, expressed concern about the development being on two separate lots with the income property being able to be sold off, didn't see anywhere where residential parking could be offsite – only commercial, wondered if St Mary's neighbors were aware that there will be more parking there, didn't hear anything about parking for staff and maintenance, and doesn't believe that it is the City's responsibility to make sure a property development is feasible. Lonnie Holze, owner of 440 W Pine Street across from the development stated that he did a PUD in 2009 and had to supply the required parking – 11 bedrooms/9 parking spots off street with an additional parking spot in the turnaround. His main concern is the parking, he lived in this area in the 80's and parking was a problem then and still is. He did a random survey of his current 48 tenants and they have 49 cars. Finds it hard to believe that they believe only 60% of their residents will have cars. Action at next meeting.

- C. *Rezoning – Library Block Project* – Community Planning & Development Director Joe Carroll explained the recommendation to rezone the entire Library Block project site to CBT Central Business Transition. The site is currently a combination of CBT Central Business Transition district, B-2 Central Business district, and I-1 Institutional district. Those districts are appropriate, but the boundaries of the zoning districts do not align with the lot boundaries as designated in the approved Certified Survey Map. The CBT district is currently the predominant designation for the block right now, includes the majority of the allowable uses designated in the B-2 and I-1 districts, and allows all of the uses that are being proposed as part of the Library Block. Public hearing and action at next meeting.
- D. *Contract 1-16 Bonson & Short Street Reconstruction* – Public Works Director Howard Crofoot explained five bids were received for the Bonson and Short Street Reconstruction contract which consisted of a single contract plus four alternate bids: Alternate A – Stamped and Colored Concrete on Bonson Street along the sidewalk and in the crosswalk to City Park; Alternate B – complete the reconstruction of the short section of E Mineral Street between Fourth and Bonson; Alternate C – replacement of City Hall steps; and Alternate D – replacement of the pedestals next to City Hall steps. The apparent low bidder with all four alternates is WC Stewart Construction. Should the Council not want to do any of the alternates, then Iowa Grant Trucking would be the low bidder. Staff recommends awarding the Contract with all four alternate bids for a total contract price of \$583,487.95. \$192,839.50 would need to be approved by the Water & Sewer Commission for the Utility portion and the remaining \$390,648.45 would be considered a TIF#7 eligible expense. Action at next meeting.
- E. *Contract 7-16 Weed & Grass Mowing* – Public Works Director Crofoot explained they mailed bid proposals to five contractors, but received only one bid from Grasspro Lawn Care LLC for this annual contract - \$100 per hour or \$75 minimum for Base Bid #1 (large rural type areas) and \$100 per hour or \$75 minimum for Base Bid #2 (isolated patches and residential lawns) from Grasspro Lawn Care LLC. Action at next meeting.
- F. *Contract 5-16 Sidewalk Repair* – Public Works Director Crofoot explained three bids were received for the repair of sidewalks throughout the City and grinding trip hazards on city sidewalks that aren't replaced. Staff recommends awarding the contract to the low bidder J&T Concrete Construction – Sidewalk Repair for \$23,113.40 and Grinding Trip Hazards for a maximum of \$7,092.00. Action at next meeting.

- G. *City Manager/Communication Intern* – City Manager Karen Kurt proposed to allocate up to \$4,000 of the City’s contingency budget for a summer/fall internship to support the communications function and other projects. This position will significantly enhance the speed at which the City can roll out a new website. Action at next meeting.
- H. *First Quarter City Goals Update* – City Manager Kurt provided a written update on the progress of goals set by the Council during the 2016 budget process.

WORK SESSION

Museum Strategic Plan – Museum Director Diana Bolander presented a detailed overview of the 2016-2019 Strategic Plan for the Mining & Rollo Jamison Museums to the Council. The plan was developed over a two day session with members of the Mining & Rollo Jamison Museum staff, Jamison Museum Board, community members, facilitated by the Director Bolander. The plan consists of a new vision statement, mission statement, updated strategic goals (highest priority, higher priority, and high priority), evaluation, and an implementation schedule for the goals. Director Bolander’s take-away from the session included: all involved were excited about the resulting Strategic Plan and excited to see the Museum implement the solutions discussed; hesitance to talk about fiscal matters of the City or the Museums; Board needs education on fiscal matters of the Museum; and wonderful short-term plan that is allowing them to prioritize; and will hopefully allow them to incorporate more fiscal discussion in the next planning session. It was noted that the 2013 Task Force Report was not discussed at the Strategic Planning Session. The Council had accepted that report, but did not act on the recommendations of the report. City Manager Karen Kurt asked the Council if they had any direction for the Museum Department. Nickels noted that wasn’t a desire to lessen the amount of (fiscal) support, but there would be no increase. Daus noted that the growth will need to be through additional revenue from grants and fund-raising, build on the current momentum. Seeboth-Wilson expressed disappointment that the committee didn’t discuss the financial aspects, as the cost of maintaining the museums will only go up. Marilyn Gottschalk reminded the Council of the history of the museums, how they came into being, financial implications of the unique facility and large collection, the perception that the Board has been reinvigorated, and asked the Council to be patient. City Manager Kurt noted that given that the City is the major fundraising source, we need to build a community attachment.

ADJOURNMENT

Motion by Daus, second by Stockhausen to adjourn. Motion carried on a voice vote. The meeting was adjourned at 10:27 PM.

Respectfully submitted,

Jan Martin, City Clerk