

## PUBLIC NOTICE

PUBLIC NOTICE is hereby given that a regular meeting of the Common Council of the City of Platteville shall be held on **Tuesday, October 27, 2015** at 7:00 PM in the Council Chambers at 75 North Bonson Street, Platteville, WI.

### COMMON COUNCIL AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. CONSIDERATION OF CONSENT CALENDAR

– The following items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Council President if you would prefer separate discussion and action.

- A. Council Minutes – 9/29/15 and 10/12/15 Special and 10/12/15 Regular
- B. Payment of Bills
- C. Appointments to Boards & Commissions
- D. Licenses – One Year or Two Year Operator License to Sell/Serve Alcohol
- E. Permits – Street Closing for St. Augustine University Parish for Complex Supper on 4/13/16

#### IV. CITIZENS' COMMENTS, OBSERVATIONS and PETITIONS, if any

– Please limit comments to no more than five minutes.

#### V. REPORTS

- A. Board/Commission/Committee Minutes (Council Representative)
  - 1. Library Board (Nickels) 9/1/15
  - 2. Airport Commission (Daus) 9/14/15
  - 3. Museum Board (Stockhausen) 9/16/15
  - 4. Parks, Forestry & Recreation (Seeboth-Wilson) 9/21/15df
  - 5. Community Safe Routes (Seeboth-Wilson) 9/21/15
  - 6. Commission on Aging (Kilian) 9/25/15

#### VI. ACTION

- A. Professional Service Agreement for Job Classification Study [10/12/15]
- B. Renaming the Rountree Branch Trail the David Canny Rountree Branch Trail [10/12/15]
- C. Request for Platteville Housing Authority Jurisdiction Change [10/12/15]
- D. Contract 14-15 Snow and Ice Removal [10/12/15]

#### VII. INFORMATION AND DISCUSSION

- A. 2016-2018 City Assessing Proposals
- B. Library Block Development Agreement

#### VIII. ADJOURNMENT

*If your attendance requires special accommodation, write City Clerk, P.O. Box 780,  
Platteville, WI 53818 or call (608) 348-9741 Option 6.*

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
SEPTEMBER 29, 2015**

The special meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 6:00 PM in the Community Room of the Police Department.

ROLL CALL

Present: Barbara Daus, Mike Denn, Ken Kilian, Tom Nall, President Eileen Nickels, and Barbara Stockhausen. Absent: Amy Seeboth-Wilson. Amy Seeboth-Wilson arrived at 6:03 PM.

INFORMATION AND DISCUSSION

*Purchase of Former Pioneer Ford Properties* – City Attorney Brian McGraw reviewed that the Council has previously discussed the purchase of the former Pioneer Ford properties in the downtown area and that an Offer to Purchase was approved with some contingencies. One contingency was that the City was able to obtain grants to assist with the environmental analysis and cleanup of the properties. The other was that there was no substantial environmental issues that would cause the redevelopment of the site to be cost prohibitive. The City was awarded a Site Assessment Grant (up to \$150,000) to assist with environmental analysis and remediation, and a Community Development Block Grant (up to \$500,000) to assist with property purchase and demolition of the existing buildings. Regarding the environmental analysis and remediation, Scott Wilson from Ayres & Associates reported that the final reports weren't complete, but they didn't find anything that would prevent the Council from moving forward with the purchase.

Attorney McGraw handed out an amended offer to purchase proposed by the seller with the closing to be held on or before 10/28/15. The amendments include the properties being listed individually with a general description and purchase price, and structuring the sale of the 75 N Oaks Street property over 2015 and 2016 to reduce potential negative tax implications. Community Planning & Development Director Joe Carroll noted that the actual CDBG contract has not been received (expected by November) and the final closing date may need to be amended to meet the requirements of that grant. Action at next meeting.

WORK SESSION

*2016-2020 Proposed Capital Improvement Projects (CIP)* – City Manager Karen Kurt started the CIP work session by reviewing the 2016 Guiding Principles and 2016 Themes & Goals developed by the Council. Kurt noted that these will be used throughout the whole CIP and budget process.

Director of Administration Duane Borgen and Finance Director Valerie Martin informed the Council that there was only approximately \$30,000 of tax levy limit increase available before having to borrow. The Council then reviewed and discussed the following 2016 CIP requests with Department Heads:

**Administration** – New City Website (\$25,000) – *The consensus of the Council was that the website was a priority.*

**Airport** – Hangar Construction (\$425,000 Private Funds) and Terminal & Hangar Roof (\$40,000 + \$5,000 from Airport fund) – *Consensus of the Council was that both requests were a priority.*

**Fire Department** – Command Vehicle (\$47,000); Replace City Fire Engine #9 (\$525,000); and Replace Fire Inspector's Vehicle (\$37,000) – *Consensus of the Council was to prioritize and look at replacing the City Fire Engine #9 first, then look at the Command Vehicle. The Fire Inspector's Vehicle request was not a priority.*

**Library** – Technology and Furniture, Fixtures, and Equipment for new library (\$180,000 Building Fund + \$520,000 Foundation Fundraising) – *Consensus of the Council was that this was a priority.*

**City Hall** – Renovation (\$2,000,000 in 2016 and \$2,500,000 in 2017) – *Consensus of the Council was that City Hall was a priority, but wanted to see what was included in the estimate. Also to possibly explore a referendum (maybe in conjunction with the fire department) in order to pay for it over a longer number of years.*

**Museums** – Mining Museum Elevator (\$350,000); Landscaping (\$28,638 + \$1,000 Grants + \$1,000 Donations); and Handicap Accessible Doors (\$16,000) – *Consensus of the Council was to prioritize handicap accessible doors first, then possibly look at the elevator. The Landscaping request was not a priority.*

**Parks Department** – Replace Harrison Playground Equipment (\$28,000); Harrison Sand Volleyball (\$25,000 Park Impact Fees); and Replace Parks Tractor (\$33,000) – *Consensus of the Council was that all three requests were a priority.*

**Police Department** – 911 Software & Equipment (\$48,678); Replace 2 Mobile Radios (\$10,000); and Replace 2 Portable Radios (\$10,000) – *Consensus of the Council was that all three requests were a priority.*

**Public Works/Water & Sewer Equipment** – 2½ Ton Dump Truck (\$141,000); End Loader (\$64,000); and Leaf Vacuum (\$22,000) – *Consensus of the Council was to go to a 12 year rotation cycle (rather than the current 14 year rotation cycle) for the dump trucks in order to replace a truck every other year - the 2016 CIP request will stay the same. All three requests were a priority.*

**Public Works/Water & Sewer Utilities** – Bonson St (Main to Furnace) 686 ft (\$490,000); Richard St (Straw Ave to Chestnut) 792 ft (\$565,000); Short St (Adams to Cedar) 475 ft (\$340,000); Cedar St (Water to 4<sup>th</sup>) 475' (\$679,000); Mason St (Hollman to Lancaster) 1,003 ft (\$717,000); Furnace St (Chestnut to West end) 528 ft (\$377,000); Biarritz & DeValera Reconstruction (Water to East end) 1,109 ft (\$793,000); Business 151 & Water St Intersection Sidewalk (\$450,000); Business 151 & E Mineral St Intersection Sidewalk (\$200,000); Business 151 & Staley Ave Crossing (\$150,000); Sidewalk Repair (\$40,000); Street Repairs & Maintenance Program (\$200,000); Highway Striping (\$25,000); Taxi Van (\$8,000 + \$32,000 Fed & State Grants) – It was noted that Bonson Street reconstruction may be TIF eligible, if the Council wanted to go that route. *The consensus of the Council was to delay Biarritz & DeValera Reconstruction, but all the other requests were a priority. The Council also asked Director of Public Works Howard Crofoot to check with the UW-Platteville Real Estate Foundation to see if they were interested in contributing toward sidewalk on Staley Avenue, in addition to Chestnut Street.*

The Council did not go into closed session regarding the Library Block.

#### ADJOURNMENT

Motion by Daus, second by Stockhausen to adjourn. Motion carried on a voice vote. The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Jan Martin, City Clerk

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
OCTOBER 12, 2015**

The special meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 6:00 PM in the Community Room of the Police Department.

**ROLL CALL**

Present: Mike Denn, Ken Kilian, Tom Nall, President Eileen Nickels, Amy Seeboth-Wilson, and Barbara Stockhausen. Excused: Barbara Daus.

**WORK SESSION**

- A. *Proposed Compensation Study for City Staff* – City Manager Karen Kurt presented a proposal for a job classification and compensation study for City employees. With no compensation system adopted after Act 10, new employees have been hired at significantly lower rates with no means of advancement, leaders are unable to communicate with new or future employees what to expect with respect to salaries, and leaders and employees are concerned that peers in the same or similar positions are paid differently. Objectives of the study are to verify that job descriptions are clear and accurate, rate jobs using consistent and established factors, establish pay ranges, ensure compliance with applicable laws, and to improve market competitiveness. Kurt proposed using the 2015 merit budget (\$10,000) to pay for the job analysis and evaluation portion of the study and to budget \$11,000 in 2016 to do a market analysis before designing the compensation plan. Kurt noted that it was critical that the Council provide their full support if they decide to proceed with the proposed study.
- B. *Report on Transit Services* – Public Works Director Howard Crofoot provided an overview of the Platteville Public Transportation service that was implemented in May of 2015. He reviewed the history of the taxi service and shuttle bus service, provided the shared ride taxi statistics, ridership and fares, and shuttle bus statistics, ridership and fares to date, and asked the Council if the City should increase the differential between the shared ride taxi and shuttle bus fares. Crofoot noted that there have been complaints of long wait times for the shared ride taxi service and provided similar transportation information from other Wisconsin cities in the UW system and Grant County for the Council to review.

**ADJOURNMENT**

Motion by Stockhausen, second by Denn to adjourn. Motion carried unanimously. The meeting was adjourned at 7:55 PM.

Respectfully submitted,

Jan Martin, City Clerk

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
OCTOBER 12, 2015**

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

**ROLL CALL**

Present: Mike Denn, Ken Kilian, Tom Nall, President Eileen Nickels, Amy Seeboth-Wilson, and Barbara Stockhausen. Excused: Barbara Daus.

**CONSIDERATION OF CONSENT CALENDAR**

Motion by Nall, second by Stockhausen to approve the consent calendar as follows: September 10, 2015 Special and September 22, 2015 Regular Council Meeting Minutes; Payment of Bills in the amount of \$1,910,004.61; September Financial Report; Appointment of Tom Young and Mary Rosemeyer to the Board of Appeals (3 year term) and Mike Dalecki to the Police & Fire Commission (remainder of term expiring 5/1/17); One-Year Operator License to Casey J Boris, Katherine C Johns, Danielle E Rodenkirch, and Caitlyn S Stickel; Two-Year Operator License to Calieb J Cory, Alexandra J Hock, Becca L Jones, Kari L Kobbervig, John C Lau, Callie R Lemberger, Crystal P Pinkston, Anthony C Schlough, and Isaac C Smith; Walk Permit to Family Advocates for October 20; and Run Permit to Tricor Insurance/Thursday's Child Inc for December 5 as presented. Motion carried 6-0 on a roll call vote.

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

Kendell Welch of 87 E Main St gave the Council an update on the community gardens that were approved this summer at 160 E Mineral Street and requested to be put on the agenda to use the plots again (and possibly expand the amount of plots) next year.

**REPORTS**

- A. Committee Reports – Meeting reports were submitted by Freudenreich Animal Care Trust Fund Committee, Commission on Aging, Plan Commission, Parks Forestry & Recreation Committee, Community Safe Routes Committee, Museum Board, Library Board, and Police & Fire Commission.
- B. Other Reports – September Water & Sewer Financial Report, September Airport Financial Report, City Attorney Itemized Statement, and Department Progress Reports.

**ACTION**

*Purchase of the Former Pioneer Ford Properties* – Motion by Denn, second by Nall to approve the acquisition of 75 S Oak Street, 70 S Water Street, 50 S Water Street, 45 S Oak Street, and 70 S Oak Street from Boldt Properties LLP for a total of \$982,426 and allow Staff to proceed with finalizing the documents necessary for the transaction, with the understanding that the closing date of October 28 and other details of the acquisition may need to be modified. If the closing date is extended beyond December 1 or there are any other substantial changes that would impact this purchase, they would be brought back to the Council for approval. Motion carried 6-0 on a roll call vote.

**INFORMATION AND DISCUSSION**

- A. *Professional Service Agreement for Job Classification Study* – City Manager Karen Kurt proposed a contract that would engage Carlson Dettmann Consulting (CDC) to complete a job classification study to help in developing a uniform classification and compensation plan for City employees. The study would cost \$10,000 and be paid for using the funds in the 2015 merit pay account. There is also an option of adding a market analysis as part of the study for an additional \$11,000 in 2016 if the Council is interested. Action at next meeting.

- B. *Renaming the Rountree Branch Trail the David Canny Rountree Branch Trail* – On behalf of the Platteville Community Arboretum (PCA), members Gene Weber and Kris Wright presented a request to rename the Rountree Branch Trail (the stretch of trail to be paved and lit between the Chestnut Street bridge to the trail intersection behind Menards) the “David Canny Rountree Branch Trail” after community member David Canny who was instrumental in developing the Rountree Branch corridor. The Parks, Forestry and Recreation Committee plans to vote on this issue at their October 19 meeting and provide a recommendation to the Council. Action at next meeting.
- C. *Request for Platteville Housing Authority Jurisdiction Change* – Platteville Housing Authority Executive Director Jennifer Weber presented a proposal to expand the Section 8 Housing Voucher Program beyond City limits to encompass the entire 53818 zip code within Grant County. Action at next meeting.
- D. *City Manager’s Proposed 2016 Budget* – City Manager Karen Kurt presented the 2016 City Manager Proposed Budget in the amount of \$16,776,366 (General Fund \$8,206,706) for the City of Platteville. Budget work sessions will be held October 20 and October 26 to review the proposed budget in greater detail.
- E. *Contract 14-15 Snow and Ice Removal* – Director of Public Works Howard Crofoot presented the results of the bids for the removal of snow and ice on sidewalks in front of properties that do not shovel their walks. Two bids were received with one contractor changing the bid specifications. Crofoot provided three options for the Council to consider moving forward. It was the consensus of the Council to not direct Staff to prepare a new bid with changes proposed by one of the contractors. Action at next meeting.

#### CLOSED SESSION

Motion by Seeboth-Wilson, second by Kilian to adjourn to closed session per Wisconsin Statute 19.85(1)(e) deliberating or negotiating the purchasing of the public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – *Library Block Project*. Motion carried 6-0 on a roll call vote. The Council went into closed session at 8:10 PM and reconvened to open session to adjourn at 8:45 PM. No action was taken during closed session.

