

PLATTEVILLE COMMON COUNCIL PROCEEDINGS

March 25, 2025

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, Kathy Kopp, Bob Gates, Tom Nall, and Todd Kasper

Excused: Ken Kilian, Lynne Parrott

CONSIDERATION OF CONSENT AGENDA

Motion by Kasper, second by Kopp to approve the consent agenda as follows: Council Minutes – 3/11/25 Regular; Payment of Bills in the amount of \$699,908.58; Appointments to Boards and Commissions: Board of Review term ending 2029-Bill Kloster, Museum Board partial term ending 2028-Dick Davies; Two-Year Operator Licenses - Donald J Allender, Chase R Banfield, Casin P Carey, Isaac W Oyen, Brandon M Wohlrab; Taxi Driver License – Lorie J Leibfried; Temporary “Class B” Wine License to serve Wine to Main Street Program on Tuesday, April 1 from 4:00 PM to 7:00 PM for Sip and Shop Event at 180 E. Main Street (Hermesen’s Hardware); Temporary Class “B”/“Class B” License to serve Fermented Malt Beverages and Wine to Platteville Public Library on Saturday, April 12 from 6:00 P.M. to 10:00 P.M. for LOUD @ the Library at 225 W. Main Street (Platteville Public Library); Run/Walk Permit – Southwest Health for Nurses’ 5K on Sunday, May 4 from 12:30 P.M. to 2:30 P.M. at Southwest Health Center; Bike Permit – Platteville Public Library for Fall Community Bike Ride on Saturday, September 20 (rain date September 27) from 11:00 A.M. to 1:00 P.M. at Mound View Park; Street Closing Permit – Main Street from Chestnut Street to Water Street on Saturday, July 19 from 3:00 P.M. to 8:00 P.M. for “5th Annual Cruise In On Main” by the Southwest Wisconsin Auto Club. Motion carried 5-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Council President Daus read an acceptance letter from the Wisconsin Municipal Clerks Association confirming City Clerk Steffen as a Wisconsin Certified Municipal Clerk. President Daus commended City Clerk Steffen for this achievement and for her work as the Clerk. Museum Director Cody Grabhorn presented information about the Pasty Sale fundraiser. Fire Chief Ryan Simmons reminded residents about the annual Fireman’s Breakfast on April 13, and the new fire station groundbreaking ceremony and School District time capsule opening on April 16 at 12:15 PM at 100 W. Adams Street. Kathy Kopp, 1150 Cadillac Drive, spoke about the negative comments on social media toward candidates for local offices. She applauded those who step up to serve our city; they should not be attacked, and the process to voice opinions is at the ballot box.

REPORTS

- A. Board/Commission/Committee Minutes – Library Board, Police & Fire Commission, Airport Commission, and Community Safe Routes Committee

ACTION

- A. *Award Contract 3-25 Seventh Avenue Reconstruction* – Motion by Gates, second by Nall to award Contract 3-25 to G-Pro Excavating at the bid price of \$1,051,634.25. Motion carried 5-0 on a roll call vote.

