

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**March 27, 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: Barbara Daus, Ken Kilian, Eileen Nickels, Tom Nall, Don Francis, and Barbara Stockhausen.  
Absent: None

SPECIAL PRESENTATION

*Tourism Report – Platteville Regional Chamber of Commerce –*

Kathy Kopp, Executive Director of the Platteville Regional Chamber of Commerce presented a report on tourism activity for 2017 in the Platteville region. Included in the report were the goals for 2017 and an update on those goals as well as the Action Plan and the Strategic Plan for 2018. The five main goals for the tourism entity and the Chamber are to maintain and host the Travel Wisconsin welcome center, continue to support outdoor recreation in and around the Platteville community, build a better and stronger community and regional network to enable the Chamber to continue to promote all Platteville and regional events and museums, continue and enhance Ag. Tourism initiatives and series of events and promotions, and host the premiere for the 500<sup>th</sup> episode of Discover Wisconsin. Events happening in 2018, the 3<sup>rd</sup> Annual Day on the Farm in June, the 3<sup>rd</sup> Annual Southwest Musical Festival in July, and the 3<sup>rd</sup> Annual Fall Harvest Table Dinner. Other events in 2018 include the Hometown Festival Week, 4<sup>th</sup> of July, Historical Reenactment, Dairy Days, and many other activities the Chamber assists with. The 2017 4<sup>th</sup> quarter room tax increased significantly from previous years. The Department of Tourism gave unofficial results showing county numbers for the economic impact for 2017 tourism promotion is over \$44,000,000 county wide, which is up over 3%. Due to Platteville's size the Chamber of Commerce has conservatively counted half of that as impact on Platteville. The Platteville's Chamber of Commerce has been working on their branding and have settled on Ag. Tourism for tourism promotion purpose, due to the abundance of hiking, biking, outdoor recreation, agriculture, farmer's market, farm to table dinner, and Ag. Expo. There is a premiere scheduled for May 14<sup>th</sup> for "Our Roots Run Deep" event. The event will take place at The Barn in Platteville. Kathy Kopp was congratulated for receiving the Governor's Award from the Department of Tourism.

PUBLIC HEARING

*Ordinance 18-02 – Zoning Ordinance Amendment – Sections 22.052 and 22.053 -* Community Planning & Development Director Joe Carroll presented a staff report recommending the approval of the changes to the zoning regulations regarding allowable exceptions to the dimensional standards required for residential properties in the R-2 and R-3 districts. The recommended changes to the code are to eliminate the reference to the addition not increasing the nonconforming nature of the structure. No public statements in favor, in general, or against. There was some discussion about duplexes being allowed on a two-story home as this would not change the square footage only the interior, but there could not be an addition to the existing home to make it a duplex in which it adds to the square footage of the home. Council would like the Plan Commission to look at the Ordinance as a whole to gain a better understanding of the changes that may need to occur to properly address the issue. Motion by Daus, second by Nall to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Daus, second by Nall to adopt Ordinance 18-02 repealing and recreating Sections 22.052(F) and 22.053(G). Motion by Kilian, second by Stockhausen to table the motion so that the action can be considered by the Plan Commission. Motion failed 2-4 on a roll call vote with Daus, Francis, Nickels, and Nall voting against. Original motion carried 4-2 on a roll call vote with Stockhausen and Kilian voting against.

CONSIDERATION OF CONSENT CALENDAR

Motion by Nall, second by Daus to approve the consent calendar as follows: March 13 Special and Regular Council Minutes; Payment of Bills in the amount of \$569,414.84; Appointment to Boards and

Commissions, Tom Taber to the Board of Appeals for ET Zoning for 3 year term, Temporary Class “B”/“Class B” to sell Fermented Malt Beverages & Wine, Platteville Main Street Program for Around the Corner Preview Party on Tuesday, April 3 from 5PM-7PM; Run/Walk Permit, Kappa Delta Phi for International Education Honor Society on Saturday April 7 at 10AM, Southwest Health for 5K Nightingale Run on Friday, May 4 at 8PM. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Rich Christensen of 10 S 3<sup>rd</sup> St, commented on the downtown parking issues and leased spaces. Mr. Christensen also commented on the taxi and bus ridership numbers and the amount of money needed from the public to continue the bus route stating he believed these numbers to be incorrect and misleading to the public.