#### ADJOURNMENT

Motion by Seeboth-Wilson, second by Denn to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Jan Martin, City Clerk

## SCHEDULE OF BILLS

### MOUND CITY BANK:

10/8/2015	Schedule of Bills	(#59784)	\$	(220.40)
10/16/2015	Payroll (ACH Deposits)	(140899-141020)	\$	104,545.90
10/14/2015	Schedule of Bills	(#59961)	\$	(500.00)
10/16/2015	Schedule of Bills	(60007-60025)	\$	75,270.44
10/21/2015	Schedule of Bills	(60026-60112)	\$	457,664.61
	(W/S Bills now paid with City Bills)		\$	(198,877.06)
	<b>Total</b>		\$	<u><u>437,883.49</u></u>

## Report Criteria:

Report type: GL detail  
Bank.Bank Number = 1

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
<b>59784</b>								
10/15	10/08/2015	59784	GRANT REGIONAL COM	ACCT #350001233	7/2/2015	1	220.40-	220.40- V
Total 59784:								220.40-
<b>59961</b>								
10/15	10/14/2015	59961	SCHENKEL, KEITH	ELM LIFT STATION	7055	1	500.00-	500.00- V
Total 59961:								500.00-
<b>60007</b>								
10/15	10/16/2015	60007	AFLAC	MONTHLY PREMIUMS N	PR1010151	1	349.78	349.78
10/15	10/16/2015	60007	AFLAC	MONTHLY PREMIUMS F	PR1010151	2	536.97	536.97
Total 60007:								886.75
<b>60008</b>								
10/15	10/16/2015	60008	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR1010151	1	14,494.38	14,494.38
10/15	10/16/2015	60008	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR1010151	2	9,479.87	9,479.87
10/15	10/16/2015	60008	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR1010151	3	9,479.87	9,479.87
10/15	10/16/2015	60008	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR1010151	4	2,217.05	2,217.05
10/15	10/16/2015	60008	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR1010151	5	2,217.05	2,217.05
Total 60008:								37,888.22
<b>60009</b>								
10/15	10/16/2015	60009	VANTAGE TRANSFER AG	ICMA DEFERRED COMP	PR1010151	1	270.00	270.00
Total 60009:								270.00
<b>60010</b>								
10/15	10/16/2015	60010	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR1010151	1	3,552.30	3,552.30
10/15	10/16/2015	60010	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR1010151	2	260.00	260.00
Total 60010:								3,812.30
<b>60011</b>								
10/15	10/16/2015	60011	WI DEPT OF REVENUE	STATE INCOME TAX ST	PR1010151	1	6,841.19	6,841.19
Total 60011:								6,841.19
<b>60012</b>								
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT ADD	PR1010151	1	25.00	25.00
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR1010151	2	6,018.10	6,018.10
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR1010151	3	2,954.18	2,954.18
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR1010151	4	1,633.84	1,633.84
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR1010151	5	6,018.10	6,018.10
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR1010151	6	4,183.67	4,183.67
10/15	10/16/2015	60012	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR1010151	7	1,633.84	1,633.84
Total 60012:								22,466.73



GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
60013								
10/15	10/16/2015	60013	WI SCTF	CHILD SUPPORT CHILD	PR1010151	1	218.00	218.00
Total 60013:								218.00
60014								
10/15	10/16/2015	60014	ALERE HOME MONITORI	ACCT #202855	10/16/2015	1	31.75	31.75
Total 60014:								31.75
60015								
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #17990-MED ASSO	10/16/2015	1	37.00	37.00
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #17990-MED ASSO	10/16/2015	2	37.00	37.00
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #16660-DEAN HEA	10/16/2015	3	94.00	94.00
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #4621-MED ASSOC	10/16/2015	4	29.84	29.84
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #8098-MED ASSOC	10/16/2015	5	14.91	14.91
10/15	10/16/2015	60015	CHIROPRACTIC ASSOCI	ACCT #8098-MED ASSOC	10/16/2015	6	14.94	14.94
Total 60015:								227.69
60016								
10/15	10/16/2015	60016	CIESLEWICZ, PATRICK	FLEX DEPENDENT CARE	10/16/2015	1	455.00	455.00
Total 60016:								455.00
60017								
10/15	10/16/2015	60017	GRANT CTY CLERK OF C	FORFEITURES	10/08/2015	1	263.50	263.50
10/15	10/16/2015	60017	GRANT CTY CLERK OF C	FORFEITURES	10/12/2015	1	464.00	464.00
10/15	10/16/2015	60017	GRANT CTY CLERK OF C	BOND-THOMAS A WOLF	15132721	1	78.50	78.50
10/15	10/16/2015	60017	GRANT CTY CLERK OF C	BOND-BRANDON F BOYL	15283938	1	263.50	263.50
10/15	10/16/2015	60017	GRANT CTY CLERK OF C	BOND-ROBIN J MCCORM	15291626	1	175.30	175.30
Total 60017:								1,244.80
60018								
10/15	10/16/2015	60018	GRANT REGIONAL HEAL	ACCT #38689	10/16/2015	1	70.82	70.82
Total 60018:								70.82
60019								
10/15	10/16/2015	60019	HALL, KEVIN	MEDICAL CLAIM REIMB	10/16/2015	1	10.00	10.00
10/15	10/16/2015	60019	HALL, KEVIN	MEDICAL CLAIM REIMB	10/16/2015	2	10.00	10.00
Total 60019:								20.00
60020								
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	1	66.00	66.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	2	13.00	13.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	3	5.00	5.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	4	5.00	5.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	5	13.00	13.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	6	20.50	20.50
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	7	7.00	7.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	8	4.20	4.20
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	9	1.00	1.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	10	13.00	13.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	11	20.00	20.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	12	13.00	13.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	13	7.00	7.00
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	14	4.99	4.99
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	15	.77	.77
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	16	.78	.78
10/15	10/16/2015	60020	HARTIG DRUG CO	PRESCRIPTION CO-PAY	10/16/2015	17	.27	.27
Total 60020:								194.51
<b>60021</b>								
10/15	10/16/2015	60021	MEDICAL ASSOCIATES C	ACCT #3134	10/16/2015	1	13.20	13.20
10/15	10/16/2015	60021	MEDICAL ASSOCIATES C	ACCT #3134	10/16/2015	2	13.20	13.20
Total 60021:								26.40
<b>60022</b>								
10/15	10/16/2015	60022	RITCHIE IMPLEMENT INC	CEMETERY CHARGES	111966U	1	129.42	129.42
Total 60022:								129.42
<b>60023</b>								
10/15	10/16/2015	60023	SOUTHWEST HEALTH C	ACCT #846695	10/16/2015	1	12.31	12.31
10/15	10/16/2015	60023	SOUTHWEST HEALTH C	ACCT #846695	10/16/2015	2	12.31	12.31
10/15	10/16/2015	60023	SOUTHWEST HEALTH C	ACCT #944616	10/16/2015	3	144.42	144.42
10/15	10/16/2015	60023	SOUTHWEST HEALTH C	ACCT #873071	10/16/2015	4	21.37	21.37
10/15	10/16/2015	60023	SOUTHWEST HEALTH C	ACCT #873071	10/16/2015	5	21.37	21.37
Total 60023:								211.78
<b>60024</b>								
10/15	10/16/2015	60024	WI DEPT OF FINANCIAL I	NOTARY-SANDERS, JAN	J SANDERS	1	20.00	20.00
Total 60024:								20.00
<b>60025</b>								
10/15	10/16/2015	60025	WKM PSYCHOLOGY	ACCT #16756721WM	10/16/2015	1	37.86	37.86
10/15	10/16/2015	60025	WKM PSYCHOLOGY	ACCT #49735776JS	10/16/2015	2	81.56	81.56
10/15	10/16/2015	60025	WKM PSYCHOLOGY	ACCT #49735776JS	10/16/2015	3	81.56	81.56
10/15	10/16/2015	60025	WKM PSYCHOLOGY	ACCT #49735776JS	10/16/2015	4	27.05	27.05
10/15	10/16/2015	60025	WKM PSYCHOLOGY	ACCT #49735776JS	10/16/2015	5	27.05	27.05
Total 60025:								255.08
<b>60026</b>								
10/15	10/21/2015	60026	ALLEN, DANIEL	TRAINING REIMBURSEM	10/12-10/14/	1	253.35	253.35
Total 60026:								253.35
<b>60027</b>								
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-EME	10/21/2015	1	6.35	6.35
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STR	10/21/2015	2	117.71	117.71
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-LIB	10/21/2015	3	974.79	974.79
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-MU	10/21/2015	4	17.67	17.67
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-PAR	10/21/2015	5	1,516.89	1,516.89
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-PO	10/21/2015	6	11.31	11.31

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10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC-WATER	10/21/2015	7	104.80	104.80
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	GAS/HEATING-WATER	10/21/2015	8	13.80	13.80
10/15	10/21/2015	60027	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	10/21/2015	9	38.86	38.86
Total 60027:								2,802.18
<b>60028</b>								
10/15	10/21/2015	60028	AYRES ASSOCIATES INC	PIONEER FORD BROWN	160362	1	26,247.40	26,247.40
Total 60028:								26,247.40
<b>60029</b>								
10/15	10/21/2015	60029	B L MURRAY CO INC	SUPPLIES-FIRE	88626	1	140.71	140.71
Total 60029:								140.71
<b>60030</b>								
10/15	10/21/2015	60030	BADGER WELDING SUPP	REFILL OXYGEN - EMS	245820	1	37.40	37.40
10/15	10/21/2015	60030	BADGER WELDING SUPP	REFILL OXYGEN - PD	245949	1	37.40	37.40
10/15	10/21/2015	60030	BADGER WELDING SUPP	MONTHLY CYLINDER RE	3304408	1	12.00	12.00
10/15	10/21/2015	60030	BADGER WELDING SUPP	MONTHLY CYLINDER RE	3304410	1	2.70	2.70
10/15	10/21/2015	60030	BADGER WELDING SUPP	SUPPLIES - STREET	3305528	1	55.42	55.42
Total 60030:								144.92
<b>60031</b>								
10/15	10/21/2015	60031	BAKER IRON WORKS LL	BASKETBALL AT ARMOR	65959	1	1,050.00	1,050.00
Total 60031:								1,050.00
<b>60032</b>								
10/15	10/21/2015	60032	BEL-AIRE HOME IMPROV	LABOR & MATERIALS TO	2792	1	21,000.00	21,000.00
Total 60032:								21,000.00
<b>60033</b>								
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	1	54.84	54.84
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	2	393.69	393.69
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	3	737.63	737.63
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	4	231.13	231.13
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	5	105.49	105.49
10/15	10/21/2015	60033	CARDMEMBER SERVICE	FIRE DEPT CHARGES	9/2-10/1/201	6	87.64	87.64
10/15	10/21/2015	60033	CARDMEMBER SERVICE	FIRE DEPT CHARGES	9/2-10/1/201	7	202.18	202.18
10/15	10/21/2015	60033	CARDMEMBER SERVICE	RECREATION DEPT CHA	9/2-10/1/201	8	66.80	66.80
10/15	10/21/2015	60033	CARDMEMBER SERVICE	RECREATION DEPT CHA	9/2-10/1/201	9	209.23	209.23
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	10	85.88	85.88
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	11	205.20	205.20
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	12	52.48	52.48
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	13	35.11	35.11
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	14	260.95	260.95
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	15	636.40	636.40
10/15	10/21/2015	60033	CARDMEMBER SERVICE	COUNCIL CHARGES	9/2-10/1/201	16	265.00	265.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	CLERK CHARGES	9/2-10/1/201	17	40.00	40.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	CLERK CHARGES	9/2-10/1/201	18	51.76	51.76
10/15	10/21/2015	60033	CARDMEMBER SERVICE	COMMUNITY PLANNING	9/2-10/1/201	19	5.26	5.26
10/15	10/21/2015	60033	CARDMEMBER SERVICE	POLICE DEPT CHARGES	9/2-10/1/201	20	61.97	61.97

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10/15	10/21/2015	60033	CARDMEMBER SERVICE	STREET DEPT CHARGES	9/2-10/1/201	21	87.73	87.73
10/15	10/21/2015	60033	CARDMEMBER SERVICE	SENIOR CENTER CHARG	9/2-10/1/201	22	19.99	19.99
10/15	10/21/2015	60033	CARDMEMBER SERVICE	SENIOR CENTER CHARG	9/2-10/1/201	23	140.00	140.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	SENIOR CENTER CHARG	9/2-10/1/201	24	23.04	23.04
10/15	10/21/2015	60033	CARDMEMBER SERVICE	SENIOR CENTER CHARG	9/2-10/1/201	25	75.00	75.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	AIRPORT CHARGES	9/2-10/1/201	26	78.79	78.79
10/15	10/21/2015	60033	CARDMEMBER SERVICE	EMS CHARGES	9/2-10/1/201	27	15.55	15.55
10/15	10/21/2015	60033	CARDMEMBER SERVICE	MUSEUM CHARGES	9/2-10/1/201	28	651.06	651.06
10/15	10/21/2015	60033	CARDMEMBER SERVICE	FINANCE CHARGES	9/2-10/1/201	29	258.00	258.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	MUSEUM CHARGES	9/2-10/1/201	30	64.25	64.25
10/15	10/21/2015	60033	CARDMEMBER SERVICE	CITY MANAGER CHARGE	9/2-10/1/201	31	880.00	880.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	CITY MANAGER CHARGE	9/2-10/1/201	32	160.00	160.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	COMPUTER CHARGES	9/2-10/1/201	33	1,571.00	1,571.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	MAINTENANCE DEPT CH	9/2-10/1/201	34	25.00	25.00
10/15	10/21/2015	60033	CARDMEMBER SERVICE	RECREATION DEPT CHA	9/2-10/1/201	35	99.82	99.82
Total 60033:								7,937.87
<b>60034</b>								
10/15	10/21/2015	60034	CARROLL, JOSEPH	TRAINING REIMBURSEM	10/6-10/7/15	1	177.85	177.85
Total 60034:								177.85
<b>60035</b>								
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-ADMI	10/03/2015	1	632.99	632.99
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-POLIC	10/03/2015	2	1,016.20	1,016.20
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-FIRE	10/03/2015	3	150.82	150.82
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-EMER	10/03/2015	4	141.76	141.76
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-STRE	10/03/2015	5	96.03	96.03
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-MUSE	10/03/2015	6	49.10	49.10
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-ROUN	10/03/2015	7	38.61	38.61
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-SENI	10/03/2015	8	39.51	39.51
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-PARK	10/03/2015	9	51.96	51.96
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-POOL	10/03/2015	10	35.31	35.31
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-RECR	10/03/2015	11	48.04	48.04
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-LIBRA	10/03/2015	12	144.20	144.20
10/15	10/21/2015	60035	CENTURYLINK	PHONE CHARGES-AIRP	10/03/2015	13	242.32	242.32
10/15	10/21/2015	60035	CENTURYLINK	PHONE BILLS-WATER DE	10/03/2015	14	20.98	20.98
10/15	10/21/2015	60035	CENTURYLINK	PHONE BILLS-SEWER D	10/03/2015	15	20.97	20.97
10/15	10/21/2015	60035	CENTURYLINK	PHONE BILLS-WATER DE	10/03/2015	16	101.03	101.03
10/15	10/21/2015	60035	CENTURYLINK	PHONE BILLS-WATER DE	10/03/2015	17	250.33	250.33
10/15	10/21/2015	60035	CENTURYLINK	PHONE BILLS-SEWER D	10/03/2015	18	174.74	174.74
Total 60035:								3,254.90
<b>60036</b>								
10/15	10/21/2015	60036	CENTURYLINK	AIRPORT LONG DISTAN	9/30/2015	1	.14	.14
10/15	10/21/2015	60036	CENTURYLINK	GALLERY LONG DISTAN	9/30/2015	2	.11	.11
10/15	10/21/2015	60036	CENTURYLINK	RECREATION LONG DIS	9/30/2015	3	.07	.07
10/15	10/21/2015	60036	CENTURYLINK	CITY MANAGER LONG DI	9/30/2015	4	.04	.04
10/15	10/21/2015	60036	CENTURYLINK	CITY CLERK LONG DIST	9/30/2015	5	.05	.05
10/15	10/21/2015	60036	CENTURYLINK	EMS LONG DISTANCE	9/30/2015	6	3.13	3.13
10/15	10/21/2015	60036	CENTURYLINK	ENGINEERING LONG DIS	9/30/2015	7	.09	.09
10/15	10/21/2015	60036	CENTURYLINK	FIRE DEPT LONG DISTA	9/30/2015	8	.11	.11
10/15	10/21/2015	60036	CENTURYLINK	LIBRARY LONG DISTANC	9/30/2015	9	.29	.29
10/15	10/21/2015	60036	CENTURYLINK	MUSEUM LONG DISTAN	9/30/2015	10	.14	.14

