

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
NOVEMBER 28, 2017**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Nickels at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, Eileen Nickels, Barbara Stockhausen, and Katherine Westaby. Absent: None.

PUBLIC HEARINGS

A. *2018 Budget Hearing* – Council President Nickels called the public hearing to order. City Manager Karen Kurt presented a Powerpoint overview of the proposed 2018 budget, emphasizing sustainability, reviewing the 2017 and 2018 projected budget shortfalls, revenue sources, additional expense reductions of \$185,000 (\$105,000-Museum, \$30,000-Senior Center, and \$50,000-Public Works), restructuring debt service, 1% range adjustment to exempt and non-exempt compensation plans, and limiting CIP levy-supported borrowing to the amount of debt being paid off. Administration Director Nicola Maurer reviewed the summary of adjustments to the public 2018 budget. With the proposed adjustments included, the General Fund Revenue and Expense Budget totals \$8,149,095 and the Revenue and Expense Budget for all funds totals \$16,503,983. The tax levy proposed is \$4,259,128 (increase of 2.5% from 2017), with \$2,585,636 allocated to the General Fund, \$41,638 to the Taxi/Bus Special Revenue Fund, \$1,226,854 to the Debt Service Fund, and \$405,000 to the Capital Improvement Fund. The assessed tax rate is estimated to be \$8.13 per \$1,000 assessed value, a 2.16% increase from last year. No public statements in favor, against, or in general. Motion by Westaby, second by Kilian to close the public hearing. Motion carried 7-0 on a roll call vote.

1. *Resolution 17-23 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2018* – Motion by Daus, second by Nall to adopt Resolution 17-23 Appropriating the Necessary Funds for the Operation and Administration of the City of Platteville for the Year 2018 in the amount of \$16,503,983 as presented. Motion carried 7-0 on a roll call vote.
2. *Resolution 17-24 Authorizing the Salaries and Rates of Pay of the Officers and Permanent Employees, Excluding Union Personnel, Library Personnel, and City Manager, for the Year 2018* – Kilian questioned whether the jobs listed were “good paying” jobs. City Manager Kurt responded that when the Council completed the City’s compensation study two years ago, the Council wanted to be “at market” (rather than lead or lag the market), and believes the wages reflect the local market. Motion by Daus, second by Westaby to adopt Resolution 17-24 Authorizing the Salaries and Rates of Pay of the Officers and Permanent Employees, excluding Union Personnel, Library Personnel, and City Manager, for the Year 2018 as presented. Motion carried 7-0 on a roll call vote.

B. *Ordinance 17-14 Amending Section 20.25 Cedar Hills Planned Unit Development – Specific Implementation Plan with Conditions* – Council President Nickels called the public hearing to order. Community Planning Director Joe Carroll explained that the developers of the Cedar Hills condominium project submitted a request to amend the PUD in order to construct some duplex condos, in addition to the single family condos, in an effort to generate some additional interest and sales in the development. The project was originally approved with 16 single family detached condo units of which 4 have been constructed. Specific changes include changing Unit 4 from a single-family condo into a duplex condo; changing Unit 6 and Unit 7 single family condo units to

one duplex condo building; changing Unit 12 and Unit 13 single-family condo units to one duplex condo building; and changing Unit 14 and Unit 15 single-family condo units to one duplex condo building. The proposed changes would result in having a combination of single-family detached units and duplex units, with the total number of units increasing by one from 16 to 17 units. The Safe Routes Committee asked that the sidewalk connection between Main Street and Perry Drive be installed upon the completion of the condominium buildings located where Units 4 and 5 are shown on the site plan, or December 31, 2022, whichever comes first. Plan Commission recommended approval with the sidewalk condition. Public statements in favor included applicant Joel Klinge of 6739 N Elm St, who answered questions of the Council regarding building materials, soundproofing, sidewalk connection, and noted that the duplexes will be less expensive to construct and more affordable for the community. No public statements against or in general. Motion by Daus, second by Stockhausen to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Westaby, second by Nall to approve Ordinance 17-14 Amending Chapter 20.25 Cedar Hill Planned Unit Development to allow duplex condominiums as proposed, subject to the condition that the sidewalk connection to Perry Drive shall be installed upon the completion of the condominium buildings located where Units 4 and 5 are shown on the site plan or by December 31, 2022, whichever comes first. Motion carried 7-0 on a roll call vote.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: November 14 Regular Council Minutes; Payment of Bills in the amount of \$457,513.44; Temporary “Class B” License to serve Fermented Malt Beverages and Wine to Platteville Main Street at 55 S Elm Street on November 30 for Holiday Inn Express Open House and to Rotary Club of SW Wisconsin/Platteville at 75 N Bonson Street on December 17 for The Big Secret at City Hall – Hayes Carll Concert; One-year Operator License to Kirsten A Adams; Two-year Operator License to Ariana Arana, Madison M Fischer, Katelynne M Kutka, Jordan R Marquardt, Austin C McCourt, and Rachel E Schwarzmann; Taxi Driver License to Gordon L Hellwig, Janice M Lindeman, Aaron D Pluemer, and Angela L Rice; and Cancel December 26 Council Meeting as presented. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Main Street Program Executive Director Jack Luedtke thanked the City employees for putting up the Christmas decorations downtown, the flags in the parks, and keeping Main Street clean. In addition, he invited everyone to the 2nd Annual Holiday Stroll and Vendor Fair on Saturday, December 2 featuring 26 vendors in City Hall, music in the Auditorium, Main Street businesses, with Mr. and Mrs. Santa and the Grinch.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Public Transportation Committee, Museum Board, and Library Board.