Jack Luedtke made an announcement of the Around the Corner Party at City Hall on Tuesday, April 3, 2018 at 5:00 PM to show the preview of the Platteville episode. The Main Street Program is purchasing DVDs of the episode to use to promote Platteville and highlight the City to potential new community members. This film was produced at no cost to the City.

REPORTS

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

Airport Commission: There was some discussion about the two rental contracts and their length. One contract is for the crop land and the other is for the pasture ground. The length of the contract can be extended to the year 2030 if both parties agree, and options within the contract would allow the parties to discontinue the contract with sufficient notice. The runway resurfacing project is scheduled to begin April 16<sup>th</sup>.

Daus also reported on the Southwest Health EMS Annual meeting. This meeting was attended by Daus and City Manager Karen Kurt. The ambulance staff is currently made up of 26 members, 9 are paramedics of which 5 are full time, the other 17 members are EMT or A-EMT of which 4 are full time. 1,343 total calls for the 2017-year 1,009 of which came from the City and 72 calls were made to the UW-P campus. They have now purchased a third ambulance and have provided assistance to several local area ambulance services.

ACTION

- A. *Nomination for Council Alderperson Appointment* – Council President Eileen Nickels reported on the two individuals who had submitted letters of interest for the remainder of the Alderperson position after Alderperson Katherine Westaby’s resignation. The two candidates are Robin Cline and Debra Browning. At the Council work session on March 13, 2018 the candidates gave a presentation to the Council followed by a question and answer period. Council President Nickels opened the floor for nominations for the Alderperson position. Amy Seeboth-Wilson of 555 N Water St spoke in favor of Robin Cline. Ms. Seeboth-Wilson stated she would like to see Robin Cline as the new Alderperson based on Cline’s, knowledge, understanding, leadership ability, and support and involvement in the community. Don Francis nominated Robin Cline and Ken Kilian nominated Debra Browning. Since there were nominations for both Robin Cline and Debra Browning, the Council voted using a paper ballot. Each Council member identified themselves and who they voted for on the paper ballot. The votes were read out loud as follows, Don Francis, Barbara Stockhausen, Eileen Nickels, Tom Nall, and Barbara Daus all voted Robin Cline and Ken Kilian voted Debra Browning. On a 5-1 vote, Robin Cline was appointed Council Alderperson and will be invited to the April 17 meeting.