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10/15	10/21/2015	60036	CENTURYLINK	PARKS DEPT LONG DIST	9/30/2015	11	.15	.15
10/15	10/21/2015	60036	CENTURYLINK	POLICE DEPT LONG DIS	9/30/2015	12	75.46	75.46
10/15	10/21/2015	60036	CENTURYLINK	RECREATION LONG DIS	9/30/2015	13	.07	.07
10/15	10/21/2015	60036	CENTURYLINK	SENIOR CENTER LONG	9/30/2015	14	.93	.93
10/15	10/21/2015	60036	CENTURYLINK	WATER LONG DISTANCE	9/30/2015	15	.32	.32
10/15	10/21/2015	60036	CENTURYLINK	SEWER LONG DISTANCE	9/30/2015	16	.32	.32
Total 60036:								81.42
<b>60037</b>								
10/15	10/21/2015	60037	CINTAS CORPORATION	CLEANING SUPPLIES-PO	446740651	1	135.29	135.29
10/15	10/21/2015	60037	CINTAS CORPORATION	BROWN MATS - POLICE	446740651	2	20.22	20.22
10/15	10/21/2015	60037	CINTAS CORPORATION	CLEANING SUPPLIES-PO	446743268	1	161.15	161.15
10/15	10/21/2015	60037	CINTAS CORPORATION	CLEANING SUPPLIES-PO	446745869	1	135.29	135.29
Total 60037:								451.95
<b>60038</b>								
10/15	10/21/2015	60038	COMPUNET INTERNATIO	CLARITY UPGRADE SUP	44505	1	2,500.00	2,500.00
Total 60038:								2,500.00
<b>60039</b>								
10/15	10/21/2015	60039	CROFOOT, HOWARD	FLEX MEDICAL CLAIM R	10/21/2015	1	108.00	108.00
Total 60039:								108.00
<b>60040</b>								
10/15	10/21/2015	60040	CROFT, HELEN	GALLERY CONSIGNMEN	10/19/15	1	1.71	1.71
Total 60040:								1.71
<b>60041</b>								
10/15	10/21/2015	60041	CVIKOTA COMPANY,THE	EMS COLLECTIONS	12888	1	2,442.43	2,442.43
Total 60041:								2,442.43
<b>60042</b>								
10/15	10/21/2015	60042	DAVY LABORATORIES	WWTP TESTS	5100062	1	87.00	87.00
Total 60042:								87.00
<b>60043</b>								
10/15	10/21/2015	60043	DIGITAL ALLY	POLICE DEPT CHARGES	1080631	1	300.00	300.00
Total 60043:								300.00
<b>60044</b>								
10/15	10/21/2015	60044	DORNEDEN, ROGER	REFUND 10.00 OF WRAP	10/01/2015	1	10.00	10.00
Total 60044:								10.00
<b>60045</b>								
10/15	10/21/2015	60045	DOUBLEDAY LARGE PRI	LARGE PRINT BOOKS-LI	7846896	1	46.48	46.48

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Total 60045:								46.48
<b>60046</b>								
10/15	10/21/2015	60046	DROESSLER, ANDREA	REIMB EXPLORERS EXP	10/19/2015	1	151.00	151.00
Total 60046:								151.00
<b>60047</b>								
10/15	10/21/2015	60047	DUBUQUE HOSE & HYDR	SUPPLIES/REPAIRS-WW	455314	1	192.49	192.49
Total 60047:								192.49
<b>60048</b>								
10/15	10/21/2015	60048	ENERGENECS INC	WATER EXPENSE	30918-IN	1	357.70	357.70
Total 60048:								357.70
<b>60049</b>								
10/15	10/21/2015	60049	FIREFIGHTERS DAUGHT	FIRE PREVENTION SUPP	1818	1	1,463.51	1,463.51
Total 60049:								1,463.51
<b>60050</b>								
10/15	10/21/2015	60050	FIRST SUPPLY LLC-PLAT	WATER SUPPLIES	1260355-00	1	69.21	69.21
Total 60050:								69.21
<b>60051</b>								
10/15	10/21/2015	60051	FOSTER COACH SALES I	PARTS - EMS	7684	1	85.58	85.58
Total 60051:								85.58
<b>60052</b>								
10/15	10/21/2015	60052	GOFFINET, JILL	SUPPLIES-SENIOR CTR	10/14/2015	1	71.44	71.44
Total 60052:								71.44
<b>60053</b>								
10/15	10/21/2015	60053	GORDON FLESCH COMP	COPIES-WATER DEPT	IN11289127	1	1.76	1.76
10/15	10/21/2015	60053	GORDON FLESCH COMP	COPIES-COUNCIL	IN11320899	1	30.00	30.00
10/15	10/21/2015	60053	GORDON FLESCH COMP	COPIES-CLERK	IN11320899	2	30.00	30.00
10/15	10/21/2015	60053	GORDON FLESCH COMP	COPIES-CITY MANAGER	IN11320899	3	95.06	95.06
10/15	10/21/2015	60053	GORDON FLESCH COMP	COPIES-WATER DEPT	IN11323135	1	1.06	1.06
Total 60053:								157.88
<b>60054</b>								
10/15	10/21/2015	60054	GRANT CTY CLERK OF C	FORFEITURES	10/19/2015	1	263.50	263.50
Total 60054:								263.50
<b>60055</b>								
10/15	10/21/2015	60055	GROUP HEALTH	REFUND OVERPAYMENT	10/06/2015	1	196.99	196.99

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Total 60055:								196.99
<b>60056</b>								
10/15	10/21/2015	60056	GUNDERSEN HEALTH S	DRUG & ALCOHOL TESTI	4-482 10/6/1	1	33.00	33.00
10/15	10/21/2015	60056	GUNDERSEN HEALTH S	DRUG & ALCOHOL TESTI	4-482 10/6/1	2	16.50	16.50
10/15	10/21/2015	60056	GUNDERSEN HEALTH S	DRUG & ALCOHOL TESTI	4-482 10/6/1	3	16.50	16.50
10/15	10/21/2015	60056	GUNDERSEN HEALTH S	DRUG & ALCOHOL TESTI	4-482 10/6/1	4	33.00	33.00
10/15	10/21/2015	60056	GUNDERSEN HEALTH S	DRUG & ALCOHOL TESTI	4-482 10/6/1	5	33.00	33.00
Total 60056:								132.00
<b>60057</b>								
10/15	10/21/2015	60057	HAAS, JEFFREY	TRAINING REIMB.	10/12-10/14/	1	53.00	53.00
Total 60057:								53.00
<b>60058</b>								
10/15	10/21/2015	60058	IVERSON CONSTRUCTIO	STREET REPAIRS AND M	5100007462	1	195,086.46	195,086.46
10/15	10/21/2015	60058	IVERSON CONSTRUCTIO	HOT MIX-WATER DEPT	5100007471	1	293.88	293.88
Total 60058:								195,380.34
<b>60059</b>								
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-2462915	1	99.72	99.72
10/15	10/21/2015	60059	IWI MOTOR PARTS	RETURN SUPPLIES-STR	S1-2699547	1	118.00-	118.00-
10/15	10/21/2015	60059	IWI MOTOR PARTS	RETURN SUPPLIES-STR	S1-2799940	1	24.00-	24.00-
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-2899707	1	15.78	15.78
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-2948908	1	4.59	4.59
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-3095361	1	77.52	77.52
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-3278512	1	65.98	65.98
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-3292312	1	62.06	62.06
10/15	10/21/2015	60059	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	S1-3367250	1	79.60	79.60
Total 60059:								263.25
<b>60060</b>								
10/15	10/21/2015	60060	J & N STONE LLC	WATER DEPT CHARGES	2939	1	182.00	182.00
Total 60060:								182.00
<b>60061</b>								
10/15	10/21/2015	60061	J & R SUPPLY INC	VALVE BOX TOPS	1510548-IN	1	595.00	595.00
10/15	10/21/2015	60061	J & R SUPPLY INC	STOP BOX TOP	1510548-IN	2	367.50	367.50
10/15	10/21/2015	60061	J & R SUPPLY INC	6" PVC SEWER PIPE	1510962-IN	1	29.40	29.40
10/15	10/21/2015	60061	J & R SUPPLY INC	STOP BOX TOP	1510962-IN	2	73.50	73.50
10/15	10/21/2015	60061	J & R SUPPLY INC	STOP BOX TOP 30T	1510962-IN	3	123.00	123.00
10/15	10/21/2015	60061	J & R SUPPLY INC	STOP BOX TOP 152 EXT	1510962-IN	4	97.00	97.00
10/15	10/21/2015	60061	J & R SUPPLY INC	6" MJ/OL GATE VALVE	1510962-IN	5	555.00	555.00
10/15	10/21/2015	60061	J & R SUPPLY INC	VALVE BOX TOPS	1510962-IN	6	85.00	85.00
10/15	10/21/2015	60061	J & R SUPPLY INC	#6 BASE ROUND 6860	1510962-IN	7	73.00	73.00
10/15	10/21/2015	60061	J & R SUPPLY INC	VALVE BOX BOTTOM	1510962-IN	8	80.00	80.00
10/15	10/21/2015	60061	J & R SUPPLY INC	6" GATE VALVE ADAPTO	1510962-IN	9	90.00	90.00
10/15	10/21/2015	60061	J & R SUPPLY INC	6" PVC MEGA LUG	1510962-IN	10	64.00	64.00
10/15	10/21/2015	60061	J & R SUPPLY INC	WATER SUPPLIES	1510962-IN	11	100.00	100.00
10/15	10/21/2015	60061	J & R SUPPLY INC	WATER SUPPLIES	1510962-IN	12	97.50	97.50

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Total 60061:								2,429.90
<b>60062</b>								
10/15	10/21/2015	60062	KOPMEIER, ANNA	REFUND 10.00 OF WRAP	10/01/2015	1	10.00	10.00
Total 60062:								10.00
<b>60063</b>								
10/15	10/21/2015	60063	KOPMEIER, CHRIS	REFUND 10.00 OF WRAP	10/01/2015	1	10.00	10.00
Total 60063:								10.00
<b>60064</b>								
10/15	10/21/2015	60064	L W ALLEN INC	SERVICE CALL SEWER D	99863	1	758.96	758.96
Total 60064:								758.96
<b>60065</b>								
10/15	10/21/2015	60065	LANGUAGE LINE SERVIC	LANGUAGE INTERPRETA	3686383	1	17.54	17.54
Total 60065:								17.54
<b>60066</b>								
10/15	10/21/2015	60066	LEE-JONES, JESSAMYN	REIMB LIBRARY EXPENS	12/31/14 105	1	75.00	75.00
Total 60066:								75.00
<b>60067</b>								
10/15	10/21/2015	60067	LEIGHTY, JANE L	TRAINING REIMBURSEM	9/24-9/25/20	1	5.50	5.50
10/15	10/21/2015	60067	LEIGHTY, JANE L	TRAINING REIMBURSEM	9/24-9/25/20	2	5.50	5.50
Total 60067:								11.00
<b>60068</b>								
10/15	10/21/2015	60068	LV LABORATORIES LLC	BACTERIOLOGICAL TES	12509	1	125.00	125.00
Total 60068:								125.00
<b>60069</b>								
10/15	10/21/2015	60069	MEINHARDT, DAVID	GALLERY CONSIGNMEN	10/01/2015	1	72.51	72.51
Total 60069:								72.51
<b>60070</b>								
10/15	10/21/2015	60070	MENARDS	SUPPLIES - POLICE DEP	67338	1	17.49	17.49
10/15	10/21/2015	60070	MENARDS	SUPPLIES - STREET	67367	1	7.48	7.48
10/15	10/21/2015	60070	MENARDS	WWTP SUPPLIES	67593	1	13.89	13.89
Total 60070:								38.86
<b>60071</b>								
10/15	10/21/2015	60071	MILESTONE MATERIALS	SUPPLIES-STREET DEPT	350576325	1	90.31	90.31
10/15	10/21/2015	60071	MILESTONE MATERIALS	WATER DEPT CHARGES	350578610	1	86.37	86.37
10/15	10/21/2015	60071	MILESTONE MATERIALS	SUPPLIES-STREET DEPT	350579079	1	152.98	152.98



GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 60071:								329.66
<b>60072</b>								
10/15	10/21/2015	60072	MORRISSEY PRINTING I	SUPPLIES-POLICE DEPT	34517	1	144.90	144.90
10/15	10/21/2015	60072	MORRISSEY PRINTING I	WATER & SEWER BILLS	34571	1	271.58	271.58
10/15	10/21/2015	60072	MORRISSEY PRINTING I	WATER & SEWER BILLS	34571	2	271.58	271.58
10/15	10/21/2015	60072	MORRISSEY PRINTING I	ENVELOPES-WATER/SE	34640	1	231.78	231.78
10/15	10/21/2015	60072	MORRISSEY PRINTING I	ENVELOPES-WATER/SE	34640	2	231.79	231.79
Total 60072:								1,151.63
<b>60073</b>								
10/15	10/21/2015	60073	MOUND CITY BANK	CLEAN WATER FUND INT	14039	1	29,298.48	29,298.48
10/15	10/21/2015	60073	MOUND CITY BANK	CLEAN WATER FUND INT	14039	2	29,298.47	29,298.47
Total 60073:								58,596.95
<b>60074</b>								
10/15	10/21/2015	60074	MOUND CITY BANK	INTEREST REVENUE BO	9/23/2015	1	54,421.88	54,421.88
10/15	10/21/2015	60074	MOUND CITY BANK	INTEREST REVENUE BO	9/23/2015	2	54,421.87	54,421.87
Total 60074:								108,843.75
<b>60075</b>								
10/15	10/21/2015	60075	MSA PROFESSIONAL SE	PHOSPHORUS OER IMPL	1 R171041.0	1	720.63	720.63
10/15	10/21/2015	60075	MSA PROFESSIONAL SE	PHOSPHORUS OPERAT	8 ROO17103	1	699.00	699.00
Total 60075:								1,419.63
<b>60076</b>								
10/15	10/21/2015	60076	MY TIRES INC	TIRES-FIRE DEPT	98567	1	2,115.44	2,115.44
10/15	10/21/2015	60076	MY TIRES INC	MOUNT/BALANCE TIRES-	98572	1	719.56	719.56
10/15	10/21/2015	60076	MY TIRES INC	BALANCE TIRES-CEMET	98847	1	42.00	42.00
Total 60076:								2,877.00
<b>60077</b>								
10/15	10/21/2015	60077	PETTY CASH/RECREATI	DROP IN PROGRAMS-RE	10/13/2015	1	100.00	100.00
Total 60077:								100.00
<b>60078</b>								
10/15	10/21/2015	60078	PIONEER FORD SALES L	POLICE CHARGE	22433	1	81.28	81.28
10/15	10/21/2015	60078	PIONEER FORD SALES L	POLICE CHARGE	98674	1	34.80	34.80
Total 60078:								116.08
<b>60079</b>								
10/15	10/21/2015	60079	PLATTEVILLE CLEANERS	FIRE DEPT CHARGES	349	1	22.72	22.72
10/15	10/21/2015	60079	PLATTEVILLE CLEANERS	FIRE DEPT CHARGES	367	1	22.81	22.81
10/15	10/21/2015	60079	PLATTEVILLE CLEANERS	FIRE DEPT CHARGES	369	1	22.81	22.81
10/15	10/21/2015	60079	PLATTEVILLE CLEANERS	FIRE DEPT CHARGES	412	1	18.31	18.31
10/15	10/21/2015	60079	PLATTEVILLE CLEANERS	FIRE DEPT CHARGES	458	1	18.31	18.31

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 60079:								104.96
<b>60080</b>								
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-COUNCIL	SEPTEMBE	1	216.74	216.74
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-STREET	SEPTEMBE	2	147.60	147.60
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-FREUDEN	SEPTEMBE	3	65.00	65.00
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-GALLERY	SEPTEMBE	4	332.10	332.10
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-SR CTR	SEPTEMBE	5	65.00	65.00
10/15	10/21/2015	60080	PLATTEVILLE JOURNAL,	ADVERTISING-COMMUNI	SEPTEMBE	6	46.13	46.13
Total 60080:								872.57
<b>60081</b>								
10/15	10/21/2015	60081	PROFESSIONAL LIGHTIN	MUSEUM CHARGES	2539	1	70.99	70.99
Total 60081:								70.99
<b>60082</b>								
10/15	10/21/2015	60082	RURAL EXCAVATING LL	STORM SEWER MAINTA	5387	1	65.00	65.00
Total 60082:								65.00
<b>60083</b>								
10/15	10/21/2015	60083	RUSSELL, BEN	REFUND 10.00 OF WRAP	10/01/2015	1	10.00	10.00
10/15	10/21/2015	60083	RUSSELL, BEN	CONSIGNMENT SALE GA	10/19/2015	1	11.94	11.94
Total 60083:								21.94
<b>60084</b>								
10/15	10/21/2015	60084	SCOTT IMPLEMENT	SUPPLIES-STREET DEPT	98800	1	21.15	21.15
Total 60084:								21.15
<b>60085</b>								
10/15	10/21/2015	60085	SECURITY PRODUCTS O	QTRLY ALARM MONITOR	440629-IN	1	81.00	81.00
Total 60085:								81.00
<b>60086</b>								
10/15	10/21/2015	60086	SELCO INC	WATER DEPT CHARGES	66124	1	930.00	930.00
Total 60086:								930.00
<b>60087</b>								
10/15	10/21/2015	60087	SHARP ELECTRONICS C	COPIER MAINTENANCE-	10604048	1	124.82	124.82
Total 60087:								124.82
<b>60088</b>								
10/15	10/21/2015	60088	SHERWIN WILLIAMS	WATER DEPT. PAINT AC	3716-6	1	34.14	34.14
10/15	10/21/2015	60088	SHERWIN WILLIAMS	WWTP CHARGES ACCT	46-7	1	85.80	85.80
10/15	10/21/2015	60088	SHERWIN WILLIAMS	WWTP CHARGES ACCT	57-4	1	34.14	34.14
Total 60088:								154.08

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount	
60089	10/15	10/21/2015	60089	SOUTH CENTRAL LIBRA	REGISTRATION-LIBRARY	REG 2015	1	12.00	12.00
Total 60089:								12.00	
60090	10/15	10/21/2015	60090	SOUTHWEST HEALTH C	ACCT #868163	10/21/2015	1	30.01	30.01
Total 60090:								30.01	
60091	10/15	10/21/2015	60091	SOUTHWEST OPPORTU	JANITORIAL SERVICES-P	16797	1	1,518.50	1,518.50
Total 60091:								1,518.50	
60092	10/15	10/21/2015	60092	SPEE-DEE	FREIGHT	2911542	1	10.53	10.53
10/15	10/21/2015	60092	SPEE-DEE	FREIGHT	2920935	1	21.48	21.48	
Total 60092:								32.01	
60093	10/15	10/21/2015	60093	STRAND ASSOCIATES IN	WW SCADA COMPUTER	115519	1	1,069.26	1,069.26
Total 60093:								1,069.26	
60094	10/15	10/21/2015	60094	SW WI ASSOCIATION OF	REGISTRATION DUES-LI	REG 2015	1	125.00	125.00
Total 60094:								125.00	
60095	10/15	10/21/2015	60095	SYNCHRONY BANK	UNIFORM EXPENSE-WA	853481287L	1	139.99	139.99
Total 60095:								139.99	
60096	10/15	10/21/2015	60096	TAPCO	MATERIALS FOR SIGNS-	I503869	1	505.00	505.00
Total 60096:								505.00	
60097	10/15	10/21/2015	60097	THOMPSON TRUCK & TR	PARTS-STREET DEPT	X201035392:	1	717.77	717.77
Total 60097:								717.77	
60098	10/15	10/21/2015	60098	TIMMERMAN SUPPLY IN	STREET DEPT CHARGE	26274 10/13/	1	36.50	36.50
Total 60098:								36.50	
60099	10/15	10/21/2015	60099	TRICOM INC/RADIO SHA	FIRE DEPT CHARGE	10314549	1	42.48	42.48
10/15	10/21/2015	60099	TRICOM INC/RADIO SHA	WWTP EXPENSE	10314586	1	73.95	73.95	

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 60099:								116.43
<b>60100</b>								
10/15	10/21/2015	60100	TRI-STATE ADJUSTMENT	AMBULANCE COLLECTIO	9/30/2015	1	77.49	77.49
Total 60100:								77.49
<b>60101</b>								
10/15	10/21/2015	60101	TRI-STATE TOURISM CO	MEMBERSHIP DUES-MU	1207	1	550.00	550.00
Total 60101:								550.00
<b>60102</b>								
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS-PAR	105350449	1	24.30	24.30
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS-AIRP	105350449	2	24.30	24.30
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS. - FI	105350449	3	24.30	24.30
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS.-STR	105350449	4	48.62	48.62
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS.-PD	105350449	5	279.14	279.14
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS-WAT	105350449	6	102.07	102.07
10/15	10/21/2015	60102	US CELLULAR	CELL PHONE CHGS-SEW	105350449	7	102.07	102.07
Total 60102:								604.80
<b>60103</b>								
10/15	10/21/2015	60103	USA BLUE BOOK	WATER EXP.	774472	1	70.34	70.34
Total 60103:								70.34
<b>60104</b>								
10/15	10/21/2015	60104	VERGER, LYNN	REFUND 10.00 OF WRAP	10/01/2015	1	10.00	10.00
Total 60104:								10.00
<b>60105</b>								
10/15	10/21/2015	60105	VON BRIESEN & ROPER	PERSONNEL	10131	1	352.00	352.00
Total 60105:								352.00
<b>60106</b>								
10/15	10/21/2015	60106	WAYNES LOCK & KEY LL	SERVICE - WWTP	7233	1	125.50	125.50
Total 60106:								125.50
<b>60107</b>								
10/15	10/21/2015	60107	WEBER PAPER COMPAN	SUPPLIES-MUSEUM	621503	1	103.80	103.80
Total 60107:								103.80
<b>60108</b>								
10/15	10/21/2015	60108	WI ASSOC OF ASSESS O	ADVERTISEMENT-ASSES	10131501	1	100.00	100.00
Total 60108:								100.00
<b>60109</b>								
10/15	10/21/2015	60109	WI DEPT OF JUSTICE	RECORD CHECKS - POLI	L2205T 10/1/	1	98.00	98.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 60109:								98.00
<b>60110</b>								
10/15	10/21/2015	60110	WI DEPT OF JUSTICE-TI	QUARTERLY CHARGE-P	T19997	1	2,209.50	2,209.50
Total 60110:								2,209.50
<b>60111</b>								
10/15	10/21/2015	60111	WILLIAMS, JASON	REIMBURSEMENT-POLIC	8482 SAMS	1	72.67	72.67
Total 60111:								72.67
<b>60112</b>								
10/15	10/21/2015	60112	WISNET	BROADBAND NETWORK	6547	1	1,500.00	1,500.00
Total 60112:								1,500.00
Grand Totals:								532,214.65

## Report Criteria:

Report type: GL detail  
Bank.Bank Number = 1



## **BOARDS AND COMMISSIONS VACANCIES LIST**

As of 10/12/15

**Board of Appeals (ET Zoning) Alternate** (partial term expiring 4/1/16)  
**Board of Appeals** (3 year term)  
**Board of Appeals** (3 year term)  
**Board of Appeals Alternate** (3 year term)  
**Board of Appeals Alternate** (3 year term)  
**Commission on Aging** (3 year term)  
**Historic Preservation Alternate** (3 year term)  
**Historic Preservation Commission** (partial term expiring 5/1/18)  
**Police and Fire Commission** (partial term expiring 5/1/17)  
**Rountree Gallery Board** (partial term ending 7/1/16)  
**Water and Sewer Commission** (3 year term)

### **UPCOMING VACANCIES**

**Airport Commission** (2 - 3 year terms)

Application forms for the City of Platteville Boards and Commissions are available in the City Clerk's office in the Municipal Building at 75 N Bonson Street, Platteville, WI or online at [www.platteville.org](http://www.platteville.org). Please note that most positions require City residency.

**PROPOSED LICENSES**  
October 27, 2015

**One-Year Operator License**

- Rachel Bekele
- Ashley N Brunette
- Jeffrey T Needham

**Two-Year Operator License**

- Meagan M Hanson
- Emily B Michael

# City of Platteville

## Street / Alley Closing Permit Application Form

Describe Street / Alley to be Closed:

HICKORY STREET FROM GREENWOOD AVE TO PINE ST.

Date(s):

4/13/16

Beginning Time:

12:00 PM (NOON)

Ending Time:

11:59 PM

List Names and Street Addresses of all Persons/Businesses Affected Below:

Approval

Hickory Street Housing, LLC - Fr. Faustino Ruiz - 185 S. Hickory St

or

N

ST AUGUSTINE UNIVERSITY PARISH - Fr. FAUSTINO RUIZ

or

N

Y

or

N

Y

or

N

Y

or

N

Y

or

N

**NOTE: Attach additional sheets if necessary or use back side**

Name of Requestor:

ST. AUGUSTINE UNIVERSITY PARISH

Address of Requestor:

135 S. HICKORY ST

Requestor's Contact Number:

920-716-5047

Reason for Request:

COMPLEX SUPPER

**NOTE:** Call the City Garage at 348-8828 to request barricades if needed. If City barricades are to be used, they **must be picked up no later than 2 PM on the Thursday** before usage! City personnel will not be called in on Friday, Saturday or Sunday if this is forgotten.

I affirm that I have checked with all of the persons that are affected by this requested street closing. The objections are listed on an attached sheet.

Signature:



Date:

10/9/16

**Do Not Write Below this Line - For Office Use Only**

Police Department Review:

OPEN #300

Street Department Review:

Bill Johnson

Common Council Review Date:

10-27-15

Decision:

Approved

or

Denied

City Clerk:

Date:



**BOARD  
COMMISSION  
AND  
COMMITTEE  
MINUTES**

The Platteville Public Library Board of Trustees Board Meeting  
**Tuesday, September 1, 2015 \* 5:00 p.m.**

Library Meeting Room

**MINUTES**

1.) 5:13 meeting called to order

II.) CONSIDERATION OF CONSENT AGENDA- Marilyn motioned, Carol Ann seconded approval.

III.) CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, None.

IV.) REPORTS

A. Municipal Financial report

B. Director's Report- Letter of request from employee for another month leave for FMLA. Met with lawyer and City Manager for consideration. Approved. Working to come up with a form for the employee with the lawyer for the employee to go over with their doctor to come back.

We have experienced theft of staff possessions and cash from the Library cash register, additional security measures have been implemented to prevent further theft from staff areas.

C. City Council Report- City Manager will be meeting with department heads and using that to drive the budget process. The need to repair City Hall is becoming more pressing. The City would also like to focus on marketing and branding efforts.

D. Foundation Report- Looking for new member from the Library Board to become the representative at the Foundation Board, as Betsy Tollefson is unable to at this time.