- B. *Award Contract 4-25 Pine Street Parking Lot (Lot 5) Reconstruction* – Motion by Gates, second by Kasper to award Contract 4-25 with Alternates A and B to G-Pro Excavating at the bid price of \$222,998.26. Motion carried 5-0 on a roll call vote.
- C. *Award Contract 6-25 Sidewalk Repairs* - Motion by Kasper, second by Kopp to award Contract 6-25 to R&T Voegeli Excavating not to exceed \$30,000. Motion carried 5-0 on a roll call vote.
- D. *Sidewalk Café Permits – 92 E. Main Street and 45 N. Second Street* – Motion by Gates, second by Kasper to approve a Sidewalk Café Permit on the public sidewalk in front of 92 E. Main Street and 45 N. Second Street as proposed in the application materials and subject to the conditions of Section 4.07 of the Municipal Code. Motion carried 5-0 on a roll call vote.
- E. *Certified Survey Map – Eastside Road* – Motion by Nall, second by Kasper to approve the Certified Survey Map (CSM) with the condition that the CSM be recorded and a copy provided to the City. Motion carried 5-0 on a roll call vote.
- F. *Authorization for Contract Awards for Fire Facility Construction* – Motion by Kopp, second by Gates to authorize Kraemer Brothers to award construction contracts as presented, to include alternates 2, 3, and 6, and to finalize the construction manager agreement with a guaranteed maximum price of \$12,657,000. Motion carried 5-0 on a roll call vote.
- G. *Authorizing Cost of Topographical Survey for Replacement Aquatic Center* - Motion by Gates, second by Kasper to authorize the City Manager, and/or assigned, to engage Origin Design to complete a Topographical Survey of the real property and the improvements at 1155 N. 4th Street in City of Platteville, commonly known as the Platteville Aquatic Center not to exceed \$16,000. Motion carried 5-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Carryovers 2024 to 2025, Budget Amendment #1* – Administration Director Nicola Maurer presented that departments have requested the following 2024 unspent funds be carried over to 2025: CIP Fund Amount \$670,803, General Fund Amount \$9,525. Details were presented to the Council. Unspent 2024 funds will be assigned for specified purposes in 2025 as explained in the accompanying schedules included in the packet.
- B. *Resolution to Terminate Tax Incremental Financing District (TID) #5* - Administration Director Nicola Maurer presented a resolution to terminate TID #5. She explained that the City of Platteville Tax Incremental Financing District #5 was created in 2005 under the provisions of Wisconsin Statute Section 66.46. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district, called the tax increment. These taxes are generated at the combined tax rate of all four taxing jurisdictions. The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered or until 20 years after the creation date, whichever occurs first. In July 2013, the TID #5 project plan was amended to include a donation of tax increment to TID

#7, which was underperforming. Since 2013, all TID #5 revenues in excess of expenditures have been donated to TID #7. The impact of the revenue sharing is incorporated into the TID #7 projections and monitored to determine when TID #7 is projected to meet all of its project costs. The sharing of the TID #5 increment paid in 2025 enables TID #7 to meet that objective, and therefore for TID #5 to close. In order for the TID to terminate, the council must adopt the Termination Resolution which is provided by the Wisconsin Department of Revenue. Under the statutes, a final audit must be conducted within 12 months of the TID termination, and any excess funds remaining in the TID must be distributed to the taxing jurisdictions based on their portion of the total tax rate. Because of the revenue sharing with TID #7, there are no excess funds to be distributed from TID #5. When it was created, TIF #5 included 173 acres located within two parcels which consisted of vacant and agricultural land. The 2005 base value was \$29,500. As of December 31, 2024 the value has grown to \$60,861,600. The value on January 1, 2025, will be reflected in the tax base in 2025, benefiting not only the City, but also Platteville School District, Grant County, and Southwest Wisconsin Technical College. Closure of the TID will allow the City a one-time increase in the levy limit. For TIDs created before October 1, 2024, this adjustment is calculated as 50% of the TID's final incremental value divided by the municipality's equalized value without the TID increment. Using 2024 amounts, this levy limit increase is estimated at 3.15%. In Wisconsin, the "12% rule" is a statutory limitation that governs the creation and expansion of Tax Incremental Districts (TIDs). Specifically, state law prohibits municipalities from creating new TIDs (or adding territory to existing ones) if doing so would result in the total equalized value of taxable property within all TIDs to exceed 12% of the municipality's total equalized property value. Closure of TID #5 is expected to create enough capacity under the 12% to enable the creation of a new TID if desired. The final value increment of the TID will be added to the tax base in 2025.

