

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
March 10, 2020

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

ROLL CALL

Present: Barbara Daus, Ken Kilian, Isaac Shanley, Jason Artz, Robin Cline, Eileen Nickels, and Barbara Stockhausen. Excused: None

PRESENTATION

UW-Platteville Strategic Plan – was not presented and will be rescheduled.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Nickels to approve the consent calendar as follows: February 25 Regular Council Minutes; Payment of Bills in the amount of \$1,343,167.78; Appointment to Boards and Commissions, None; Temporary Class “B” to sell Fermented Malt Beverages and Wine to Platteville Library Foundation at 225 W Main Street for Loud @ the Library on Saturday, April 4 from 6:00 PM to 10:00 PM; Two Year Operator License, Christina M DeVries and Olivia C Kepner; Add Agent to “Class B” Combination Beer and Liquor, MPK Rock, LLC, Platteville, WI (Lisa R Haas and Jeff M Haas, Agents), for premises 130 Market Street (Fifty/50). Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Ben Behlke, 800 S Chestnut St, gave updates from UW-P.

REPORTS

- A. Board/Commission/Committee Minutes – Redevelopment Authority Board, Tourism Committee, Zoning Board of Appeals, Historic Preservation Commission.
- B. Other Reports – Water and Sewer Financial Report – February, Airport Financial Report – February, Department Progress Reports

ACTION

- A. *Resolution 20-04 for Deregulation of the Platteville Sanitary Sewer Utility from the Public Service Commission (PSC) – Motion by Kilian, second by Shanley to approve Resolution 20-04 for Deregulation of the Platteville Sanitary Sewer Utility from the Public Service Commission (PSC). Motion carried 7-0 on a roll call vote.*
- B. *Award of Contact 10-20, Lot 4 Oak Street Parking Lot Reconstruction – Dan Dreessens from Delta 3 spoke in general about the project. Motion by Shanley, second by Nickels to award Contact 10-20 for Lot 4 Oak Street Parking Lot Reconstruction to Rural Excavating at the bid price of \$50,612.50. Motion carried 7-0 on a roll call vote.*

INFORMATION AND DISCUSSION

- A. *Resolution to Terminate Tax Incremental Financing District #4 – Administration Director Nicola Maurer gave an update that Assembly Bill AB859 (Senate Bill 811) may increase the amount of time a city can extend the life of a tax incremental district to improve its affordable and workforce housing, if it were passed by the Senate and signed by the Governor. As of February 28th, AB859 has had the first reading and has been referred to the committee on Economic Development, Commerce and Trade. A Senate hearing has been scheduled for next week, and there is a possibility the Senate may take up the bill on its last floor day which is March 24. The Common Council would like to wait on this resolution to see what the result is from the Senate.*