V.) Business

A. Page motioned, Eileen seconded approved July bills.

B. Equipment replacement- microfilm machine in need of attention. Conversation of either creating hubs of availability for microfilm- potentially Lancaster, or digitizing it. New one would run \$6,000-\$13,000. Users may tend to prefer microfilm. \$850 to get it serviced annually. Unique service we offer to the region. Already budgeted for, going to renew. No need for action.

C. Budget- Due to the cut in County Funding, we will be requesting slightly more from the City for office equipment maintenance. We will also be requesting a one-time \$10,000 stipend to cover the cost of moving into a new facility.

D. Community Foundation grant application- Thinking of writing it for a copier, scanner for the library. Coin operated. \$3,000-\$7,000. Small business center - copy, fax, scan

E. Intra-System Resource Library Agreement- action needed. Tabled until the next meeting

F. Fall staff in-service- Jessie would like to close the Library for a full day on Friday November 20 to work on mission statement, organize workspace, work on organizational culture. Betsy motioned in support, Page seconded. Motion carried.

G. Block Development- still waiting on the clinic to find a temporary home. Developer is responsible for the timeline and facilitate the move. In his best interest to have this done swiftly.

Adjournment- Carol Ann motion, Anne seconded. Approved.

Minutes of September 14<sup>th</sup>, 2015 Meeting  
As amended and approved at the October 12<sup>th</sup>, 2015 Meeting  
Submitted by Doug Stephens, October 13<sup>th</sup>, 2015

Airport Commission Meeting  
September 14<sup>th</sup>, 2015  
Platteville Municipal Airport  
5157 Highway 80, Platteville, Wisconsin 53818

- I. Commission Meeting Call to Order: by Chairman Bill Kloster @ 6:00PM  
Attendance: Commission Members: Barb Daus (A), Bill Kloster (P), Dr. Jason Klovning (P), Larry Mueller (P), Chuck Runde (P), Doug Stephens (P), Ed White (P). Non-Commission attendance: Duane Borgen (City of Platteville, Director of Administrative Services), Alaine Olthafer and Andy Lange (A&A Aviation), Damian Baumhover (Architect, IIW).
  - a. Kloster introduced and welcomed new Commission Member Larry Mueller. Mueller was recently appointed to the Commission by the City.
- II. Approval of Minutes August 10<sup>th</sup>, 2015 Regular Meeting. Kloster suggested a correction to Item VI.a., regarding the John Deere tractor, "is physically too large and much too heavy to serve for mowing grass". This comment applies to the New Holland tractor, and can be stricken from the minutes. Motion by White to approve, Second by Runde. Passes Unanimously.
- III. Citizens Comments, Observations and Petitions:
  - a. Kloster: Groom had informed him of the hanger project closeout inspections, and there a couple of ruts in the soil, and the landscaping contractor has not addressed this yet. Once the ruts are repaired, the project can be closed.
  - b. Kloster: there is need for runway obstruction lights to be installed, and the installation can wait until the crops are harvested from the rented land.
  - c. Kloster: Groom had informed him that 2014 and 2015 entitlements are avail. These could be applied toward runway planning. Kloster wants feedback from Groom to make sure that these entitlements would be enough for planning.
  - d. The Airport has received a notice that there is an issue with the fuel farm, being lack of a containment berm. The notice seemed to be a blanket letter. A fuel system expert has since mentioned we may need to develop a berm. Olthafer stated that the existing fuel farm may be in the way a future ramp space project. Questions were raised about fuel farm requirements regarding above-ground or below-ground storage tank.
  - e. Kloster, Olthafer, Lange and others stated on-going issues with rain/snow-melt drainage/ice issue with some of the hangers.
- IV. Proposed Terminal Upgrades, possible approval to expend funds: Kloster and IIW:
  - a. Baumhover distributed hardcopy plans (Sheets A1.0 and A1.1 dated 9-14-2015) and cost estimate for terminal building-public area renovation. The proposed renovation would demo and replace architectural finishes (ceiling tile and grid, floor covering, replace interior wall paneling with drywall, etc.), replace interior doors, restroom fixtures. Existing exterior walk-in door is new and won't be replaced. Upgrades would include roof gutter on a portion of the building, French drain/drain pipe to control

stormwater, and new concrete paving walk and parking striping/signs for ADA parking. The overall projected construction cost (recommended project budget), including 10% contingency was \$61,288.

- b. The Commission discussed the bidding process. Anything over \$25,000 would need to be bid. The Airport has \$116,000 cash balance now. A \$45,000 roof replacement expense is anticipated next year. The Airport receives \$40,000 annually from the City each year.
- c. Kloster asked Lange about the upcoming temporary repair work on the terminal roof, to make it will last until the roof replacement project occurs. Lange confirmed that he would undertake the temporary repair work, provided the Airport pay for supplies. Runde noted that the Buildings and Grounds account currently has \$18,000, plus a contingency of \$40,000. We have no state funds avail. for the remodel.
- d. Kloster asked Borgen if the Airport could put the Terminal Renovation out for RFP. Borgen stated yes. Kloster called for a motion, Klovning made a motion to put the renovation project out for bid. Runde asked Baumhover about IIW's involvement in the RFP procedure. IIW could help with writing the RFP. It was noted that now is the right time to post an RFP for indoor construction-type projects, because in the winter time people are seeking indoor construction work. Kloster asked Baumhover about postponing the pavement/drainage work. Baumhover advised doing the eave gutter work sooner, rather than later. Klovning amended the motion to now read "put the renovation project out for bid, with the eave gutter work to be completed sooner in the project rather than later". The timeline for posting duration is 30 days. Kloster stated that he wants to get the renovation project complete this year, and requests that the RFP note this, and that the RFP state that submitters propose a timeline. The RFP should note that there are certain airport functions that need to remain operational, including airport office functions, and the Automated Weather Reporting System (AWOS) during the demolition/renovation process. Kloster advised that the RFP note the budget of \$60,000, and the need for the project to be within this budget. Klovning amended previous the motion to now read "put the renovation project out for bid, with the eave gutter work to be completed sooner in the project rather than later, relocate airport office functions with the building to maintain operations, AWOS, and fuel system functionality, and \$60,000 target budget". Second by Runde. Passes unanimously.

V. New Hanger Development: Kloster stated that a couple of people were interested in private hanger development. Kloster advised that the airport could put out an RFP for private hanger development, so that people would come and talk to us. This RFP is a project for 2016. The airport would lease the land to a developer, but the taxes would need to be covered.

VI. Treasurers' Report-Aug 2015, Read by Runde. On the Balance Sheet, the short term loan is really \$30,000, not the \$60,000 shown. The City has not updated yet. Nice fuel sales, cash sales were good. Second half land rent is due the end of November. The payment to Sloan

Implement was for repair to the John Deere tractor (which is now advertised for sale).

From the Treasurer's Report:

- a. Monthly Income Review: \$38,792.69, Treasurer's Cash \$ 193,275.29
- b. Monthly Expenditure Review: \$24,290.79
- c. Monthly Invoice Payments: Items are itemized.
- d. Motion to Approve Treasurer's Report and Pay the Bills by Runde, second by Klovning. Passed unanimously.

VII. Manager's Report, By A&A Aviation. Olthafer stated that everything is pretty standard. A&A is saving the Avista Hanger for transient aircraft. Discussed implementing a transient storage fee for people to use the Avista hanger. Discussed a \$30 per day fee, and the Commission agreed that the fee setting should be up to A&A Aviation. The hardcopy Manager's Report included:

-Three graphs tracking fuel sales: "Jet Fuel Sales", "100LL Sales" and "Total Fuel Sales", each by monthly sales dollar volume, with plotted lines indicating "current year", "prior year" and "3-year average",

-Four graphs tracking flight operations: "Instructional Operations", "Personal Operations" "Business Operations" and "Total Operations, each by monthly flight volume, with plotted lines indicating "current year", "prior year" and "3-year average".

A&A noted that the number of flight operations recorded by the previous Airport Manager, seemed inflated, when compared to the fuel sales data.

- a. Operations: A&A on Duty 288 hours in the month of August.
- b. Flight Operations: Flight activity for August 2015 was 596 flights.
- c. Fuel Sales: August sales of totaled 5170 gallons. Sold 3367 gallons 100LL. Sold 1803 gallons Jet-A.
- d. Fuel Purchases: 8,500 gallons of 100LL. 7,601 gallons of JetA. (Kaiser pre-bought 5,000 gallons).
- e. Rental Status of all Hangers: Full. Waiting List of 5 people
- f. Young Eagles Day: 48 children received flights. Kloster said that the event was really good. Olthafer noted that Dubuque had 50 children receive flights at the Dubuque Young Eagles Day.

VIII. Report on Airport Zoning Discussion with the City and DOT: Kloster stated that he did meet with the DOT regarding rezoning. Groom did give Kloster some paperwork regarding zoning, including Amory Airport's zoning work to serve as an example. The general topic of approach heights and clearances were discussed. Zoning will be an agenda item at the October Commission Meeting.

IX. Adjournment: Motion to adjourn by Kloster, Second by Klovning. Passed unanimously. Adjourned at 7:27 PM

Approved Minutes submitted by Doug Stephens

# Platteville Museum Board

September 16, 2015

## Members Present

Suzanne Buchert  
Eric Fatzinger  
Marilyn Gottschalk  
John Urness  
Barb Stockhausen

## Members Absent

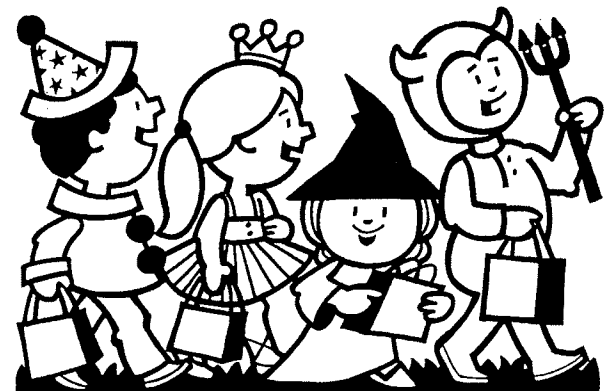
Tracey Roberts  
Dave Allen

## Others Present

Diana Bolander

1. The meeting was called to order by John in the absence of president Dave (in France) at 5:00 pm. Suzanne moved with a second by Barb to approve the minutes of August 19, 2015. The motion passed.
2. Donations  
None at this meeting
3. JMA Activities  
JMA board approved the proposed change in levels of membership. A committee made from the combined JMA and Museum Boards formed this proposal. The proposal will be presented to the membership at the Annual Meeting of the JMA.
4. Museum Report  
Barb moved to add an "s" to the word museum in the new museum logo. Marilyn made the second. The motion passed.  
The Changing Open Hours Proposal was approved by the JMA.  
The Collection Policy will undergo further review by Diana, Stephanie and Marilyn. The policy was last approved in 1991. Any changes will be acted on at the next meeting.  
The 2016 Budget is ongoing at this time. It will be ready for action at the next board meeting.  
The exhibit plan for 2016 – 2020 was passed out. The board will discuss the plan for possible approval.  
Re-Enactment numbers were very good this year. Friday – 2200; Saturday – 825; and Sunday – 357. The scavenger hunt on Saturday and Sunday was also well attended.  
A grant application has been sent to the Community Fund to fund collections software.  
Eric moved with a second from Barb to approve that the director plan and conduct a strategic planning session. This could be as early as October. Motion passed  
A Halloween activity will occur at the museum on October 24 and a spooky activity for 12 and older is planned for October 30.  
The JMA annual meeting will meet on November 5, 2015. Terese Allen will speak.
5. Announcements  
Future meeting dates will be Tuesday, October 20, 2015 and Tuesday, November 17, 2015
6. Next Meeting  
The next meeting will be on **Tuesday October 20** at 5:00 pm.
7. Adjournment  
Marilyn moved to adjourn. Suzanne made the second. Motion passed at 6:00 pm.

John Urness  
Secretary



## PARKS, FORESTRY, & RECREATION COMMITTEE

September 21, 2015 Minutes

The regular meeting of the Platteville Parks, Forestry, and Recreation Committee of the City of Platteville was called to order by Hap Daus at 7:05 p.m. in the G.A.R. Room of City Hall.

### ROLL CALL

Present: Hap Daus, Amy Seebboth-Wilson, Jason Thompson, Jason Zeitler, Caitlin Rosemeyer, and Jessica Schulenburg  
Not Present: Brian Laufenberg,

Others in Attendance: Bill Kloster, Gene Weber, Chris Wright, Luke Peters, and Howard Crofoot,

### APPROVAL OF MINUTES

A motion was made by Jason Thompson to approve the minutes from August 17, 2015, second by Jason Zeitler. Motion carried.

### NEW BUSINESS

- a. **Water Fountain City Park:** Bill Kloster asked the Committee if there would be any objection to him spending his own money, up to \$1,000, to repair the fountain in City Park. His intention was to have the fountain sand blasted, painted, and to fix the pump. There also seems to be an issue with hard water which he would try to come up with a solution. The Committee had no opposition.
- b. **Rename Rountree Branch Trail:** Gene Weber and Chris Wright proposed the "Rountree Branch Trail" be renamed the "David Canny Rountree Branch Trail. This is the stretch of trail to be paved and lit between the Chestnut Street bridge to the trail intersection behind Menards. The Platteville Community Arboretum Board and the Moving Platteville Outdoors Rountree Branch Trail Project Steering Committee both unanimously recommend to the Parks, Forestry, and Recreation Committee and Platteville Common Council approve this renaming.

### OLD BUSINESS

- a. **Forested Areas / Lawn Regulation:** Luke Peters explained that he had reached out to the Main Street Sustainability Committee and this is a project they would also like to work towards. The Committee then continued its discussion of what they wanted to see in an updated lawn regulation ordinance. Ideas included having exceptions for sloped areas, enforcing toxic weeds, and making sure the "natural lawns" were intentional, not simply an excuse to not mow. The Committee also discussed developing a program that could help to educate residents on the benefits of converting turf to a natural lawn. Luke said this might be a good area to ask for help from the Main Street Sustainability Committee.

### NEXT MEETING

Next meeting will be on Monday, October 19th, 2015 at 7:00 p.m. in the GAR Room of City Hall.

### ADJOURNMENT

A motion to adjourn was made at 8:15pm by Amy Seebboth-Wilson, seconded by Jessica Schulenburg. Motion carried.

