

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JUNE 28, 2016

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: Katherine Burk, President Pro Tem Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: June 14 Regular Council Minutes; Payment of Bills in the amount of \$406,669.25; Appointment of Natasha Geyer, German Hernandez, Brian Laufenberg, Bill McBeth, and Nick Pease to the Downtown Parking Task Force, Bill Van Deest to the Museum Board (4 year term), Marilyn Gottschalk to the Rountree Gallery Board (partial term ending 7/1/18), Deb Jenny to the Rountree Gallery Board (3 year term), Reappointment of John Zuehlke to RDA Board (5 year term), Reappointment of Terry Malliet, Matt Zielinski, Angie Donovan, and Deb Jenny to Tourism Committee (1 year term); Change of Agent for Becker & Zmina Holdings LLC, Platteville (Steven A Becker, Agent) for premises at 92 E Main Street; One-Year Operator License to Renee E Abing, Emily M Altfillisch, Logan T Butson, Zachary T Clement, Tyler E Dornink, Lysie M Eckert, Peter J Grasee, Carla S Holloway, Baily J Hubbard, David L McCabe, Ann B Mowbray, Christina M Potempa, Nick P Reinhold, Deacon J Swenson, and Karen M Thome; and Two-Year Operator License to Kathie J Bartels, Michele D Bartels, Karen C Block, Alvaro M Cruz, Daniel P Gomar, Jose Gomez, Chelsae L Hill, Jackie L Key III, Amanda M Meidl, Joseph M Mueller, Matthew B Schultz, and Amanda L Webb as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Charles Trace of 280 W Knollwood Way expressed concern with Knollwood Way stopping just short of his driveway access. He wants to put in a blacktop driveway and the City told him that it was the developer's responsibility to complete the road, roughly 20'x20'. He requested that the city pave the remainder of the incomplete road or proposed that the City gifts the property to him and he will complete the blacktop. The Council directed Public Works Director Howard Crofoot to submit a formal report at the next meeting.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Plan Commission, Library Board of Trustees, Water & Sewer Commission, Parks Forestry & Recreation Committee, Community Safe Routes Committee, Museum Board, and Commission on Aging. Daus invited everyone to Heritage Days at the Museum on the 4th of July.

ACTION

- A. *Site Implementation Plan (SIP) - St Augustine Redevelopment Project* – Community Planning & Development Director Joe Carroll reviewed that the St Augustine Redevelopment Project planned unit development (PUD) will involve the removal of all the buildings on the block bounded by Pine Street, Hickory Street, Greenwood Ave, 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 apartment building will be 3 stories tall, will contain 46 units (combination of 4-BR and 2-BR), and will have a maximum capacity of 144 tenants. In addition, there will be some lounge areas, offices, and other common areas on the main floor. The first step of the PUD approval for this project, the General Development Plan (GDP), was approved by the Council at their April 26 meeting. The applicant has now applied for approval of the second step of the PUD approval, the Specific Implementation Plan (SIP), which provides more information and detail on the project, primarily the specific building design and materials, landscaping plans,

final grading, utilities, and other site details. The Plan Commission considered this request at the June 6 meeting and recommended approval of the Staff recommendations and included a suggestion that the City look at overnight parking on nearby streets. They are concerned that residents will park on nearby streets rather than offsite at the St Mary's parking lot. Developer Steve Harms of Tri-North Builders addressed a few items such as the center courtyard will have sidewalks that will be temporary, they want the courtyard to be open/ visible to the streets for security purposes and want to encourage students to walk through there, they have DNR approval to utilize the parking lot as their storm water retention by using pervious (non-slip) paving, west end of the building has a store front area on the basement level – not sure exactly what they are going to do with that at this time, St Mary's lot configuration with landscaping plan, and noted a legal agreement will be in place. Mark Herr from Plunkett Raysich Architects Inc provided some renderings of the student housing building, explaining that the architectural character and materials are upscale, style is collegiate gothic and they believe they have met and exceeded the design guidelines in the design. They are using a combination of manufactured stone product and stucco like material on the façade and two different textures – sandalwood beige for the rough texture and buckskin for the smooth texture. They are looking at two different options for the underground parking façade rather than plain concrete – use a form liner with stamped colored concrete or use of the stone look stucco product – preference was for the stone look stucco product. Council discussion included the use of stone and stucco on the façade, building construction (wood frame and open webbed wood trusses), exterior entrances for some of the apartments (allows for flexibility with leases), concern regarding the length of agreement with St Mary's for off-site parking, pervious pavement (concrete that looks like a gray rice krispie bar), concern that the two parcels could be sold off to some other entities in the future (addressed in the developer agreement), soundproofing in the dorm rooms (acoustic drywall and carpet), concern with only 7 trees in the landscaping plan (using mostly low shrubbery because of lack of room and to aid in visibility/security), and a suggestion to not use Cleveland Pear trees in the landscaping plan since they can damage sidewalks. Motion by Daus, second by Nall to approve the Site Implementation Plan (SIP) for the St Augustine Redevelopment Project PUD subject to the following: a) approval is for the apartment building only – the church will need to be approved separately; b) some additional architectural detail and/or material changes should be provided on the south and west facades of the parking level of the building to break up the expanse of concrete wall – stone look stucco product; c) a certified survey map (CSM) shall be submitted for approval to reconfigure the boundaries of the properties which are a part of this development; d) an agreement shall be provided that indicates the parking on the St Mary's property is available for use by the tenants of this building; e) additional landscaping and/or screening shall be provided for the expanded parking area on the St Mary's property; f) a negotiated payment in lieu of taxes (PILOT) agreement shall be provided in the event the property is deemed tax exempt; g) the applicant shall submit detailed plans and enter into a development agreement with the City to govern the above items and other details for this project; and h) the City should look at the parking requirements on nearby streets and consider eliminating overnight parking to encourage renters to use the on-site and off-site parking alternatives as presented. Motion carried 6-1 on a roll call vote with Kilian voting against.

