

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JULY 12, 2016

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Pro Tem Daus 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, and Tom Nall.
Excused: President Eileen Nickels and Amy Seeboth-Wilson.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Burk to approve the consent calendar as follows: June 22 and June 28 Special and June 28 Regular Council Minutes; Payment of Bills in the amount of \$710,861.29; June Financial Report; “Class B” Combination Beer & Liquor License to ADHMOR LLC, Platteville (Nick Pease, Agent) for premises at 74 N Second Street (Nick’s); One-Year Operator License to Sunshine Marie G Balch, Michael A Forsyth, Tina E Hurlburt, Amanda M Leeser, Matthew J Schaefer, and Leah M Wiegman; Two-Year Operator License to Robert A Bailey, Joyce R Brakie, Amanda K Coker, Jessica M Dill, Malysa A Helgeson, Lisa M Hinderman, Kami R Kastner, and Phil C Kettler; Street Closing Permit to Barbara Browning for 28th Annual Division Street Family Picnic on July 20; and Temporary Signs for Platteville Airport Fly-In/Drive-In Breakfast on July 24 and Old House Enthusiasts House Tour on November 5 as presented. Motion carried 5-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Arlene Siss of 130 N Hickory Street extended an invitation to an upcoming event at the historical Mitchell Rountree Stone Cottage on Sunday, July 24 from 1 PM – 4M.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Tourism Committee, Board of Zoning Appeals, Historic Preservation Commission, and Redevelopment Authority. Daus invited everyone to the Platteville Municipal Airport Breakfast Fly-In/Drive-In on July 24.
- B. Other Reports – June City Attorney Itemized Statement, June Water & Sewer Financials, June Airport Financials, and Department Progress Reports.

ACTION

- 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 lane. 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 reduce the wide shoulders currently being used by bikes and pedestrians. Staff recommends awarding the contract with Alternate C instead of the Base Bid, plus Alternates A & B for a total price of \$51,934.03 to Century Fence. A work session was held earlier in the evening on this topic. Council discussion included positions for and against creating a center left turn lane and the need to have more community input if a significant change is to be implemented. **Motion** by Nall, second by Kilian to table action to the next meeting for public input. Motion carried 5-0 on a roll call vote. Director Crofoot will notify the affected property owners of the proposal.

- B. *Assignment of Purchase Agreement for 60 Ellen Street from Platteville Fire Department Inc. to City of Platteville* – City Attorney Brian McGraw explained that the Platteville Fire Department Inc. currently has a signed offer to purchase this property. According to the terms of the offer, it is to close on Friday and there is an understanding that if this motion is approved, that the City will purchase the property and pay for it. The Fire Dept has advanced the \$55,000 earnest money. The City will reimburse the Fire Dept in connection with the closing on Friday. Acquiring this property will assist in adding larger bays to the south of the existing fire department 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. The purchase will be funded 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. Since this is a purchase for a public facility, the Plan Commission reviewed this purchase and recommended approval at their July 11 meeting. Motion by Kilian, second by Burk to approve the Assignment and Acceptance of Residential Offer to Purchase agreement for 60 Ellen Street from the Platteville Fire Department Inc. to the City of Platteville as presented. Motion carried 5-0 on a roll call vote.
- C. *Driveway for Charles Trace – 280 W Knollwood Way* – Public Works Director Howard Crofoot explained that at the last meeting, Mr. Charles Trace addressed the Council regarding the extension of an incomplete street in the Oakhaven subdivision and Staff was directed to provide a report. Mr. Trace requested that the City pave the remainder of the incomplete road or proposed that the City gift the property to him and he will complete the blacktop. Mr. Trace owns 280 W Knollwood Way, the westernmost parcel on the street. The street ends approximately 40’ short of the west end of the subdivision and his driveway comes out on the unimproved section of the street right-of-way. At the developer’s request, the final development agreement for this subdivision did not require pavement to the end of the last parcel on Knollwood Way and on Emily Street to the south. It was noted that the developer did live up to the terms of the agreement. City crews clear access to the fire hydrant in the winter time and Staff does not believe there is an issue with Fire Dept access to this hydrant year-round. In other locations within this subdivision and other subdivisions, there are cases where the driveway goes along a platted, but undeveloped portion of street right-of-way. In all cases, the City has allowed the property owner to construct a temporary driveway access along the platted, but unimproved right-of-way at the owner’s expense until such time as the street was improved. A rough estimate for extending curb, gutter, and pavement is about \$6,000. Staff recommended to stay with the existing precedent and work with Mr. Trace to sign a permit to allow him to construct his driveway on the platted, but unimproved portion of W Knollwood Way until such time as the street is extended and improved. Mr. Trace spoke against the recommendation and stated that the road does not maintained get plowed because it is not a finished road, he plows out the remaining part to his driveway, expressed concern with the fire hydrant not being accessible, he pays taxes, covenants are required in this subdivision to have a finished driveway and he doesn’t believe he should have to finish a road to do that. Fire Chief Simmons didn’t have any concerns with the fire hydrant, but noted that it was an end of the line hydrant, so they would most likely grab another hydrant and that may delay response time. Motion by Kilian, second by Nall to have the City extend West Knollwood Way to the end of the subdivision. Motion carried 5-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Request to Amend Development Agreement – River to Valley Initiatives* – River to Valley Initiatives, the developer selected for five of the former Kallembach properties, is requesting to amend a portion of the Development Agreement for the property at 565 W Cedar Street. Instead of demolishing the existing house structure and replacing it with the construction of a new house, they would like to demolish the existing structure, and replace it by relocating the house at 420 Southwest Rd to this property. Staff is not in favor of the proposal since the developer was selected for this project over other submitted proposals based, in part, on the development providing new construction on this site. Changing the proposal now would not be fair to the other developers. Action at next meeting.

- B. *Former Pioneer Ford Site – Selection of Developer* – The City received four proposals in response to the RFP to redevelop the former Pioneer Ford site. The Committee established to review the submitted proposals recommend that the City focus on the proposal submitted by General Capital and begin more substantive discussions about the development of the site and associated financing. The General Capital project would involve the construction of a multi-story building that would include both commercial and residential uses. Staff recommends the Council authorize Staff to begin discussions with General Capital with the goal of drafting a Letter of Intent/Memorandum of Understanding regarding the development of the former Pioneer Ford property. 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