ACTION

- A. *Ordinance Renaming Chapter 36 and Amending Section 36.06 License Fees* – Motion by Kilian, second by Daus to adopt Ordinance 17-13 Renaming Chapter 36 to Alcohol Beverages and Amending Section 36.06 License Fees which deletes the reference to wholesaler licenses and implements a late fee for renewal alcohol license applications submitted after the application deadline of May 1 as presented. Motion carried 7-0 on a roll call vote.

- B. *Contract 19-17 Snow & Ice Removal* – Motion by Daus, second by Westaby to award Contract 19-17 Snow & Ice Removal to Four Seasons Landscaping at the bid price of \$.20 per sq ft or \$40 minimum for snow only and \$.25 per sq ft or \$50 minimum for hard packed snow and ice removal as presented. Motion carried 7-0 on a roll call vote.

- C. *Development Agreement Amendment – Former Pioneer Ford Property Redevelopment – Motion* by Daus, second by Stockhausen to approve the amendment to Section 1.2 and Section 3.2(5) – extending the December 31, 2017 closing date to March 31, 2018 – of the Development Agreement for Pioneer Property Redevelopment as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Ordinance Amending the Official Traffic Map – Downtown Parking* – Public Works Director Howard Crofoot explained the proposed ordinance, resulting from the November 14 Council work session, which consolidates timed parking categories, converts parking on the west side of Bonson St to 3 hour parking (9 AM to 5:30 PM) and no overnight parking, converts parking on the south side of E Mineral Street to no overnight parking, and converts the block of S Elm Street between W Pine St and W Main St to 3 hour parking (9 AM to 5:30 PM) and no overnight parking. Staff also recommends approval for the reconfiguration of the Mineral St parking lot. Longtime downtown business owners Dave Spensley and Mark Ihm expressed concerns with leased/assigned parking, the configuration of the Mineral Street parking lot, and thought there should be more 24 hour parking downtown rather than less. Action at next meeting.
- B. *Ordinance Amending the Official Traffic Map – Bayley Avenue* – Proposed ordinance, resulting from the November 14 Council work session, designates Bayley Avenue from Pine St to Mitchell Avenue as no overnight parking. This change will remove overnight parking on this street and will allow business customers and friends of residents on the block to park in these stalls. Kilian questioned why S Court St and Rountree Avenue were not also addressed and why Bayley Avenue doesn't have permit parking. Action at next meeting.
- C. *Ordinance Amending the Official Traffic Map – Pioneer Road* – Proposed ordinance, resulting from the November 14 Council work session, designates no overnight parking on Pioneer Road between Southwest Rd and Vinegar Hill Rd. Pioneer Road residents, Tom Skobal, Steve Chandler, Tom Lawinger, Carly Anderson, and Chuck Runde expressed concerns with cars parking on both sides of the narrow road when UW is in session, increased trash, traffic, snow plowing, and safety with lack of sidewalks. They didn't think restricting overnight parking would fix the problem, suggested allowing parking on one side of the street or a 2 hour parking limit. Action at next meeting.
- D. *Ordinance Amending the Official Traffic Map – E Madison Street* – Proposed ordinance designates “no parking this side of street” on E Madison St by Moundview Park from Broadway to Lincoln Street. Action at next meeting.
- E. *Americans with Disabilities Act (ADA) Complementary Paratransit Plan* – Adoption of the proposed ADA Complementary Paratransit Plan is required by the WisDOT for having a fixed bus route service. To comply Public hearing and action at next meeting.
- F. *Contract 17-18A ADA Paratransit (Taxi)* – The Platteville Public Transportation Committee will review the recommendation and forward a recommendation in time for the December Council meeting. Action at next meeting.
- G. *Contract 17-18B Fixed Route (Bus)* – The Platteville Public Transportation Committee will review the recommendation and forward a recommendation in time for the December Council meeting. Action at next meeting.

WORK SESSION

Future of Senior Center Building – The Council discussed four options for the City owned vacant building at 55 S Court Street which previously housed the Senior Center. Options included maintaining ownership of the building for City use, maintaining ownership of the building but lease it to another entity, demolishing the building and converting the property to a public parking lot (approx. 14 stalls), or selling the property. *It was the consensus of the Council to sell the property.*

Sale options included selling the property directly, selling the property using a realtor, or issuing a RFP regarding the sale and reuse of the property. Staff has begun the process of having an appraisal conducted and should have a property value before the end of the year. *It was the consensus of the Council to issue a RFP regarding the sale and reuse of the property, similar to the process used for the Elm Street lots.*

ADJOURNMENT

Motion by Daus, second by Westaby to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 9:20 PM.

Respectfully submitted,

Jan Martin, City Clerk