- B. *Contract 10-16 Thin Overlay* – Public Works Director Howard Crofoot explained that bids were solicited for 0.75 inch overlay on City streets and only one bid was received for \$227,098. Based on the budget of \$200,000, Staff is recommending to eliminate 3 streets from the bid – Lincoln, Grant and Washington – to bring the amount to under \$200,000. Motion by Daus, second by Seeboth-Wilson to award Contract 10-16 Street Repairs & Maintenance to Iverson Construction for the bid price of \$191,270.78 to apply thin overlay on the following streets: Water from Bus 151 to Pine; Mason from Lancaster to Hollman; Boldt from Lutheran to Broadway; Division from Chestnut to Hickory; Grace from Madison to cul-de-sac; Jewett from Fourth to Lancaster; Madison from Seventh to Lancaster; Linden from Heer to Grant; Heer from Linden to end; Grant from Broadway to west end; Court from Pine to Southwest Rd to South ROW; Southwest Rd from S Court to S Chestnut, and E Madison from N Water to Broadway. Motion carried 7-0 on a roll call vote.

- C. *Resolution 16-15 Approving 2015 Compliance Maintenance Annual Report (CMAR)* – Public Works Director Howard Crofoot explained that the DNR requires the City to submit annually the CMAR (a self-report on the condition of the treatment plant, the collection system, the experience of operations personnel, and the financial and managerial capacity to run the system). A resolution is required to demonstrate that the Common Council has reviewed and approved the submission of the report. Crofoot noted that the Wastewater Treatment Plant is in excellent condition, operated by an experienced staff, financial condition is stable, and management procedures are in place. The system is graded an “A” in all areas for 2015. Motion by Kilian, second by Seeboth-Wilson to adopt Resolution 16-15 Approving the 2015 Compliance Maintenance Annual Report (CMAR) as presented. Motion carried 7-0 on a roll call vote. President Nickels commended the Wastewater Treatment Staff.

INFORMATION AND DISCUSSION

- A. *Contract 11-16 Highway Painting* – Public Works Director Crofoot explained that the contract involves painting the centerline stripes and miscellaneous street markings on Bus 151, Broadway, and Water Street. Three bids were received with Century Fence having the low bid. Base bid is to repaint Bus Hwy151 as it is. Alternate A is to paint Broadway from Main to Stevens. Alternate B is to paint Water St between Pine and Bus 151. Alternate C would be instead of the Base Bid – instead of having the two lane road with wide shoulders from Chestnut to Mineral St (except at the Water St intersection), it would sacrifice the wide shoulders to create a center left turn. From Mineral St to the medians at Millennium Dr, it would reduce the lanes to 3 lanes and make wider shoulders in this area. The pro of Alternate C is that it will reduce traffic crashes. The cons are that it will cost an additional \$14,000 in painting costs, create confusion, and from Chestnut to Mineral St, it would eliminate the wide shoulders currently being used by bikes and pedestrians. Staff recommends awarding the contract with Alternate C for a total price of \$51,934.03. Council discussion included a question about the status of the submitted TAP grant to install pedestrian crosswalks at the Water St/Bus Hwy 151 intersection and concern with the loss of the wide shoulders for pedestrians. Action at next meeting.
- B. *Assignment of Purchase Agreement for 60 Ellen Street from Platteville Fire Department Inc. to City of Platteville* – City Manager Karen Kurt explained that Platteville Fire Department Inc placed a winning bid of \$55,000 during an auction for a property located at 60 Ellen Street. This bid was placed with the understanding that the City would purchase the property at a later date. Acquiring this property will assist them in adding larger bays to the south of their existing property in the future. In the meantime, the Fire Dept will use the house for training exercises and then demolish the structure in the spring of 2017. To save on acquisition costs, Staff proposed that the purchase agreement be transferred to the City now and to fund the purchase with \$22,000 savings from the 2016 street reconstruction projects, \$28,000 from deferral of Harrison Park playground equipment to a subsequent year, and \$5,000 savings from the City website project. Action at next meeting.

ADJOURNMENT

Motion by Daus, second by Nall to adjourn. Motion carried 7-0 on a voice vote. The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Jan Martin, City Clerk