Submitted by,

Luke Peters

Recreation Coordinator

**Platteville Community Safe Routes Committee (CSRC)**  
**Monday, Sept. 21, 2015**

**MINUTES**

Attendees:

CSRC: Robin Fatzinger, Tim Ingram, Lynn Verger, Maureen Vorwald, and Amy Seeboth-Wilson

Staff: Howard Crofoot and Luke Peters

Guests: Jack Luedtke, Bill Kloster, and UWP student, Desiree

- I. Call to order at 6:00 p.m.
- II. Approval of Minutes for July 20, 2015 – motion by Maureen, second by Lynn.  
Motion passed unanimously.
- III. Citizen Comments, Observations & Petitions
  - A. Tim Ingram commented on a concern for cyclists on Ridge Ave. The possibility for a bike lane to be added was discussed. Ridge Ave. is a wider street and heavily travelled by cyclists as well as pedestrians. Howard will check into the possibility of the addition of a bike lane.
  - B. Mr. Jack Luedtke, from the Main Street Sustainability committee, was present to propose the formation of a committee that would look into the addition of various signage that would direct people from the Rountree Branch trail to the downtown area. Possible placement of signs would include near the dog park, from the restaurant area, Super 8, near Moundview Park, and Broadway St. Signs could include mileage, routes, bike services, QR codes, and directions to the museum and restaurants. After much discussion, it was decided that CSRC would continue the discussion at our next meeting.
- IV. Old Business – There was no old business
- V. New Business
  - A. Letter to DOT concerning 151 crossing.
    1. Howard has spoken with Donahue and Associates concerning traffic safety studies. They are looking at this area, beyond the studies done by students, in order to make a plan and figure out a budget. Continued discussion included possible crossing corrections to include trail crossing and intersection crossing signs that are able to catch motorist's attention such as signs with flashing lights.
  - B. UWP real estate foundation – Bill Kloster.
    1. Discussion took place concerning a continuation of the sidewalk on the east side of Chestnut St. from Harrison to the roundabout. Pedestrian safety while



crossing Chestnut and travelling to Main Street was addressed. Discussion about possible crosswalks and other ways to improve the area took place. No conclusion was made. This topic will be included in our next meeting's agenda.

C. Bicycle/vehicle accident on Bus. 151 on 9-13-15.

1. Discussion took place concerning this tragic event.

VI. Meeting adjourned at 7:00 p.m.

Respectfully submitted by Robin Fatzinger

**Commission on Aging  
September 25, 2015  
Platteville Senior Center**

**Present:** Linda Appenzeller, Pauline Gerhardt, Ken Kilian, Arlene Lee, Joyce McDermott, Dolores Moen, Dick Bonin, Janet Sudmeier, Senior Center Director Connie Steinhoff

- I. Meeting is called to order by Dick Bonin at 9:00 a.m.
- II. Dick Bonin welcomed Janet Sudmeier to the Commission on Aging
- III. Motion to accept Minutes of August 21, 2015 COA meeting by Arlene, second by Dolores. Motion carried.
- IV. Reports:
  1. Senior Center: Connie
    - Submitted the Senior Center Budget request to the City Manager.
    - Working on trips and events for the ACEs Program. UW-P Continuing Education is working with us to offer scholarships for arts courses.
    - Senior Medicare Patrol presentation scheduled for September 25<sup>th</sup>. Topic is to address fraud within the Medicare system and what you can do about it.
  2. Council: Ken
    - Move to Amend – A local group of citizens concerned about corporate funding of political candidates will be canvassing the city for signatures to put this question on the April 2016 ballot.
    - EMS officially moves to Southwest Health 9/27. EMS department funds were distributed by the Council.
    - Ken reported back on the question of an age requirement to be a member of the COA. There is NO such requirement other than to be at least 18 years of age and a city resident to serve.
  3. Senior Picnic: Connie
    - 178 Seniors were served/over 200 total meals. A thank you ad was published in the Platteville Journal. Very popular and well received event.
  4. Wisconsin Association of Senior Centers Conference: Connie
    - Connie attended the Wisconsin Association of Senior Centers Conference in Eau Claire Sept. 16-18. She received the Professional Excellence Award. She mentioned 2 programs she was introduced to that the COA may want to consider providing in Platteville:
      - Outreach program to homebound individuals via Ipad and volunteers.
      - Health Education Program on Incontinence

- V. Business:
1. Taxi Service: The Director of Public Works addressed the concerns regarding long waits for taxi pick up with the Council. The Council agreed to spend an additional \$5,000 to increase the number of man hours the taxi company had to work with.
- VI. Comments:
- Still 1 opening on the Commission on Aging.
  - Still need a secretary
- VII. Agenda items for next meeting:
- 2015 City Budget
  - Dementia Friendly Communities
- VIII. Motion by Linda/Pauline to adjourn.  
Next meeting is on Friday, October 16 at 9:00 a.m.

Submitted by Connie Steinhoff

**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title:**  
Professional Services Agreement for Job Classification Study

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

The City has not adopted a compensation plan since the City became largely non-unionized following Act 10. Leaders have expressed concern about the City's ability to attract and retain talent. Employees have expressed concern about peers in similar positions being paid differently.

Developing a compensation plan is one of the Council's goals for 2016. The job classification study would result in:

- Evaluation of job content using a standard job evaluation system
- New uniform classification and compensation plan
- Review of FLSA status
- Recommendations for maintaining the compensation structure moving forward

The proposed contract would engage Carlson Dettmann Consulting (CDC) to complete the study. CDC has completed similar studies for a number of Wisconsin municipalities. The study would cost \$10,000 and be paid for using the funds in the 2015 merit pay account. There is an option of adding a market analysis as part of the study for additional \$11,000 in 2016.

**Recommendation:** Approve the professional services agreement with Carlson Dettmann Consulting.

**Impact Of Adopting Proposal:** Completion and implementation of the study would be a significant step forward in professionalizing the City's human resources systems.

**Fiscal Estimate:**

<p><b><u>Fiscal Effect (check/circle all that apply):</u></b></p> <p><input checked="" type="checkbox"/> No fiscal effect</p> <p><input type="checkbox"/> Creates new expenditure account</p> <p><input type="checkbox"/> Creates new revenue account</p> <p><input type="checkbox"/> Increases expenditures</p> <p><input type="checkbox"/> Increases revenues</p> <p><input type="checkbox"/> Increases/decreases fund balance - _____ Fund</p>	<p><b><u>Budget Effect:</u></b></p> <p><input checked="" type="checkbox"/> Expenditure authorized in budget – No change to budget required</p> <p><input type="checkbox"/> Expenditure not authorized in budget – Budget amendment required</p> <p><b><u>Vote Required:</u></b></p> <p><input checked="" type="checkbox"/> Majority</p> <p><input type="checkbox"/> Two-Thirds</p>
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**Narrative/assumptions About Long Range Fiscal Effect:**

**Expenditure/Revenue Changes:**

Budget Amendment No. _____				No Budget Amendment Required				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
<b>Totals</b>								

**Prepared By**

<p>Department: Office of the City Manager</p> <p>Prepared By: Karen M. Kurt</p>	<p>Date: October 12, 2015</p>
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**PROFESSIONAL SERVICE AGREEMENT BETWEEN  
THE CITY OF PLATTEVILLE, WI  
AND CARLSON DETTMANN CONSULTING, LLC**

This professional service agreement (hereinafter the "Agreement") is made and entered into by and between the City of Platteville, WI, a municipal corporation (hereinafter "Client"), and Carlson Dettmann Consulting, LLC, a Wisconsin limited-liability company (hereinafter "Consultant").

**WHEREAS**, Wisconsin Act 10 substantially altered the process of municipal employee wage determination; and

**WHEREAS**, Client is concerned about the internal equity and functionality of its current salary structure for certain salaried and hourly employees in at least 55 job classifications; and

**WHEREAS**, Client wishes to enter into an agreement with Consultant to provide professional consulting services for an internal review of up to 60 position classifications, including job analysis and evaluation, review of internal equity, and recommendations for a new pay plan; and

**WHEREAS**, Consultant has an established history of providing similar services to Wisconsin municipal employers and is willing to provide the above-referenced professional consulting services to the Client.

**THEREFORE**, the Client and Consultant agree to the following:

1. Term. The term of this Agreement shall be from the date of the last signature of this Agreement until all services are completed.
2. Scope of Services. The Consultant shall provide to the Client consulting services as follows:
  - a) Document job responsibilities utilizing Consultant's Job Description Questionnaire.
  - b) Quantitatively evaluate the job content of each job using the Carlson Dettmann Point Factor Job Evaluation System.
  - c) Produce a new uniform classification and compensation plan.
  - d) Review all subject jobs and properly classify those jobs in accordance with current FLSA provisions relative to exempt and non-exempt status.
  - e) Present in person the final results of the classification and compensation study to the Common Council.
  - f) Make recommendations on keeping the classification and compensation plan current and equitable and up to date. Propose a management review process that will be used to find resolution to classification related disputes.
  - g) Develop and participate in a appeal process following adoption of a new pay plan by the City Council. The City Manager will review all appeals to determine whether they are substantive, and forward meritorious appeals to the Consultant for review and a recommendation. All final decisions on appeals are the Client's responsibility.
3. Job Documentation. Client shall (1) designate one employee per classification to complete a Job Description Questionnaire (JDQ) for that classification; as well as (2) give any employee who feels their job is unique an opportunity to complete a separate

JDQ. Client, with Consultant's assistance, shall review all submitted JDQ's to determine the specific number of jobs to be evaluated. Consultant shall conduct job evaluation on all positions Client determines are unique.

4. Fees. Client shall pay the Consultant a project price of \$10,000, plus mileage expenses, to conduct the full study for up to 60 job classifications. Consultant's fee shall be adjusted by \$250 per job evaluation over 60 classification evaluations upon which the project fee was based. All work required by Client outside this scope shall be according to Consultant's hourly rates unless specifically agreed upon otherwise. Such additional services include, but are not limited to, locating records or otherwise responding to public records requests made to the Client relating to the project. In addition, Consultant shall be available to handle appeals for a fee to be determined subsequently by Client and Consultant.
5. Payment. Consultant shall submit invoices in two equal installments of \$5,000. The first installment shall be due following contract signing, and the final installment shall be due upon submission of Consultant's draft findings and recommendations. Any additional fees or credit resulting from the classification count will be reflected on the final invoice. Mileage expenses will be invoiced monthly during the engagement.
6. Performance Requirements of Consultant. The Consultant shall complete the services as stated above. The Consultant shall furnish all labor, materials, administration, services, supplies, equipment, transportation, and quality control necessary to provide professional consulting services. Consultant shall provide progress reports upon request by the Client.
7. Performance Requirements of Client. Client shall provide and make available to the Consultant access to its human resources and related systems of record, or relevant data, as necessary to fulfill said services. It is imperative that the data provided by the Client be complete and accurate to ensure that the Consultant's analysis is also complete and accurate.
8. Trade Secrets. The Carlson Dettmann Point Factor Job Evaluation System and methodology, marketplace surveys performed, and job point evaluation data collected and analyzed to perform the Scope of Services is owned by Consultant, is confidential and proprietary, and is a trade secret pursuant to Wis. Stats. s. 134.90. Client (including its officers, employees, agents and representatives) shall not disclose, disseminate, or otherwise misappropriate these trade secrets without the express consent of Consultant.
9. Independent Contractor. It is mutually understood and agreed, and it is the intent of the parties hereto, that an independent contractor relationship be and is hereby established under the terms and conditions of this Agreement. The Consultant shall remain an independent contractor under this Agreement. All employees of Consultant or subcontractors shall remain the responsibility of the Consultant and shall not become employees of the Client under this Agreement. No tenure or any rights or benefits, including worker's compensation, unemployment insurance, medical care, sick leave, vacation leave, severance pay, withholding taxes or other benefits available to Client employees shall accrue to the Consultant or its employees performing services under this Agreement.
10. Indemnification. The Consultant agrees it shall defend, indemnify, and hold harmless the Client, its officers and agents against damages arising from or relating to the gross negligence or intentional misconduct of the Consultant, its members, employees and

agents. Client agrees it shall defend, indemnify, and hold harmless the Consultant, its members, employees, and agents against damages arising from or relating to the gross negligence or intentional misconduct of the Client, its officers and agents.

11. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin in effect on the date of this Agreement.
12. Assignment. Neither party to this Agreement may assign or transfer this Agreement, or any part thereof, without the written consent of the other party.
13. Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable, such provision shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of the Agreement. The remaining provisions shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance.
14. Binding Effect. This Agreement shall extend to and be binding upon and inure to the benefit of the parties.
15. Entire Agreement. This Agreement sets forth the entire understanding of the parties and supersedes all prior arrangements and/or understandings, whether written or oral, with respect to the subject matter contained in this Agreement. No terms, conditions, warranties, other than those contained herein, and no amendments or modifications hereto shall be binding unless made in writing and signed by Client and the Consultant.

Approved:

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Charles E. Carlson, Partner  
Carlson Dettmann Consulting, LLC

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Karen Kurt, City Manager  
City of Platteville, WI

Dated:

Dated:

## CHARLES E. CARLSON, CCP

Over forty-five years experience in human capital development as a consultant, executive, and teacher. Services include strategic human capital planning, human resource policy, design and implementation of comprehensive pay and benefit systems, employee relations consultation, organizational design, employee selection, and management and supervisory training.

### Summary of Professional Experience

Principal, Carlson Dettmann Consulting, LLC 2010 to present

Providing leadership of human resource and management consulting firm. Clients include for-profit, public, and not-for-profit organizations.

President and CEO, enetrix, LLC 1996-2008  
Strategic Consultant, Gallup-enetrix, LLC 2009-2010

Provided leadership of management consulting firm and survey research divisions. Gallup, Inc. acquired enetrix in December 2008, and enetrix became an operating division of Gallup. After the acquisition, provided services as a Strategic Consultant for the Gallup Consulting division (transition agreement expired in September 2010).

President, Carlson Associates, Inc. 1985-1991 / 1995-1997

The firm provided a full range of human resource services to client organizations, including compensation management, policy consultation, and collective bargaining representation. Clients include for-profit, public, and not-for-profit organizations.

Senior Manager, David M. Griffith & Associates, Ltd. 1991-1994

Responsible for the Human Resources Management consulting practice of David M. Griffith & Associates, Ltd. in Illinois, Wisconsin, and Missouri. Also provided technical leadership on key compensation projects throughout the United States.

Director of Personnel, UW Hospital and Clinics 1982-1985

Reported to the Chief Executive Officer. Responsible for leading a comprehensive personnel program including recruitment and staffing, employee relations, wage and salary administration, as well as Affirmative Action. The organization included over 500 academic staff of the University and 2,500 classified civil service staff, the majority of whom were represented by seven bargaining units.



## CHARLES E. CARLSON, CCP

Negotiator, University of Wisconsin–Madison 1977–1982 / 1985–1988

Chief spokesperson for the University of Wisconsin Chancellor’s Office in negotiations with the Teaching Assistants Association, Wisconsin Federation of Teachers, AFL-CIO. Also served as chief negotiator for various public sector clients as a consultant.