- B. *Development Agreement Amendment – Former Pioneer Ford Property Redevelopment* – Community Planning & Development Director Joe Carroll presented a staff recommended approval to amend the agreement to include a date of April 30, 2018 as the extended closing date upon which the property will be sold to General Capital. This extension request is to allow time for the DNR to approve the environmental remedial action plan as well as for the developer to receive approval of some documents from WHEDA related to the tax credit for the project. Motion by Daus, second by Nall to approve the request to amend the development agreement for the former Pioneer Ford property redevelopment project. Motion carried 5-1 on a roll call vote with Kilian voting against.
- C. *Ordinance 18-03 Amending the Official Traffic Map – Oak Street Parking Lot Time Restrictions* – Director of Public Works Howard Crofoot presented 3 options to the Council to address the Oak Street Parking Lot. Option A would designate the entire Oak Street Parking lot (Lot 4) as 3-hour parking 9 AM to 5:30 PM and No Parking 3 AM to 6 AM. This would match the regulation for on street parking on Main St. Option B would designate the westernmost row of parking, the current overnight parking, as No Parking 3 AM to 6 AM. Option C would be to take no action. Main Street Director Jack Luedke reached out to local business owners and the consensus is to leave the lot as is. Jack Luedke of 20 S 4<sup>th</sup> St spoke against, he stated businesses would like to see the lot stay as is until the City has made decisions on the other two major lot in that area of downtown. Those businesses include Los Amigos, The Mint, Jimmy Johns, Helker Jewelers, Avalon Theater, The Underground, 2<sup>nd</sup> & Main, Nick's, The Public House, and Badger Bar. They stated changing the lot would not have any effect on their businesses so they would like to see this lot stay as is for the tenants who live in the area. Mark Ihm of 75 Maple Ct and building owner of 105, 115, and 125 E Main St spoke against stating the parking regulations are aggressive and do not help revitalize the downtown. Mike Osterholz of 650 N Water St and building and business owner of 96 E Main St spoke against stating he does not believe downtown Platteville has a parking issue when compared to other communities. Mr. Osterholz thinks this will cause an unintended consequence of people parking outside the downtown area and into the residential areas or other business lots such as Heiser's lot or Piggly Wiggly lot. Motion by Kilian, second by Daus to take no action with Option C and leave the lot as is. Motion carries on a 5-1 roll call vote with Nall voting against.
- D. *Resolution 18-05 Repealing and Recreating Assigned Parking Locations* – Director of Public Works Howard Crofoot presented a draft Resolution to expand the assigned parking program to all overnight parking stalls in downtown parking lots. The Downtown Parking Task Force recommends approval. Dave Spensley of 40 E Main St spoke against stating that 24-hour parking is still needed. Mr. Spensley stated he submitted a letter and a petition with 72 names of citizens and business owners who are against changing the parking in the downtown area. It was noted that a citizen suggested to have the 26 stalls on Rountree Ave available for free parking and to have the closer stalls downtown for leased parking. Council discussion included trying the leased parking on an as needed basis for a \$20 fee per month per stall; all stalls in the downtown area designated as 3-hour parking with no overnight parking from 3 AM to 6 AM; leased stalls being created on an as needed basis; concern for business owners and property owners and their tenants; assessing the level of need based on current usage; unintended consequences of parking in residential areas; and making outlying parking lots free. Motion by Daus to table the Resolution 18-05. Motion carries 6-0 on a roll call vote. Council member Kilian would like to know the total number of stalls in City owned lots and total number of stalls used overnight.
- E. *2018 Capital Improvement Plan*
1. *Contract 1-18 Virgin – Pine Street Reconstruction* – Public Works Director Howard Crofoot presented the staff recommendations to approve awarding Contract 1-18 Virgin Ave and Pine St Reconstruction with Alternates A-C, to Rule Construction at the bid price of \$1,581,302.50. This proposal is a full street reconstruction with underground utilities.

The project would keep the same street width the entire length and would eliminate the parking areas between curb and sidewalk. Property owners would have the option to install driveways and parking areas in their yards. Alternate A would substitute concrete for asphalt pavement for the first 200 feet of Virgin Ave coming up from Business 151. Alternate B would tidy up the sanitary sewer on Business 151. Alternate C would replace sidewalk that extends for a partial block from Pine Street toward Laura Street. Motion by Kilian, second by Daus to approve Contract 1-18 Virgin – Pine St Reconstruction to include Alternates A-C. Motion carries 6-0 on a roll call vote.

