

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
July 9, 2019

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Eileen Nickels, Ken Kilian, Isaac Shanley, Cena Sharp, Barbara Daus, and Robin Cline. Excused: Barbara Stockhausen

PRESENTATION

Vice Chancellor for Administrative Services Paige Smith presented the University of Wisconsin-Platteville's 2019-24 Strategic Plan.

CONSIDERATION OF CONSENT CALENDAR

Motion by Shanley, second by Nickels to approve the consent calendar as follows: June 25th Regular Council Minutes; Payment of Bills in the amount of \$689,587.94; Financial Report for June; Appointment to Boards and Commissions, None; One Year Operator License, Andrew K Devroy, John O Eller, Brady L Gallagher, Chad M Heidesch, and Karla M Pluemer; Two Year Operator License, Ariel R Helt, Skyler J Herber, Michaela J Mariceau-Zielinski, Emily M Presta, Nicole M Price, Brockton M Russell, Emma R Speiss, Corey J Udelhofen, and Meghan C Wellnitz; Permits, Run/Walk – 5K Run/ 2 Mile Walk for Ben's Hope Awareness on Saturday, September 21 from 8:00am – 2:00pm; Street Closing – Division Street from S Chestnut to Bradford for 31st Annual Division Street Neighborhood Picnic on Thursday, July 11 from 5:30pm – Midnight; Grant County Highway Construction Aids – 2020. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS, AND PETITIONS, if any. None

REPORTS

- A. Board/Commission/Committee Minutes – Historic Preservation Commission
- B. Other Reports - Water & Sewer Financial Report, Airport Financial Report, and Department Progress Reports.

ACTION

- A. *Ordinance 19-06 – Amending Official Traffic Map – Yield Signs on West Adams Street at Short Street* – Motion by Nickels, second by Kilian to approve Ordinance 19-06 – Amending Official Traffic Map – Yield Signs on West Adams Street at Short Street. Motion carried 6-0 on a roll call vote.
- B. *Ordinance 19-07 – Amending Official Traffic Map – Yield Signs on Laura Street at Ellen Street* – An email was received by Bruce Delahanty, who wrote in general on the Ordinance. Motion by Nickels, second by Shanley to approve Ordinance 19-07 – Amending Official Traffic Map – Yield Signs on Laura Street at Ellen Street. Motion carried 6-0 on a roll call vote.
- C. *Ordinance 19-08 – Amending Official Traffic Map – One-Way Bonson Street between Furnace Street and Market Street* – Jack Luedtke, Director of the Main Street Program, spoke in favor. William Kloster, representing 190 & 150 Market Street, spoke for informational purposes only. Motion by Nickels, second by Shanley to approve Ordinance 19-08 Amending Official Traffic Map – One-Way Bonson Street between Furnace Street and Market Street with the following conditions. One angled stall that is marked as handicapped is placed in the southeastern corner of Bonson Street between Furnace Street and Market Street, the CenturyLink parking lot western opening is to be closed, and landscaping is to be placed on Bonson Street in the North bound lane. Staff is to provide the Common Council with a cost estimate and proposed source of funds at a future

Common Council meeting. This action is not to be implemented until the above conditions are met. Motion carried 5-1 on a roll call vote, with Daus voting against.

- D. *Resolution 19-11 Regarding Successive Appointments to the Commission on Aging* – Motion by Kilian, second by Shanley to approve *Resolution 19-11 Regarding Successive Appointments to the Commission on Aging*. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Annexation – 275 W Business Highway 151* – Community Development Director Joe Carroll explained that the Chamber of Commerce has applied for annexation of a portion of their property at 275 W. Business Highway 151. The area to be annexed is the land where Katie’s Garden is located, just west of the Chamber building. The 2.16-acre property is contiguous to the municipal boundary on two sides. Should the annexation take place, the property would be rezoned to B-3 Highway Business, which is the same zoning as the other Chamber property, and the same as most of the properties along Business Highway 151. Staff recommend approval.
- B. *Land Sale – Lot 46 of Platteville Industry Park 7* – Community Development Director Joe Carroll explained that the City of Platteville has a land price formula whereby land in the industrial park is sold at a reduced rate to encourage tax base growth and job creation. PAIDC and City staff have been working on the sale of Lot 46 in the industrial park. The proposed purchaser is an auto parts distribution company. The proposal is for the company to purchase the Faley Properties LLC proposes to purchase the 2-acre lot on the northeast corner of Vision Drive and Philips Road and construct a 10,000 sq. ft. building for use by IWI Motor Parts/Bumper to Bumper. The building would have an estimated value of \$600,000, and the business will initially employ four people at the Platteville location. Staff recommends approval of the land sale. Ela Kakde of PAIDC spoke to Council Member Kilian’s question on the amount of taxes that would come to the City and estimated approximately \$3,000.
- C. *Legion Park Event Center Funding* – Sheri Engelke of the Legion Park Event Center Committee spoke to the progress of the event center planning and fund-raising. The Council approved a \$50,000 Art Hall Challenge as part of the 2018 Capital Improvement Plan. A private fundraising group, the Legion Park Event Center Committee (LPECC), took on the challenge with the goal of replacing the existing building with a new 6,000 sq. ft. event center. Once built, the event center would be owned and managed by the City of Platteville. The LPECC reviewed their design plans for the new event center with the Planning Commission on May 6, 2019 and Common Council on May 28, 2019. The estimated cost to build the “base” event center building is \$792,000. This is higher than the original estimates, in part due to site preparation work, stormwater management and a required sprinkler system. With additional amenities such as epoxy floors, stonework on the front of the building and a divider wall, the total estimated cost is \$931,000. To date, the LPECC has raised \$735,355. To be able to begin building after Dairy Days, the LPECC needs to be able to sign a construction contract very soon. The LPECC is requesting that the City commit another \$100,000 to the project to ensure that the costs for the base building are covered and to help fund some of the additional amenities. The LPECC will continue to fundraise so that all of the proposed amenities can be completed. If, after fundraising is completed, less than \$100,000 is needed to close the gap between the total amount raised and the total project cost (to a maximum of \$931,000), the final amount requested from the City would be reduced proportionally. For example, if \$850,000 is raised and total project costs are \$931,000, only \$81,000 would be requested. Staff is proposing that \$50,000 of the request come from park impact fees. The remaining account balance would be \$35,726. Park impact fees can be used for new amenities being added to the park system but cannot go to the maintenance or replacement of existing items. Since the new event center will be fundamentally different than the existing Art Hall, it is considered a new feature. Staff is proposing the remaining \$50,000 requested come from the Orlo Clayton Trust Fund which is designated for Smith and Legion Parks. The remaining spendable Trust Fund balance would be approximately \$108,000. Another \$158,000 from the Orlo Clayton Trust has been placed into an endowment fund.

WORK SESSION

City Manager Karen Kurt presented a proposed transition plan to the Council. A search committee was formed by the Council to conduct search firm interviews, to assist with the job posting preparation and to work on the offer package. The estimated timeframe anticipates a start date for the new City Manager in early December.

ADJOURNMENT

Motion by Nickels, second by Sharp to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 9:17 PM.

Respectfully submitted,

Candace Klaas, City Clerk