- C. *Annual Storm Water Report* – Director of Public Works Howard Crofoot gave a copy of the 2024 Annual Report under Municipal Separate Storm Sewer System (MS4) Permit regarding storm water management. It is similar to the 2023 report with revised data for budgets, amount of salt applied during the winter, the number of storm water management permits and erosion control permits granted. The 2024 Annual Report is the first report that includes use of brine on the roads in winter. This is an annual requirement that the governing body be made aware of the report prior to its submission by March 31 of each year. If the City makes an expanded effort to reduce storm water pollution in any of the six categories: Public Education and Outreach; Public Involvement and Participation; Illicit Discharge Detection and Elimination; Construction Site Pollutant Control; Post-Construction Storm Water Management; and Pollution Prevention, the activities can be summarized in this report. The 2024 budget included funds for Delta 3 Engineering to review our Illicit Discharge Detection and Elimination program by inspecting and documenting all the outfall locations where storm water enters the Rountree Branch or other stream, and to assist in completing this report. The Outfall inspection report is 151 pages and available on request. The other funds were allocated for storm sewer repairs and maintenance in the General Fund budget.
- D. *Compost Site Policy* - Director of Public Works Howard Crofoot and Parks and Recreation Director Bob Lowe reported that for over 28 years, the City of Platteville has operated a compost site at 1670 Stumptown Road on a former solid waste dump site. This site is owned by

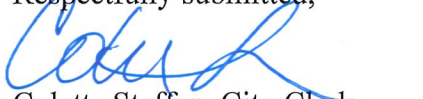
the City but not annexed. For much of that time, the City left the yard open. It was intended to be for the city of Platteville residents only, but due to the open gate, anyone within driving distance used it for trees, brush, compost, etc. The City collects yard waste in City of Platteville bags, or degradable bags with City of Platteville stickers. The City collects brush on the weeks of the first and third Mondays each month. It is used by City staff and UW-Platteville staff when doing grounds maintenance. If the amount of brush/limbs became excessive, the City would either burn it or hire someone to chip it. Recent regulations on burning make it burdensome to burn. In the early 2000s, the Nelson Dewey power plant had a boiler that could burn biomass (brush) but the plant has closed. With the Emerald Ash Borer issue over the past 5–10 years, there has been more brush collected. The annual cost for chipping and hauling away our brush exceeds \$25,000. With the Compost Site open 24/7, a significant portion of the brush collected comes from outside the City. To reduce the dumping from properties outside the City and reduce taxpayer costs, an electronic gate was installed and a camera system was installed to regulate who may use the compost site. In April of 2022, Director Lowe was asked by then City Manager Ruechel, to come up with a plan to reduce the abuse of non-citizen dumping of materials at the site. The plan was simple; install a gate that has multiple control capabilities, install a camera for monitoring, and develop a policy from similar situated Municipal compost sites. The latter task was an issue. There are very few municipalities that have a compost site, and almost none that offer it free to their citizens. Those that do have a site generally operate during normal working hours, and staff the site to regulate who is allowed to use it. Staff welcome Council's input. The suggested open gate times were based on the primary goal of controlling costs. In that consideration, if an incident happens outside of public works employees' regular hours, the City will most likely pay the mandated call-in overtime rate. Based on this, Staff drafted four options for Council to consider. There was much discussion about the hours that the site would be open and the means that staff could enforce the dumping guidelines. Council President Daus asked the alderpersons and residents to email Director Lowe with open hours they would recommend, and that staff move forward with ideas to regulate contractors.

- E. *Update on April 1 Election and Absentee Ballot Delivery* – City Clerk Colette Steffen gave an update to provide information relating to the distribution of absentee ballots for the April 1 Spring election, particularly in light of the service disruption of the United States Postal Service (USPS). The timeframe between the February Primary and the Spring Election is short. A timeline of the ballots and the preparation time needed to mail absentee ballots to the residents of the city of Platteville was presented.

ADJOURNMENT

Motion by Nall, second by Kopp to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 8:12 PM.

Respectfully submitted,


Colette Steffen, City Clerk