

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**April 26, 2022**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Barbara Daus at 6:00 PM in the Council Chambers of the Municipal Building.

**ROLL CALL**

Present: Barbara Daus, Eileen Nickels, Lynne Parrott, Kathy Kopp, Todd Kasper, Jason Artz, and Ken Kilian. Excused: None.

**PRESENTATION**

City Manager Adam Ruechel gave a presentation on Making Sense of Assessments. Accurate Appraisal Assessors Kyle Kabe and Colin Loghrin appeared in person and were able to provide in depth responses to questions from the Council.

**CONSIDERATION OF CONSENT AGENDA**

Motion by Kopp, second by Kilian to approve the consent agenda as follows: Council Minutes – 4/12/22 Regular and 4/19/22 Special; Payment of Bills in the amount of \$349,635.01; Appointments to Boards and Commissions, Kathy Kopp to Airport Commission, Broske Center Care Committee, Commission on Aging, Joint ET Committee, and Police & Fire Commission, Todd Kasper to Board of Appeals - Zoning, Plan Commission, and Joint ET Committee, Eileen Nickels to Grant County Economic Development, Housing Authority, Licensing Committee, Museum Board/Jameson Museum Trust, and Water and Sewer Commission, Ken Kilian to Licensing Committee, Historic Preservation Commission, Joint ET Committee, and Water & Sewer Commission, Barbara Daus to Licensing Committee, Platt Area Ind Dev Corp (PAIDC), and Water & Sewer Commission, Lynne Parrott to Freudenreich Animal Care Trust Fund, Library Board, Public Transportation Committee, Tourism Committee, and Task Force of Inclusivity, Diversity, & Equity, and Jason Artz to Community Safe Routes Committee, Redevelopment Authority, Parks, Forestry, & Recreation Committee, and Task Force of Inclusivity, Diversity, & Equity, Ela Kakde to Commission on Aging, Nathan Robinson and Emily Zachary to Library Board, and Jason Thompson to Police and Fire Commission; Licenses, One-Year Operator License, Kennedy R Rankin; Two-Year Operator License, Brianna L Beissmann, Travis A Klassy, Tyler J Mathews, Megan A McCallum, Lindsay M Neefe, Brianna S Slone, Rachel K Thurwanger, Morgan Vosberg, and Allison P Weegens; Banner Permit, United Way of Platteville from September 10 – October 31, Run/Walk Permit, Platteville Kiwanis, 5K Run on Saturday, May 7 starting at 9:00 AM. Street Closing Permit on Second Street between Main Street and Furnace Street and Mineral Street between Oak Street and Third Street for the Southwest Music Festival on Saturday, July 16 from 9:00 AM to Midnight; Resolution 22-08 Dissolve the Complete Count Committee. Motion carried 7-0 on a roll call vote.

“Class B” Combination Beer and Liquor - MPK Rock, LLC, Platteville, WI (Lisa R Haas, Agent), for Premises at 140 Market Street (Fifty50) – Council had additional questions on this item on the Consent Agenda. Motion by Kasper, second by Artz to approve as presented. Motion carried 7-0 on a roll call vote.

**CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.**

None.

## REPORTS

- A. Board/Commission/Committee Minutes – Museum Board, Community Safe Routes Committee, Police and Fire Commission, Library Board, and Commission on Aging.

## ACTION

- A. *Resolution 22-09 DNR Stewardship Grant* – Motion by Kilian, second by Parrott to approve Resolution 22-09 DNR Stewardship Grant. Motion carried 7-0 on a roll call vote.
- B. *Resolution 22-10 Designation of Official Newspaper* – Motion by Kasper, second by Kopp to approve Resolution 22-10 Designation of Official Newspaper. Motion carried 7-0 on a roll call vote.
- C. *Award of Contract 13-22 Rountree Branch Streambank Restoration* – Dan Dreessens of Delta 3 Engineering briefed the Council on the details of the project. Motion by Kopp, second by Nickels to award Contract 13-22 Rountree Branch Streambank Repair to Rule Construction at the bid price of \$142,055.00. Motion carried 7-0 on a roll call vote.
- D. *2021 Budget Carryovers for 2022* – Motion by Nickels, second by Artz to approve the carryover of \$76,125 in the CIP Fund and \$23,524 in the General Fund as presented. Motion carried 7-0 on a roll call vote.