2. *Contract 2-18 Lutheran Street Reconstruction* – Public Works Director Howard Crofoot presented the staff recommendations to approve awarding Contract 2-18 Lutheran St Reconstruction to G-Pro Excavating at the bid price of \$97,261.75 with \$30,620.00 as utility cost and \$66,641.75 as city cost. This project would replace the water main and make the street 2 feet wider. Motion by Daus, second by Nall to approve Contract 2-18 Lutheran Street Reconstruction to go to G-Pro Excavating at the bid price of \$97,261.75 with \$30,620.00 as utility cost and \$66,641.75 as City cost. Motion carries 6-0 on a roll call vote.
3. *Contract 3-18 Mineral Street Parking Lot Reconstruction* – Public Works Director Howard Crofoot presented the staff recommendations to approve awarding Contract 3-18 Mineral Street Parking Lot Reconstruction with Alternates A and B to Rural Excavating for the bid price of \$104,833.00. Approval of this contract would allow reconstruction of the Mineral Street parking lot, plus the lot on the east side of Third Street. Dave Spensley spoke against the cost of the Mineral Street Parking Lot Reconstruction cost. Mr. Spensley stated he believes money can be saved if the project does not go through, however if the projects go through there could still be money saved if the landscaping and fencing is not included. Motion by Daus, second by Stockhausen to approve Contract 3-18 Mineral Street Parking Lot Reconstruction with Alternates A and B. Motion carries 6-0 on roll call vote.
4. *Contract 4-18 Legion Field Parking Lot Reconstruction* – Public Works Director Howard Crofoot presented the staff recommendations to approve awarding Contract 4-18 Legion Field Parking Lot Reconstruction to Rural Excavating for the bid price of \$164,479.85. The project would include a wider, more defined entrance from Pitt St, conduit under the parking lot for new electrical wiring as needed, and striping of parking stalls. The project would start immediately after Dairy Days 2018 and is anticipated to be completed before winter. Motion by Kilian, second by Stockhausen to approve Contract 4-18 Legion Field Parking Lot Reconstruction. Motion carries 6-0 on a roll call vote.
5. *Basketball Court Reconstruction* – Public Works Director Howard Crofoot presented as part of Contract 4-18, alternates A, B, and C for basketball courts in Smith Park near Ridge Ave, Smith Park near Camp St, and Valley View Park from Rural Excavating at \$11,727.54 for court A, \$11,778.29 for court B, and \$8,837.37 for court B. Staff is only recommending alternate A at this time. Funding could come from the Cyril Clayton Trust account as these funds can be used for the Parks and Recreation Program. There is currently \$26,353.28 of interest income in the account. \$15,000 is being requested for the Legion Park Parking Lot, leaving a remaining balance of \$11,353.28. Staff is recommending the Council approve the bid for alternate A from Rural Excavating for \$11,727.54 and reject all bids for alternate B and C. The \$11,353.28 can be applied to the \$11,727.54 with the remaining \$374.26 absorbed from the Recreation general budget. Other courts can be rebid in future years. Motion by Daus, second by Francis to approve Alternate A on Contract 4-18 to reconstruct Smith Park basketball court near Ridge Ave. Motion carries 6-0 on a roll call vote.
6. *2018 CIP Funding and Related Budget Amendment* – Administration Director Nicola Maurer presented the 2018 Funding and Related Budget Amendment recommendation to the Council. The 2018 parking lot construction project bids with alternates plus engineering costs are \$101,353 higher than budgeted. Staff reviewed various funding sources and options for this coverage, and is recommending using \$75,000 of bond funds remaining

from the 2016 street reconstruction projects and \$26,353 of interest revenue from the Cyril Clayton Trust with the balance of \$374 covered by the General Fund. Motion by Daus, second by Nall to approve adopting the budget as proposed in the staff report and make the appropriate budget adjustments. Motion carries on a 6-0 roll call vote.

- F. *Initial Resolution 18-06 Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,010,000 for Street Improvement Projects* – Motion by Daus, second by Nall to adopt Initial Resolution 18-06 Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,010,000 for Street Improvement Projects. Motion carries 6-0 on a roll call vote.
- G. *Initial Resolution 18-07 Authorizing General Obligation Bonds in an Amount Not to Exceed \$260,000 for Parking Lots* – Motion by Kilian, second by Daus to adopt Initial Resolution 18-07 Authorizing General Obligation Bonds in an Amount Not to Exceed \$260,000 for Parking Lots. Motion carries 6-0 on a roll call vote.
- H. *Resolution 18-08 Directing Publication of Notice to Electors Relating to Bond Issue* – Motion by Kilian, second by Stockhausen to adopt Resolution 18-08 Directing Publication of Notice to Electors Relating to Bond Issue.
- I. *Resolution 18-09 Providing for the Sale of Not to Exceed \$1,270,000 General Obligation Corporate Purpose Bonds, Series 2018A* – Administration Director Nicola Maurer stated the next step after the action of approving action items within the 2018 Capital Improvement Plan would be to approve the actual bonding. Maurer introduced Dawn Gunderson-Schiel, Senior Municipal Advisor with Ehlers, who gave a presentation on the proposed \$1,270,000 General Obligation Bonds. Staff recommends the Council approve the four resolutions as listed above in section F, G, H, and I, which will authorize the City of Platteville to move forward with the 2018 borrowing of \$1,270,000. Motion by Daus, second by Stockhausen to adopt Resolution 18-09 Providing for the Sale of Not to Exceed \$1,270,000 General Obligation Corporate Purpose Bonds, Series 2018A.

