

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JULY 26, 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, Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson. Absent: None

SPECIAL PRESENTATION

American Customer Care (ACC) – Vice President Bernie Tronel was present to talk about ACC which is a local call center looking at doubling or tripling the size of their staff within the next 8 months. He noted that their employees are highly skilled, highly compensated, and provide level 3 and level 4 technical support for Motorola, technical support for Intuit, and other major companies. Their biggest obstacle is getting labor.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Nall to approve the consent calendar as follows: July 12 Special and Regular Council Minutes; Payment of Bills in the amount of \$477,923.08; Appointment of Josephine Kischer to Commission on Aging (3 year term) and Amy Seeboth-Wilson as Jamison Trust Representative; One-Year Operator License to Krystal M Francis, Zachary A King, and Jacob M Kolb; Two-Year Operator License to Quinn M Cappetta; Banner Permit and Walk/Run Permit to the ALS Association – WI Chapter for Walk to Defeat ALS on September 24 as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Gavin Greenley of 260 Division Street expressed concern with the safety, condition and lack of progress of the former Kallembach property (currently owned by River to Valley Initiatives) across the street from his house, stating that there is now a 9' hole filled with water, sludge, metal and garbage. He encouraged the Council to hold the owner accountable.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Library Board, Water & Sewer Commission, Community Safe Routes Committee, and Parks Forestry & Recreation Committee. Seeboth-Wilson noted that the Water & Sewer Commission voted to build a new well to replace Well #4 in the next 18 months or so. Francis noted that in addition to bike lanes discussed later in the agenda, the Community Safe Routes was looking at sidewalks for Rountree Commons.

ACTION

- A. *Contract 11-16 Highway Painting* – This agenda item was tabled at the July 12 Council meeting. Motion by Nall, second by Daus to take this agenda item from the table. Motion carried 7-0 on a roll call vote. 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 increase 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.

Council discussion included DOT traffic counts, positions for and against creating a center left turn lane and concern with removing the wide shoulders for pedestrian and biking traffic. Motion by Daus, second by Seeboth-Wilson to award Contract 11-16 Highway Painting (Base Bid, plus Alternates A & B) to Century Fence for the low bid amount of \$37,758.92. Motion carried 5-2 on a roll call vote with Francis and Nall voting against.

- B. *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 relocate the house at 420 Southwest Rd to this property. Community Planning & Development Director Joe Carroll explained that 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. Judy Wall of River to Valley Initiatives, a non-profit developer that works to bring affordable quality housing to southwest Wisconsin, explained that with respect to their development agreement, they are not restoring 565 W Cedar St. It has been demolished and they are putting in a new foundation. They want to move the shell of another quality built home that depicts the historic character of the neighborhood (10/12 vs 6/12 pitch roof), repurpose it by completely remodeling it, adding a porch and 2 story addition in the back. She believes altering the agreement is in the best interest of the neighborhood (restoring the historical integrity of the neighborhood), providing the home owner a larger home for the same price (2,200 sq ft vs 1,800 sq ft), creates more of a tax base, and saves a home going into a landfill. Council discussion included the completion timeline, house footprint, approx. \$200,000 proposed selling price, appraisal process, and the original developer selection process/build a new house. Motion by Kilian, second by Nall to amend the Development Agreement of River to Valley Initiatives for the property at 565 W Cedar Street as requested. Motion to amend by Daus, second by Kilian to have benchmarks added to the development agreement such as having a new foundation, new 2 story addition on back, new siding, new 30-year roof, energy efficient windows, new HVAC, and other suggestions by the CP&D Director, with a timeline completion date of December 31, 2016. Motion to amend failed 3-4 on a roll call vote with Burk, Francis, Nall, and Seeboth-Wilson voting against. Original motion failed 1-6 on a roll call vote with Burk, Daus, Francis, Nall, Nickels, and Seeboth-Wilson voting against.
- C. *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. Motion by Daus, second by Nall to 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. Motion carried 7-0 on a roll call vote.
- D. *Resolution 16-17 Amending Resolution 16-14 Conditional Use Permit: 75/95 N Second Street* – Community Planning & Development Director Joe Carroll reviewed the Conditional Use Permit (CUP) resolution the Council approved at the May 24 meeting for an outdoor eating and drinking area for the City Bar at 75 N Second St. During that discussion, the bar owner mentioned that he would be relocating his food wagon to this property to help serve the outdoor eating and drinking area. Due to concerns about the size and appearance of that wagon, the owner is now proposing to construct a 10'x10' building with a deck on three sides to provide a level area for stools and access to the serving windows. The building will not have a permanent foundation, will be located in the area north of the main building that is currently asphalt, and have an appearance that is similar to the

main building. Also during that discussion, the owner mentioned that the exterior tables would be similar to the tables at McDonalds and Culvers and the tables, chairs and trash enclosures would be similar in appearance and style to the fence. Instead the owner is using wooden picnic tables that will be stained brown to match the style and appearance of the siding on the building. Jarret Bauman was present on behalf of the owner and answered questions from the Council. Motion by Daus, second by Nall to approve Resolution 16-17 Amending Resolution 16-14 Conditional Use Permit to allow an outdoor eating and drinking area adjacent to the building at 75/95 N Second Street with conditions as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Resolution 16-16 Application for Exemption from the Levy of any County Library Tax* – Action at next meeting.
- B. *MPO Contingency Fund Report* - Gene Weber and Dan Brumm provided an update on the MPO Trail project status. They were pleased to report that they still have \$7,350 in their contingency fund and that none of the City backup contingency fund (up to \$50,000 of Park Impact Fees) has been spent, nor is needed for the project scheduled to be completed in August. MPO has scheduled a Grand Opening celebration for September 15.
- C. *Use of Park Impact Fees for Lighting the Keystone Connection Trail* – Proposal is to use a portion of the \$50,000 Park Impact Fees not needed for the MPO Trail project to install lighting on the portion of the trail extension from the end of the MPO trail at the gazebo along the old rail bed up to Keystone Parkway behind WalMart/Menard’s at an estimated cost of \$19,000 – funded by the remainder of the MPO contingency fund (\$7,350) and approximately \$11,650 of Park Impact Fees. Action at next meeting.
- D. *Ridge Avenue Bicycle Lanes* – Proposal is to approve the recommendations of the Community Safe Routes Committee which include: 1) approval of a comprehensive north bikeway loop; 2) installing bike lanes on both sides of Ridge Avenue from Lancaster Street to Fourth Street (thereby eliminating parking on the north side of the street); and 3) designating the actual State Highways as truck routes (thereby eliminating truck and farm equipment traffic along Ridge Ave, Fourth, Sylvia, Second and Pitt Streets – the “shortcut” between Highways 80 and 81). Cindy Tang of 995 Highbury Circle registered in favor. Action at next meeting.
- E. *Second Quarter City Goals Update*
- F. *Review 2017 Budget Timeline*

ADJOURNMENT

Motion by Seeboth-Wilson, second by Burk to adjourn. Motion carried 7-0 on a voice vote. The meeting was adjourned at 9:13 PM.

Respectfully submitted,

Jan Martin, City Clerk