## INFORMATION AND DISCUSSION

- A. *Ordinance Lead Service Line Replacement* – Public Works Director Howard Crofoot explained that an Ordinance to require the replacement of all Lead Service Lines (LSL) for all water services in the City of Platteville would be beneficial to the city. The Federal EPA, due to the lead water issues in Flint, MI, has promulgated rules to be enforced by the Wisconsin DNR. One of the rules is to require any water utility that has at least one LSL to perform mandatory sampling and optimization of the chemical treatments to minimize the amount of lead leaching into the water supply. One way to avoid this additional expense is to ensure the removal of all LSL. The DNR grant program has preferences for communities that have LSL replacement Ordinances. Staff is recommending the deadline be December 31, 2024, to give ample notice to property owners. Staff recommends approval of the Draft Ordinance 22-xx to be forwarded to the Common Council for final approval.
- B. *Resolution Authorizing Execution of the Department of Natural Resources Principal Forgiven Financial Assistance Agreement – Lead Service Lines* – Public Works Director Howard Crofoot explained that the City of Platteville was awarded a Principal Forgiveness Loan (grant) from the DNR for up to \$94,102 for replacement of Lead Service Lines (LSL). The DNR program that awards the LSL Principal Forgiveness Loan requires an authorizing Resolution. A draft resolution was presented authorizing the acceptance of the funds and declaring that the City Clerk and the highest-ranking elected official (Common Council President) be authorized to sign the documents. Staff recommends approval.

- C. *Employee Handbook Updates* – City Manager Adam Ruechel explained that during the first quarter of 2022 Human Resource Specialist Chad Wilson was tasked with reviewing potential updates which could be made to the City of Platteville Employee Handbook. The last revision to the handbook occurred in December of 2021. Staff recommendation is to approve the revisions to the City of Platteville Employee Handbook as presented. Council requested that various areas of the Employee Handbook be reviewed further.
- D. *Loan Extension – 25 E. Main Street* – Community Development Director Joe Carroll explained that In 2015, the RDA and City approved loans to assist with improvements to the building at 25 E. Main Street. The loans are with Ken and Judy Wall, d/b/a LMN Investments LLC. The RDA approved a loan of \$80,000 at 1% interest with a 7-year balloon payment and a 20-year amortization. The current balance on the loan is approximately \$60,000. The City approved a loan of \$172,000 at 3% interest with a 7-year balloon payment and a 20-year amortization. The current balance on the loan is approximately \$138,000. This is a pass-thru loan, with the funds coming from a loan that the City has with Fidelity Bank & Trust. Both of these loans are secured by a mortgage that is in a second position to a private lender that has a mortgage on the property. The private loan has a current balance of \$405,651.48. According to the 2021 real estate property tax bill, the property has an assessed value of \$224,000 and an estimated fair market value of \$253,100. The balloon payments for these two loans are due in May. The applicant is requesting a two-year extension to the loans to allow more time to build up the equity in the property so the loans could be consolidated into the bank loan. The RDA needs to approve the request for the \$80,000 loan and the Council needs to approve the request for the \$172,000 loan. The City received a two-year extension from Fidelity Bank & Trust for the remaining loan funds. The loan is for \$119,475.54 at a rate of 3.25%. This note is amortized over 170 payments, but repayment of the loan will be made in 23 payments of \$870.88 beginning on May 6, 2022, and monthly thereafter, and a final “balloon” payment of the unpaid balance on April 6, 2024. Judy Wall spoke in favor. Staff recommends approval of the request for a loan extension to LMN Investments LLC for an additional two years at a rate of 4%, subject to a revised Note, Mortgage and Agreement.
- E. *Contract 8-22 Highway Painting* – Public Works Director Howard Crofoot explained that this year the city intends to repaint South Chestnut Street and Markee Avenue. These streets were originally painted with epoxy in 2010. Normally, epoxy lasts 5 – 7 years. This contract will repaint those streets. The painting for the Mill and Overlay on West Main Street will be done with the West Main Street culvert replacement project. Staff recommends awarding the base bid only to Century Fence at the bid price of \$31,332.40 with the overage absorbed in the CIP budget, subject to the removal of the crosswalk at Reddy Drive.
- F. *BIL 2023-2026 Consideration – Transportation Projects* – Public Works Director Howard Crofoot explained that the DOT has a Bipartisan Infrastructure Law (BIL) grant window for 2023 – 2026 projects due as of June 1, 2022. These projects can be full reconstruction, including design costs, street, and storm sewer reconstruction. There are two kinds of projects. One is for the Surface Transportation Program – Urban (STP-U) category. These are designated roadways for Federal aid program that are designated as “collectors and above”. The other program is for the Surface Transportation – Local (STP-L) category. All other roadways fall into this category – roughly 2/3 of city roadways. Staff recommends prioritizing potential projects and authorizing submission of the grants via consensus.

ADJOURNMENT

Motion by Kopp, second by Parrott to adjourn. Motion carried 7-0 on a voice vote. The meeting was adjourned at 8:06 PM.

Respectfully submitted,

Candace Klaas, City Clerk