Personnel Director, City of Beloit, Wisconsin 1972–1974

Responsible for the full range of personnel and labor relations functions. Responsibilities included implementation of a classification and compensation system and coordination of collective bargaining with three unions.

### Related Experience

Lecturer, University of Wisconsin - Madison 2014-15

Instructed students in advanced compensation management in the School of Business.

Adjunct Assistant Professor, University of Wisconsin - Milwaukee 1992-93

Instructed graduate students in compensation management and ethics as well as supervising Master's candidates’ projects in the Industrial Relations Masters program.

Board of Directors, Meriter Retirement Services 2008

Board of Directors, Dane County Red Cross, Madison, WI 2005

Reporter and Editor, Beloit Daily News, Beloit, Wisconsin 1971-1972

Executive Recruiter, VIP, Inc., Los Angeles, California 1970-1971

Represented management in negotiations with the following unions: Teamsters; United Professionals for Quality Health Care; International Association of Machinists; International Brotherhood of Electrical Workers; American Federation of State, Council and Municipal Employees; Orange County Employees Association; Irvine Police Association; Wisconsin Professional Police Association; International Association of Fire Fighters; Labor Association of Wisconsin; and the Wisconsin Federation of Teachers.

Conference speaker for numerous professional and trade associations including: Wisconsin Public Employers Labor Association and Wisconsin Counties Managers Association.

## CHARLES E. CARLSON, CCP

### Education and Background

- University of Wisconsin–Madison, Master of Arts, Public Administration 1976  
University of Wisconsin–Madison, Graduate Work, Industrial Relations Research Institute
- University of Illinois–Urbana, Bachelor of Arts, Political Science and Economics 1968
- Certified Compensation Professional (CCP)  
American Compensation Association/WorldatWork
- U.S. Army (Honorably Discharged) 1965-1967  
Personnel Specialist, Edgewood Arsenal, Maryland  
Information Specialist, Vietnam

**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

<input type="checkbox"/> Original <input checked="" type="checkbox"/> Update	
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**Title:** Renaming the Rountree Branch Trail the David Canny Rountree Branch Trail

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

The public hearing of the proposed name change was held at the regular meeting of the Parks, Forestry, and Recreation Committee on Monday, October 19, 2015. During the public hearing Robin Fatzinger, Karen Canny, Jenann Nakano, Gene Weber, Chris Wright, Tiffany Vance and Bill Van Deest spoke in favor of renaming the trail after David Canny. Letters of support were also collected from Henry Marcotte, Jan Mergen, Nathaniel Curry, Mary Rosemeyer, Mike Penn, Richard Ghenthe, Frank Steck, Katherine Burk, Thomas Nelson, and Julie Pluemer. Following a short discussion Amy Seeboth-Wilson made a motion to recommend to the Common Council to rename the Rountree Branch Trail after David Canny, seconded by Jessica Schulenburg. Motion carried.

Following the meeting members of the PCA met with Karen Canny to discussion possible naming options including a middle initial, Dr., or (Doc). Following that discussion they are proposing the trail be renamed the "David Canny Rountree Branch Trail".

**Recommendation:**

Staff is recommending that the Council accept the recommendation made by the Park, Forestry, and Recreation Committee and rename the "Rountree Branch Trail" the "David Canny Rountree Branch Trail".

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

**Prepared By:**

Department: Recreation

Prepared By: Luke Peters

Date: October 20, 2015

## **David Canny Rountree Branch Trail**

There has been a request to rename the Rountree Branch Trail as the David Canny Rountree Branch Trail. The trail that is proposed to be renamed is the portion that the Moving Platteville Outdoors (MPO) group successfully got donations and grants for paving and lighting. It runs from the bridge at Chestnut Street to the Keystone Connection behind Wal-Mart & Menards. Dr. David Canny was a proponent of the Rountree Branch Trail in the mid-1990's and worked locally and with DNR to establish the initial trail. There will be a Public Hearing before the Parks, Recreation & Forestry Committee in the GAR Room at City Hall at 7:00 p.m. on October 19, 2015. The public is invited to attend or send comments to the Director of Public Works at City Hall before 4:30 p.m. on October 19, 2015 by phone at 608-348-9741 x 2240 or via email at [crofooth@platteville.org](mailto:crofooth@platteville.org). Any comments received before that time will be provided to the Committee for consideration. The Committee will make a recommendation to the Common Council who will take the matter up for Information on October 13, 2015 and for potential Action on October 27, 2015. Citizens are encouraged to attend Common Council meetings on the second and fourth Tuesdays of the month at 7:00 p.m. in the Council Chambers at City Hall to provide comments.

**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title: Request for Platteville Housing Authority Jurisdiction Change**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

Jennifer Weber, Executive Director of Platteville Housing Authority will present this item. The Platteville Housing Authority Board monitors the administration of the federally funded Federal Rent Supplement Program (Section 8 Voucher Program) for the City of Platteville to ascertain that the program operates within the rules and regulations set forth by the Department of Housing and Urban Development. The Section 8 Voucher Program was created by resolution in 1986 and encompasses the City of Platteville.

**Attached is a request from the Platteville Housing Authority (PHA) to expand its jurisdiction beyond City limits to encompass the entire 53818 zip code within Grant County.**

Currently there are some City resources expended in support of the Housing Authority ("in kind" office space and average of \$1,800 for annual audit costs). The City also paid the Housing Authority \$5,000 in 2013 to cover training wages for a new director. According to City Attorney Brian McGraw... *if the service is expanded into the Platteville Township, some portion of these expenses and in kind resources could be attributed to providing the service outside of the City limits, which legally is potentially a problem in that city tax payers' money could be viewed by some people as being spent to benefit non-residents. Ultimately it is up to the Council to decide whether they want to move forward with a resolution expanding the jurisdiction, and if so, whether to seek a contribution from Platteville Township or the Housing Authority for these expenses and in kind resources.*

**Recommendation:**

**If the Council wishes to expand the current jurisdiction of the Platteville Housing Authority, Staff will draft a resolution to that effect and provide it for the next Council meeting.**

**Impact Of Adopting Proposal:**

Expands the Section 8 Housing Voucher Program outside of the City limits to include the 53818 zip code within Grant County.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

**Expenditure/Revenue Changes:**

Budget Amendment No.				No Budget Amendment Required					
Account Number				Account Name		Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object						
<b>Totals</b>									

**Prepared By:**

Department: Clerk Prepared By: Jan Martin	Date: September 29, 2015
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# *City of Platteville*

## **PLATTEVILLE HOUSING AUTHORITY**

75 N. BONSON STREET, PO BOX 780, PLATTEVILLE, WI 53818  
[WEBERJ@PLATTEVILLE.ORG](mailto:WEBERJ@PLATTEVILLE.ORG), P 608-348-9741, EXT. 3, F 608-348-9145

September 24, 2015

Platteville Common Council:

It is the intention of the Platteville Housing Authority (PHA) to expand its jurisdiction beyond the city limits. Expanding beyond city limits would enable low income program participants a much greater opportunity to find affordable housing. The program has limits on how much a tenant can rent a unit for and their contribution cannot exceed 40% of their monthly income. Typically a participant with an average of \$635 monthly adjusted income can rent a 1 bedroom unit for \$510, a 2 bedroom unit for \$540, a 3 bedroom unit for \$770 or a 4 bedroom unit for \$875. This estimate is based on a tenant paying all of their utilities. A family with no income would have to find a rental for even less. With the city being a college town rents are unusually high in comparison to the Grant County fair market rents set by HUD. Allowing tenants to find rental options beyond city limits will expand their rental options and probability of finding lower rents. This benefits not only the participant but the Section 8 program as well. The PHA's monthly budget, set by HUD, means the program can lease up only as many participants as that budget allows. Spending less per participant can spread that budget further and help even more disadvantaged Platteville residents.

The Platteville Housing Authority is asking the council to make a resolution to change its jurisdiction. With the Platteville Housing Authority board of commissioners' and city councils support, the Platteville Housing Authority could expand beyond city limits to the entire 53818 zip code within Grant County.

**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title: Contract 14-15 Snow & Ice Removal**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

Every year the City contracts out the removal of snow and ice on sidewalks in front of properties that do not shovel their walks. This charge, plus a \$20.00 administrative fee per parcel is billed to the owner. Staff provided bid packages to 5 local firms who have worked with the City before. The City received two bids:

1. Four Seasons Landscaping bid \$0.20 per square foot or \$40.00 minimum for snow only with no changes to the bid specifications.
2. Southwest Lawncare bid \$0.189 per square foot or \$38.75 minimum for snow only with changes to the bid specifications. Those changes are:
  - They propose to start 36 hours after the snowfall ends. Current specifications are to start when directed by the Public Works Department.
  - They propose to start between the hours of 7 a.m. and 5 p.m. any day of the week. Current specifications are to start work the first working day after being given notice to do so and that shoveling will only start Monday through Friday.
  - Subparagraph 2 is changed to allow work seven days a week. Current specifications are that shoveling will only start Monday through Friday. Saturday may be used to complete work which has been started previously. No work is permitted on Sunday.
  - There is a subparagraph that is proposed to be eliminated. Current specifications are that if another snowfall should begin while a clearing is underway, work shall cease immediately and not be allowed to commence until permission is again granted by the Department of Public Works. This requirement would be eliminated.

Enclosed are copies of the bid documents by Four Seasons and Southwest Lawncare. Staff also has included the complete bid package given to the five firms who have expressed interest in the past. Last year the contract price was \$0.20/SF with minimum \$40.00 for snow only and \$0.25/SF with minimum \$50.00 for ice & packed snow.

The Common Council has the following options:

1. Reject Southwest Lawncare's bid as unresponsive and award to Four Seasons. Council has the option to direct changes to the bid specifications for future years,
2. Reject both bids and direct Staff to re-bid the contract with new specifications. If the City rejects the bids and directs Staff to rebid, the timeline would be as follows:
  - A consensus by Council on October 12 determines that all bids are likely to be rejected on October 27. Council directs Staff to rebid the contract with the modifications suggested by Southwest Lawncare.
  - Staff prepares the public notices for newspaper publication on October 21 and 28 with bid opening on November 3.
  - Council formally rejects both bids on October 27.
  - Staff opens bid(s) on November 3.
  - Council receives new bid(s) for information on November 10.
  - Council awards bid on November 24.
  - Contractor and City signs contract by November 30. Should a snowfall occur before bid award on November 24, the City can wait and not shovel walks, shovel with City crews or ask the contractor to agree to shovel outside the contract at contract prices.
3. Waive informalities and accept the Southwest Lawncare bid with modifications because its bid is "deemed most advantageous to said City". The quote is from the language in the proposal documents. The City Attorney notes that Option 3 carries legal risk. The bid specifications serve several purposes, including providing a level "playing field" for persons submitting bid proposals and being able to determine if a bid is responsive. The City can waive "irregularities" in the bidding process, such as where the bid received did not

include a bid bond when required or other minor error where the integrity of the bidding process is not affected and the error can be readily corrected. In this instance, the changes the terms of the bid documents are significant enough that they could be viewed as materially affecting the integrity of the bidding process.

**Recommendation:**

Staff recommends Option 1. If the Common Council wants to discuss changing the bid conditions, we can make changes and have an open bid with new conditions next year. If the Common Council wishes to change bidding conditions for this year, then Staff believes Option 2 is the most appropriate solution.

**Impact Of Adopting Proposal:**

Allow City to contract for snow removal service.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
  - Creates new expenditure account
  - Creates new revenue account
  - Increases expenditures
  - Increases revenues
  - Increases/decreases fund balance - \_\_\_\_\_
- Fund \_\_\_\_\_

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

Included in the budget. The cost of snow removal is billed to the property owner.

**Expenditure/Revenue Changes:**

<b>Budget Amendment No.</b>				<b>No Budget Amendment Required _____</b>					
<b>Account Number</b>				<b>Account Name</b>		<b>Budget Prior to Change</b>	<b>Debit</b>	<b>Credit</b>	<b>Amended Budget</b>
<b>Fund</b>	<b>CC</b>	<b>Account</b>	<b>Object</b>						
				<b>Totals</b>					

**Prepared By:**

**Department: Public Works/City Attorney**

**Prepared By: Howard B. Crofoot/Brian McGraw**

**Date: October 7, 2015**



CITY OF PLATTEVILLE  
Contract 14-15 – Snow & Ice Removal  
Bid Opening: Tuesday, October 6, 2015 - 10:00 a.m.

Thomas J. Cullen, Owner  
Four Seasons Landscaping and Nursery, LLC  
840 E. Bus Hwy 151  
Platteville, WI 53818

Curt Timlin  
Southwest Lawncare  
2096 County A  
Platteville, WI 53818

Remove snow from sidewalks.

\$ .20 per SF

\$ .18<sup>9</sup> per SF

\$ 40.00 minimum/location

\$ 38.75 minimum/location

Remove ice & packed snow by  
Salting and/or scraping.

\$ .25 per SF

\$ .23<sup>9</sup> per SF

\$ 50.00 minimum/location

\$ 48.75 minimum/location

## ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received up to 10:00 a.m., Tuesday, **October 6, 2015** in the Office of Director of Public Works, Municipal Building, 75 North Bonson Street, Platteville, WI 53818 for the following work, at which time and place all bids shall be publicly opened and read.

### **Contract 14 - 15 Snow & Ice Removal from Sidewalks**

All bids shall be addressed to the Director of Public Works, Municipal Building, 75 North Bonson Street, Platteville, WI 53818, with the name and address of the bidder, contract number and title of work distinctly indicated on the outside of the envelope.

Contract documents together with plans and specifications for this project may be obtained in the office of Director of Public Works, Municipal Building, City of Platteville, via E-mail by contacting [konecny@platteville.org](mailto:konecny@platteville.org), phone: 608/348-9741, Ext. 2238, or on the City Website at [www.platteville.org](http://www.platteville.org).

All bids shall be made out on the proposal forms furnished by the City of Platteville in the contract documents. Any alteration or extension of the form or the furnishing on it of unsolicited information may cause the bid to be declared informal and result in its being rejected.

No bid shall be withdrawn for a period of thirty (30) days after the scheduled time of opening bids.

The City reserves the right to reject any or all bids, to waive any informalities in bidding, or accept the bid deemed most advantageous to the City.

All bidders are notified that all labor employed on said contract shall be paid not less than the Federal minimum wage.

Karen M. Kurt  
City Manager

Publish Dates:      Platteville Journal – **September 16 & 30, 2015**

**City of Platteville  
Contract 14 - 15  
Snow and Ice Removal, Sidewalks**

**Bids Due: Tuesday, October 6, 2015 - 10:00am**

**1) SCOPE OF WORK**

Bid Item #1 consists of removing snow from sidewalks fronting on privately owned property throughout the City as per specifications.