- B. *Request for Proposal – Fire Department Comprehensive Analysis* – City Manager Adam Ruechel explained that the discussion of the concept of a new or renovated fire station has been ongoing. Based on discuss with Administration Director Maurer, Bill Kloster and Debra Rice, the funding of \$50,000 beyond the City’s \$25,000 contribution should be able to be met. City Manager Ruechel and Fire Chief Simmons have reached out to various firms to conduct a study. City Manager provided the Council with a draft RFP as a starting template and asked them to review it for items they would like added or removed. Once feedback has been received and a consensus has been determined, staff can formally conduct RFP process and evaluate proposals to provide a recommendation to the Common Council.
- C. *Amendments to Chapter 6 - Animals* – City Manager Adam Ruechel explained that staff has been working with the Plan Commission on proposed amendments to Chapter 6, which provides a variety of regulations related to animals. This is an ongoing process with continued concerns still being addressed by staff and community members. Dan Winch of 345 Bayley Ave. spoke against. Mr. Winch was encouraged to have a meeting with Council President Barb Daus and City Manager Ruechel to discuss his concerns. No action is required at this time. Staff is assuming this chapter will be reviewed at several meetings before a vote is scheduled.
- D. *Conditional Use Permit – First English Lutheran Church at 170 S Chestnut Street* – City Manager Adam Ruechel explained the Plan Commission and staff recommend approval of the Conditional Use Permit to allow the First English Lutheran Church to conduct various church related activities on the property at 70 S. Chestnut Street as proposed.
- E. *Conditional Use Permit – Alliant Energy at 1295 Southwest Road* – City Manager Adam Ruechel explained that Alliant Energy currently operates the Pioneer Electrical Substation on the property at 1295 Southwest Road. They would like to undertake a rebuild and expansion of the substation, which requires the approval of a Conditional Use Permit. The Plan Commission and Staff recommend approval.
- F. *Development Agreement with Platteville School District – Lot 21 Oakhaven Subdivision* – City Manager Adam Ruechel explained at the January 28th meeting the Council voted to donate Lot 21 to the Platteville School District, subject to a Development Agreement between the City and the School District. A draft Development Agreement has been written that outlines the responsibilities of each party. The City agrees to donate the lot to the School District, in exchange the District agrees to maintain the property, to abide by all relevant codes and permit requirements, and also agrees to incorporate a variety of features that will make the home more accessible to individuals with physical impairments. The Agreement requires the construction to be substantially complete by January 1, 2025 or the District will donate the lot back to the City. There was some discussion to remove exhibit A and follow the covenants of Oakhaven Subdivision or remove III. Declaration of Covenants, Restrictions and Conditions.
- G. *Petition for Detachment of Land – 1525/1535 N Elm Street* – City Manager Adam Ruechel explained the City received a petition regarding a request to detach the properties at 1525 and 1535 N. Elm Street from the City. If approved, the property would transfer from incorporated city status back to unincorporated town status. Any residents of the property would become residents of the Town of Platteville, rather than the City of Platteville. Property taxes from the property would go to the Town of Platteville rather than the City of Platteville. Staff is concerned about the reduction in the tax base and with setting a precedent for any future detachment requests. Therefore, Staff recommends denial of the request.

- H. *Affordable Housing Assistance Programs* – City Manager Adam Ruechel explained Council previously decided that the preferred housing programs would be incentives in the form of loans to home buyers who purchase pre-1950's affordable houses which are in need of rehabilitation, and grants for conversion of pre-1950's single-family rentals back to affordable owner-occupied homes. The programs will be administered by a Staff committee that will review and approve the applications for the programs. An applicant that has issues with the decisions of the committee will be able to appeal these decisions to either the Plan Commission or Council. The Council needs to decide which body will hear the appeals.
- I. *2019 Annual Storm Water Report* – Public Works Director Howard Crofoot presented for information only the 2019 Annual Report under Municipal Separate Storm Sewer System (MS4) Permit regarding storm water management. This is an annual requirement and part of that requirement is that the governing body be made aware of the report prior to its submission by March 31 of each year.
- J. *Contact 1-20 market Street Reconstruction* – Public Works Director Howard Crofoot explained that Market Street between Chestnut and Hickory Streets needs reconstruction. Staff and Delta 3 Engineering conducted a bid opening for this project on Tuesday, March 3, 2020 at 3:00 PM. There were 5 bidders. The low bidder is G-Pro Excavating with a bid of \$764,099.20. Staff recommends awarding Contract 1-20, Market Street reconstruction to G-Pro Construction at the bid price of \$764,099.20.
- K. *Aldi, Inc. (Wisconsin) Unlawful Tax Claim for Tax Year 2019* – City Clerk Candace Klaas explained that Aldi, Inc. is requesting to be refunded \$434.25 for unlawful taxes. Staff recommends that the Council disallow the amended Statement of Personal Property for tax year 2019 to Aldi, Inc. and to not refund the amount of \$434.25 on the basis that this claim was untimely, not properly served, and to allow the claim would set a precedence for amendments to assessments which are not filed within the allowed time period.

ADJOURNMENT

Motion by Nickels, second by Cline to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 9:32 PM.

Respectfully submitted,

Candace Klaas, City Clerk