

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JANUARY 23, 2018**

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

CONSIDERATION OF CONSENT CALENDAR

Motion by Daus, second by Westaby to approve the consent calendar as follows: January 9 Regular Council Minutes; Payment of Bills in the amount of \$3,471,932.04; Two-year Operator License to Alec M Anderson, Haley A Jannel, Rebecca B Radtke, and Tianna J Robinson; and MHTC Building Donation. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Public Works Director Howard Crofoot made a statement regarding the replacement of Well number 4 due to air in the water resulting from holes in the casing. This is not a health issue, but does make the water appear cloudy. A new well, number 6, will be drilled in its place. If the application is approved through both the Public Service Commission and the Department of Natural Resources the project will be online in the fall of 2018. There is no cost to water and sewer rate payers as reserve funds are being used to finance the project.

City Manager Karen Kurt made a statement that an estimate has been requested from Lifeline for addressing the sound system and the microphones in the Council Chambers.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Museum Board, Water & Sewer Commission, Historic Preservation Commission, Community Safe Routes Committee, Parks, Forestry, & Recreation Committee, Airport Commission, and Housing Authority Board.

ACTION

- A. *Development Agreement – St. Augustine Redevelopment Project* – Community Development and Planning Director Joe Carroll stated staff recommends approval of the development agreement which will allow the redevelopment of the site as proposed. The Planned Unit Development was approved by the Council in June 2016 with eight conditions. Carroll confirmed that the developer has met, or will be meeting, the conditions including having revised the drawings to incorporate architectural detail on the south and west facades of the parking level of the building. Motion by Daus, second by Westaby to approve Development Agreement – St. Augustine Redevelopment Project as presented. Motion carried 6-1 on a roll call vote with Kilian voting against.
- B. *PILOT Agreement – St. Augustine Redevelopment Project* – Community Development and Planning Director Joe Carroll stated staff recommends approval of the PILOT Agreement which will allow for a payment in lieu of taxes if the project is determined to be tax exempt. It was noted that the request for property tax exemption must be filed with the assessor by March 1. Discussion included questions regarding how tax-exempt status is verified over time. It was also noted that the developer, Hickory Street Housing LLC, is represented by an attorney from the same law firm as the City Attorney. City Manager Karen Kurt explained that the City Attorney's obligation is to represent the City. However, the City always has the choice to seek outside counsel. In this case, staff felt outside counsel was not warranted, particularly as the PILOT Agreement was primarily drafted by the previous City Attorney. Mr. Steve Harms with MDC Holdings and construction

manager on the project explained that Hickory Street LLC is wholly owned by St. Augustine University Parish, with Father John Del Priore serving as the signing officer. Motion by Daus, second by Westaby to approve the PILOT Agreement as presented. Motion carried 6-1 on a roll call vote with Kilian voting against.

- C. *IT Services Contract* – Administration Director Nicola Maurer outlined the support services provided by CompuNET International under the contract, which renews annually. Motion by Westaby, second by Nall to approve IT Services Contract with CompuNET International Inc. Motion carried 7-0 on a roll call vote.
- D. *2018 City Goals* – Motion by Kilian, second by Stockhausen to approve 2018 City Goals. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Official Traffic Map – Richard Street* – Director of Public Works Howard Crofoot presented the recommendation to amend the Official Traffic Map to make Richard Street from South Chestnut Street to Straw Avenue 15-Minute Parking from 6 AM to 6 PM Monday thru Friday or Permit Parking Only. This amendment would provide limited term parking to serve the needs of two day-care facilities. Action at next meeting.

WORK SESSION

- A. *Future Layout of City Hall* – City Manager Karen Kurt presented a handout of a concept for the future layout of City Hall. The conceptual layout would provide more efficient use of City Hall space, provide an improved experience for the general public and enhance workflow for City Hall staff. The design reflects budgetary constraints and would not be the complete overhaul that City Hall really needs. The planned air exchanger improvement would need to be consistent with any anticipated remodel plan, and the remodeling would have to be phased to allow operations to continue within City Hall. The concept includes an open layout space for finance staff and a space for the Rountree Art Gallery on the main level. The upper level would share a common reception area, conference room/kitchenette, Council Chambers, and related office wings. The next step would include determining feasibility of the layout with staff and establishing staged phases of construction at a cost of approximately \$16,000. *It was the consensus of the Council to move forward to step 2 of the future layout concept of City Hall.*
- B. *City Interest in Armory Building* – Parks and Recreation Coordinator Luke Peters and City Manager Karen Kurt presented information related to the availability of the Armory Building. The National Guard has notified the City that the building will be placed on the market. Currently the City uses the building for recreation and as an election polling place. The Council discussed challenges presented by old buildings, plus various options in obtaining the building for City use, as well as alternative locations for activities currently held in the Armory Building. The Council requested information on major mechanicals and maintenance costs for the building before considering any action.

ADJOURNMENT

Motion by Nall, second by Stockhausen to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 8:56 PM.

Respectfully submitted,

Candace Koch, City Clerk