

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MAY 10, 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: Katherine Burk, Barbara Daus, Don Francis, Ken Kilian, Tom Nall, and President Eileen Nickels.
Excused: Amy Seeboth-Wilson.

SPECIAL PRESENTATIONS

- A. *2015 Audited Financial Statements – Johnson Block and Company, Inc* – Brent Nelson, CPA Audit Manager from Johnson Block & Company Inc presented a detailed overview of the 2015 audited financial statements for the City. Overall the City was in a healthy financial position as of the end of 2015.
- B. *Acknowledge Duane Borgen 38 Years of Service to City of Platteville* – City Manager Karen Kurt recognized the retirement of Director of Administration Duane Borgen.

CONSIDERATION OF CONSENT CALENDAR

Danni Stephens, owner of 12 Baskets at 670 W Main Street expressed concern about the proposed change of location for the Farmers Market (due to Bonson Street reconstruction) and the effect it may have on access to her business. Motion by Kilian, second by Burk to approve the consent calendar as follows: April 19 Organizational and April 26 Regular Council Minutes; Payment of Bills in the amount of \$746,423.82; April Financial Report; Appointment of Michael Knautz to Board of Appeals (fill remainder of term) and Deb Short to Board of Appeals as Alternate (3 year term); One-Year Operator License to Mary C Huck and Danial L Johnson; Two-Year Operator License to Tracy L Banfield, Hillary A Heim, Craig R Klein, Lynnette M McGraw, Cole P Sanders, Jessica L Shepherd, Brandy L Stetz, Carla E Vickerman, Brianna M Wagner, Amber M Welp, and Megan F Wilhelm; and Street Closing Permit for Farmer’s Market on Saturdays from May through October as presented. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

David Allen of 1430 Country Club Ct spoke about entryway remodeling, and upcoming exhibits (*The Lead Rush is On!, Zinc is King, and Wedding Belles*) with a May 20 members and guests only private showing at the Rollo Jamison Museum.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Board of Zoning Appeals, Plan Commission, and Police & Fire Commission.
- B. Other Reports – April City Attorney Itemized Statement, April Water & Sewer Financial Report, April Airport Financial Report, and Department Progress Reports.

ACTION

- A. *Resolution 16-13 Awarding the Sale of \$2,540,000 General Obligation Corporate Purpose Bonds, Series 2016A* – Dawn Gunderson Schiel of Ehlers Inc presented the results of the May 10 Sales Day Report for \$2,540,000 GO Corporate Purpose Bonds authorized by the Council on April 12 and noted that due to the Standard & Poor’s AA-Credit rating for the City and competitive bidding, the issue was downsized by \$20,000. Motion by Daus, second by Burk to approve Resolution 16-13 Awarding the Sale of \$2,520,000 General Obligation Corporate Purpose Bonds, Series 2016A as presented for CIP projects approved in the 2016 budget. Motion carried 6-0 on a roll call vote.