#### INFORMATION AND DISCUSSION

- A. *Annexation and Rezoning – 860 Northside Drive* – Community Planning and Development Director Joe Carroll presented the annexation and rezoning of 860 Northside Dr. The property has a failing septic system, so the applicant would like to connect to the City's sanitary sewer system. If the annexation is approved, the applicant is requesting the property be rezoned to R-2 One & Two - family Residential. The Council would like to know the plans of the old septic system.
- B. *Conditional Use Permit – Rolling Hills Church* – Community Planning and Development Director Joe Carroll presented a Conditional Use Permit to allow the construction of a church at 1595 W. Main St subject to two conditions, a certified survey map shall be approved to create the parcel on which the church will be built, and a site plan shall be submitted for staff review and Plan Commission approval. The Rolling Hills Church would like to do this in stages due to the expense of the engineering and would like to determine if there are any concerns with a church building in this location before incurring engineering fees.
- C. *Conditional Use Permit for Asphalt Plant – Iverson Construction* – Community Planning and Development Director Joe Carroll presented a return approval of the asphalt plant that has operated since 1993. The Plan Commission and staff recommends approval with the condition that the Conditional Use Permit shall expire after two years, the permit shall apply only to the subject property, and the applicant shall provide dust control as needed along the driveway where it intersects with Mineral Street.

- D. *Resolution – Stream Bank Stabilization Grant* – Public Works Director Howard Crofoot presented a proposed Resolution for a stream bank stabilization grant. The City has some concerns about stream bank erosion near Katie’s Garden and some near UW-P property and trails. The DNR offers 50/50 grants to municipalities and has a deadline of April 16, 2018. City Staff has been working with Delta 3 Engineering and Angie Wright to complete the grant submission. Staff is asking for approval of the Resolution to the City Manager the authority to submit the grant paperwork. Discussion involved whether the Chamber has offered to fund some of the project for the erosion on the property in Katie’s Garden. Staff indicated the Chamber has not been approached on this topic.
- E. *2017 FY to 2018 FY Budgeted Carryovers* – Administration Director Nicola Maurer presented requested budget carry overs from 2017 to 2018. The three carry overs requested are unspent funds from City Hall HVAC/air exchanger project for the City Hall upgrade, unspent funds from cemetery outlay for a UTV, and unspent funds from the \$15,000 Senior Center Eckstein Charitable Trust grant. Staff is recommending approval for the unspent funds to carry over into 2018 totaling \$50,335 in expense accounts and \$5,958 in revenue accounts.
- F. *2017 Annual Storm Water Report* – Public Works Director Howard Crofoot provided a handout and presented the 2017 Annual Storm Water Report to be submitted by March 31, 2018 to comply with our Municipal Separate Storm Sewer System (MS4) permit. Staff is presenting this to the Council as is required for the certification.

#### WORK SESSION

*Armory Update* – City Manager Karen Kurt discussed the status of the Armory building as it pertains to the Department of Military Affairs working with the City on a Request for Proposal to assist the Dept. of Military Affairs in finding potential buyers. The Council would like to see an option to buy as the building has a lot of possibilities. The Council discussed maintenance and updates the building has had or may need in the future. It was noted the building had an \$800,000 remodel in 1988.

#### ADJOURNMENT

Motion by Daus, second by Kilian to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 10:22 PM.

Respectfully submitted,



Candace Koch, City Clerk