- B. *Parking Permit Agreement with UW-Platteville* – Motion by Kilian, second by Burk to approve the intergovernmental cooperation agreement between the University and the City with respect to permitted parking on City streets within the campus for another three years at \$21,600 per year as requested. Motion carried 6-0 on a roll call vote.
- C. *Compensation Policy and 2016-17 Compensation Plan for Non-Union Employees* – Motion by Daus, second by Burk to approve the Compensation Policy and 2016-17 Compensation Plan for non-union employees and give the City Manager the authority to make minor adjustments pending the outcome of the employee appeal process as requested. Motion carried 6-0 on a roll call vote.
- D. *Website Design and Replacement* – Motion by Nall, second by Kilian to approve the contract with aHa! Consulting in the amount of \$17,200 and maintenance/hosting annual costs of \$3,200 (starting the second year) for the design and replacement of the current City website as requested. Motion carried 6-0 on a roll call vote.
- E. *Request for Extension for Banking RFP* – Motion by Nall, second by Kilian to approve to extend the current banking contract with Mound City Bank and delay the RFP for banking services until 2017 as requested. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Conditional Use Permit (CUP) at 75-95 N Second Street* – As part of the new City Bar operation at the former Chicago’s Best Restaurant & Tavern, the applicant would like to provide outdoor eating and drinking areas adjacent to the building, which would necessitate a CUP. Staff and Plan Commission recommend approval with conditions that the enclosure fence be between 6’ and 7’ in height and that the approval is subject to the standards in Section 22.06(J). Council discussion included lack of landscaping plan, stormwater provisions (runoff of paved stone to the street), picnic table standards, food truck, fencing, sound levels, cleaning and sanitation of the outdoor crushed rock surface with food. Marilyn Gottschalk of 235 Virgin Ave expressed concern with the potential noise levels and outdoor music. Action at next meeting.
- B. *Request for Appeal – 1665 Enterprise Drive Well and Septic Service* – Broker Associate Renee Geyer, on behalf of the potential purchaser of property at 1665 Enterprise Drive who would like to construct a commercial building with an investment of about \$300,000, had requested permission to install well and septic on this parcel. The Water & Sewer Commission reviewed the request and recommended that the City install water and sewer extensions to serve this and nearby properties and attribute the cost to TIF District #6, to which Staff presented 6 possible options. Ms. Geyer is appealing the requirement for municipal water and sewer services, citing the expense of installing the municipal services would be too much of a financial hardship to be able to proceed with the purchase of the land, and if granted the appeal, they request not to be required to hook up to the municipal water/sewer services for a minimum of 10 years after the installation. Council discussion included estimated costs to put in the well and sewer, hospital paid for the extension, putting water in without septic, practice of special assessments, and concern with setting a precedent with other landowners in this area. Action at next meeting.
- C. *Ordinance Authorizing Stop Signs on Vision Drive* – Proposed ordinance directs the installation of Stop signs for eastbound Vision Dr traffic at Eastside Rd and for westbound Vision Dr traffic at Philips Rd. Action at next meeting.
- D. *Ordinance Repealing Section 26.06(7) Reserve “Class B” Economic Development Grant* – Proposed ordinance, resulting from recent legislation (Act 286), repeals the economic development grant for reserve “Class B” liquor licenses ordinance. Action at next meeting.
- E. *Downtown Parking Task Force Charter* – Proposed Charter creates a 2 year Downtown Parking Task Force whose purpose is to maximize the utility of existing parking in light of current and pending downtown development and competing demands for use. Main Street Executive Director

Jack Luedtke thanked the Council and City staff for acting on this issue and requested that the Council not require City residency for downtown business owners in order to serve on the Task Force. Action at next meeting.

WORK SESSION

Policy Options to Support the Conversion of Rental Properties to Single Family Homes – As a result of one of the Council goals for 2016 to develop a program to support the conversion of single family homes from rental to owner-occupied, Community Planning & Development Director investigated communities that have similar programs, gathered details on how the programs operate, and provided the Council an overview of the information. He then asked for direction from the Council on how to proceed. It was noted that no money was budgeted in the CIP for this, that the intent was to do research in 2016. What is the primary goal of the program? Is the focus on converting rental housing to owner-occupied housing, or is it improving the quality/value/appearance of housing in the City? Should the program target certain areas of the City, or would a property anywhere be eligible? Should the program just be available for current rental properties or would any property be able to receive assistance as long as it will be owner-occupied? Should the program focus on assisting with the purchase of the property, the renovation of the property, or both? Should there be income limitations for the purchaser? How much funding will be available, and what is the source of the funding? Council discussion included targeting the entire city and providing loans/grants to update houses that are currently owner-occupied to keep them owner-occupied; needing more quality rental properties for families and young professionals; converting rental housing to single family residences or owner-occupied rentals, incentivizing buyers to buy outdated homes left by the aging population, focus on quality and \$125,000 range homes, converting dilapidated housing, aging population leaving many homes outdated. City Manager Karen Kurt asked the Council if they wanted a housing study done. Burk mentioned that a regional study was completed recently by Southwest Wisconsin Regional Planning Commission (SWWRPC) and she will forward the links to Staff. *No consensus on the primary goal of the program was reached.*

ADJOURNMENT

Motion by Nall, second by Francis to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 9:41 PM.

Respectfully submitted,

Jan Martin, City Clerk