Bid Item #2 consists of removing ice and/or glazed, hard packed snow, by applying salt and/or scraping from sidewalks fronting on privately owned property throughout the City as per specifications.

**2) METHOD OF REMOVAL**

Contractor may use a shovel, blower, or blade mounted on a "garden" tractor, or a "skid steer" (not to exceed 3,000 lbs.) to remove snow. Lightly packed snow, caused by the machine being used for removal, or by footprints, and loose or powdery snow, that the machine or tool being used is unable to remove, will have to be "broomed" or scraped" to the extent that at least 90% of bare concrete is exposed.

Sidewalk with 50% or more of the surface area covered with ice and/or hard packed snow, may be cleared by application of salt, or salt mixed with sand, and then scraping. **Salt shall not be used in place of "shoveling"; salt shall only be used after receiving permission to do so from the Department of Public Works.** Bid price shall include removing lightly packed snow on top of the ice and/or hard packed snow. The Contractor will supply the salt.

Snow shall not be placed in the street, driveway or any sidewalk except in the "downtown area," where the snow may be placed carefully in the gutter.

For the purpose of this contract the "downtown area" is defined as follows:

That area of the City bordered on the north by Furnace Street, on the south by Pine Street, on the east by Water Street, on the west by Elm Street and including the frontage properties of East Main Street between Water Street and Broadway.

**3) PROCEDURES**

The contractor shall contact the Department of Public Works thirty six (36) hours after the end of the snowfall for permission to begin clearing walks. Amount of snowfall, weather forecasts, etc. shall be considered by the Department of Public Works prior to granting permission to begin clearing walks.

#### Details of Clearing and Recording Work:

- 1.) The contractor shall start work the first working day after being given notice to do so. Shoveling will only start Monday through Friday.
- 2.) Saturday may be used to complete work which has been started previously. No work will be permitted on Sunday. "Work which has been started previously" means the clearing of all sidewalks. For instance, 36 hours after a snowfall the contractor is permitted to begin clearing walks on Friday. If he clears any number of walks completely, but not all the walks that are intended to be cleared, he may then clear these intended sidewalks on Saturday even though no portion of these walks had been cleared on Friday. Each clearing is intended to begin and continue through consecutive working days until complete.

If another snowfall should begin while a clearing is underway, work shall cease immediately and not be allowed to commence until permission is again granted by the Department of Public Works.

- 3.) The contractor shall rotate the beginning point of each clearing in a manner so as not to show "favoritism". However, each clearing shall begin within the area previously defined as being the "downtown area", and the progress of the clearing shall radiate outward in such a manner that the "downtown area" is completed first, the areas adjacent to this area completed next, and so on to the City limits. Violation of this provision will be considered grounds to void this contract.
- 4.) The contractor shall take a COLORED photo of each sidewalk **prior to** and **immediately after** clearing with date and time stamp printed on the photo. Before and after photos will be taken in the same direction. The contractor will provide a spreadsheet showing the **address (including direction: North, East, West, or South – N / E / W / S) of the cleared walk, time, date, and the length of the clearing,** and show enough of the surrounding area and be clear enough to readily verify the location. Electronic Excel files shall be delivered to the Department of Public works within **5 days** of the clearing and prior to payment. Payment will not be made if the required photos are not properly taken and received, or show that the work was not adequately performed.
- 5.) The contractor is liable for any and all damages to private property.

#### 4) INSURANCE

The contractor shall take out and maintain during the life of the contract, such Public Liability and Property Damage Insurance as shall protect the City, the Contractor, and any subcontractor in the following amounts:

Public Liability Insurance Bodily Injury - \$250,000/\$500,000

Property Damage - \$100,000  
Automobile Public Liability Insurance Bodily Injury - \$250,000/\$500,000  
Property Damage - \$100,000

Insurance shall include claims under workers compensation, disability benefits and other similar employee benefit acts.

The insurance policy shall contain a clause which will notify the City at least ten (10) days in advance of cancellation.

**5) METHOD OF PAYMENT**

The contractor shall present a billing **within 5 days** after each clearing to the Department of Public Works. This billing shall list each clearing address (including direction) with the time and date of clearing, the length and width of the sidewalk cleared, and be accompanied by before and after pictures.

If payment for clearing by using salt and scraping is included in the request, those addresses shall be clearly marked as having been "cleared by salting and scraping." When more than one application of salt is needed to clear a walk, payment will be made for ONE clearing at the price awarded for clearing by application of salt and scraping.

All payments will be calculated on a price per square foot basis. The minimum payment per location will be as bid. Payment will be made once a month.

**6) LENGTH OF CONTRACT**

The contract shall be for the entire 2015 - 2016 winter season.

**8) BIDDERS QUALIFICATION STATEMENT**

Prospective contractors are required to submit a qualification statement with their bid.

The object of the qualification statement is to enable the City to have sufficient information regarding equipment and experience in order to reduce the hazards involved in awarding contracts to parties not qualified to perform them and to select those contractors qualified to properly complete the work proposed.

Bids submitted without the qualification statement will not be considered.



**QUALIFICATION STATEMENT**  
**Contract 14 - 15**  
**Snow and Ice Removal**

CONTRACTOR \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

PHONE NO. \_\_\_\_\_

**LIST OF EQUIPMENT**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LIST OF PREVIOUS CONTRACTS OR JOBS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned understands that falsifying information on this statement shall be grounds for disqualification.

Official Address: \_\_\_\_\_  
\_\_\_\_\_

Firm Name: \_\_\_\_\_

Phone: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature and Title)

## CHAPTER 4 Streets, Alleys and Sidewalks

or non-renewal of an alcohol beverage license set forth in Chapter 36 shall also be initiated.

- 2) Such hearing shall be held by the Common Council after review and recommendation by the Plan Commission. The permit-holder shall be notified in writing of the charges at least ten (10) calendar days prior to the hearing. At the hearing, the Community Planning and Development Director, or the Community Planning and Development Director's designee, shall present evidence of the alleged violation. The permit-holder shall have the opportunity to question witnesses, may call witnesses on their own behalf, and may be represented by counsel.
  - 3) After due consideration, the Common Council may suspend the permit for a period not to exceed six (6) months, or revoke or non-renew the permit for a period not to exceed one (1) year. The violator shall be notified in writing of the findings and determination of the Common Council.
  - 4) The decision of the Common Council shall be a final determination and shall be subject only to judicial review as may be provided by law. Any person aggrieved by the Common Council decision hereunder may seek judicial review thereof within thirty (30) days of the date of the final decision.
- (g) **PENALTY FOR VIOLATION.** The penalty for violation of any provision of this section shall be as provided in §1.10 of the Municipal Code.

**4.08 CLEATED VEHICLES ON STREETS.** No person shall operate any vehicle with tracks, lugs or cleats, or any vehicle capable of damaging the surface of any street, on any street in the City.

**4.09 SHOVELING SIDEWALKS.** (a) No owner of land within the City of Platteville shall allow accumulations of snow or ice on any public sidewalk within the City for more than 36 hours.

- (b) The Director of Public Works shall be responsible for seeing that all public sidewalks within the City are kept free of accumulations of snow and ice. If there is an accumulation of snow or ice on any public sidewalk within the City for more than 36 hours, the Director of Public Works shall cause the same to be removed, either directing City personnel to make such removal or by contracting with private parties for such removal. The actual cost of such removal shall be charged against the owner of the property and shall be due and payable to the City within 30 days after the work is performed. Any amounts not paid within 30 days shall bear interest at the rate of 1% per month until fully paid.



## CHAPTER 4 Streets, Alleys and Sidewalks

- (c) A per parcel administration charge, in an amount as set from time to time by a resolution of the Common Council, shall be added to bills where the property owner fails to shovel the public sidewalk, requiring the City to perform the work and that any amount not paid within 30 days shall bear interest at the rate of one percent per month until fully paid.

**4.10 OBSTRUCTING SIDEWALKS.** No person shall allow any object to obstruct or overhang any sidewalk lower than 7 ½ feet above the sidewalk.

**4.11 STREET EXCAVATIONS.** (a) Permit. No person shall excavate, tear up, open or alter the area between the lot lines of any public street or alley in the City until he has obtained a permit therefore as hereinafter provided.

- (b) Application for Permit. Not less than three days prior to a proposed excavation, opening or altering of any such street or alley the person performing the work shall submit to Public Works an application therefor on a form provided by the City, which application shall include the following:

1. Statement as to purpose of proposed opening;
2. Exact location, size, and depth of opening;
3. As nearly as known the date on which said work is to be done;
4. A signed acknowledgment as to notice of the proposed opening by the following local utilities or by their duly authorized agents:
  - A. Telephone Company
  - B. Electric Light and Power Company
  - C. Gas Company
  - D. City Water and Sewer Department
5. Signature of person making application and date.

In the event of emergency, work may proceed, with permit and notification following without delay.

- (c) Bond. The person performing the work to be done on the street shall comply with Section 66.0425, Wisconsin Statutes, and shall, as part of such compliance, have or place on file with the City Clerk a bond in the amount as set from time to time by



QUALIFICATION STATEMENT  
Contract 14 - 15  
Snow and Ice Removal

CONTRACTOR Four Seasons Landscaping and Nursery, LLC.  
ADDRESS 840 Bus. Hwy 151  
Platteville, WI 53818  
PHONE NO. 608-348-6617

LIST OF EQUIPMENT

JD 1145 Front Mower with Blade/Snowblower  
Toro Snowblowers  
Shovels/Ice Spuds

LIST OF PREVIOUS CONTRACTS OR JOBS

- Snow Plow Contractor  
- Last year contract with the city.

The undersigned understands that falsifying information on this statement shall be grounds for disqualification.

Official Address:

840 Bus. Hwy 151  
Platteville, WI 53818

Phone: 348-6617

Firm Name:

Four Seasons Landscaping and Nursery, LLC

By: Thomas J. Cullin OWNER  
(Signature and Title)

RECEIVED  
OCT 06 2015

BY: \_\_\_\_\_

**BIDDER'S PROPOSAL**

**FOR:** 2015/16 Snow & Ice Removal (Contract 14-15)

**TIME FOR RECEIVING BIDS:** Tuesday, October 6, 2015 - 10:00 a.m.

**TO:** City Manager, Platteville, WI

**CLEARING SIDEWALKS**

1. Remove snow from sidewalks.

@ 18.9 cents <sup>Cents</sup> dollars/SF      \$ 18.9 per SF  
(written) (numerical)

\$ 38.75 minimum per location.

2. Remove ice & packed snow by salting and/or scraping.

@ 23.9 cents <sup>Cents</sup> dollars/SF      \$ 23.9 per SF

\$ 48.75 minimum per location.

The City of Platteville reserves the right to reject any and all bids, to waive any informalities, or accept the quote deemed most advantageous to said City.

The undersigned understands and agrees to the conditions and specifications of this contract.

Official Address:

2096 County Road A  
Platteville, WI 53818

Phone: (608) 778-7992

Firm Name:

Southwest Linnear

By: [Signature] Owner  
(Signature and Title)

**City of Platteville  
Contract 14 - 15  
Snow and Ice Removal, Sidewalks**

**Bids Due: Tuesday, October 6, 2015 - 10:00am**

**1) SCOPE OF WORK**

Bid Item #1 consists of removing snow from sidewalks fronting on privately owned property throughout the City as per specifications.

Bid Item #2 consists of removing ice and/or glazed, hard packed snow, by applying salt and/or scraping from sidewalks fronting on privately owned property throughout the City as per specifications.

**2) METHOD OF REMOVAL**

Contractor may use a shovel, blower, or blade mounted on a "garden" tractor, or a "skid steer" (not to exceed 3,000 lbs.) to remove snow. Lightly packed snow, caused by the machine being used for removal, or by footprints, and loose or powdery snow, that the machine or tool being used is unable to remove, will have to be "broomed" or scraped" to the extent that at least 90% of bare concrete is exposed.

Sidewalk with 50% or more of the surface area covered with ice and/or hard packed snow, may be cleared by application of salt, or salt mixed with sand, and then scraping. **Salt shall not be used in place of "shoveling"; salt shall only be used after receiving permission to do so from the Department of Public Works.** Bid price shall include removing lightly packed snow on top of the ice and/or hard packed snow. The Contractor will supply the salt.

Snow shall not be placed in the street, driveway or any sidewalk except in the "downtown area," where the snow may be placed carefully in the gutter.

For the purpose of this contract the "downtown area" is defined as follows:

That area of the City bordered on the north by Furnace Street, on the south by Pine Street, on the east by Water Street, on the west by Elm Street and including the frontage properties of East Main Street between Water Street and Broadway.

**3) PROCEDURES**

The contractor shall contact the Department of Public Works thirty six (36) hours after the end of the snowfall for permission to begin clearing walks. Amount of snowfall, weather forecasts, etc. shall be considered by the Department of Public Works prior to granting permission to begin clearing walks.

Details of Clearing and Recording Work:

- 1.) The contractor shall start work <sup>36 Hours after snowfall ends. C.T.</sup> ~~the first working day after being given notice to do so.~~ Shoveling will ~~only start~~ <sup>Monday through Friday,</sup> ~~Monday through Friday.~~ <sup>any day between 7am and 5pm. C.T.</sup>
- 2.) ~~Saturday may be used to complete work which has been started previously. No work will be permitted on Sunday. "Work which has been started previously" means the clearing of all sidewalks. For instance, 36 hours after a snowfall the contractor is permitted to begin clearing walks on Friday. If he clears any number of walks completely, but not all the walks that are intended to be cleared, he may then clear these intended sidewalks on Saturday even though no portion of these walks had been cleared on Friday. Each clearing is intended to begin and continue through consecutive working days until complete. C.T.~~

~~If another snowfall should begin while a clearing is underway, work shall cease immediately and not be allowed to commence until permission is again granted by the Department of Public Works. C.T.~~
- 3.) The contractor shall rotate the beginning point of each clearing in a manner so as not to show "favoritism". However, each clearing shall begin within the area previously defined as being the "downtown area", and the progress of the clearing shall radiate outward in such a manner that the "downtown area" is completed first, the areas adjacent to this area completed next, and so on to the City limits. Violation of this provision will be considered grounds to void this contract.
- 4.) The contractor shall take a COLORED photo of each sidewalk **prior to and immediately after** clearing with date and time stamp printed on the photo. Before and after photos will be taken in the same direction. The contractor will provide a spreadsheet showing the **address (including direction: North, East, West, or South – N / E / W / S) of the cleared walk, time, date, and the length of the clearing,** and show enough of the surrounding area and be clear enough to readily verify the location. Electronic Excel files shall be delivered to the Department of Public works within **5 days** of the clearing and prior to payment. Payment will not be made if the required photos are not properly taken and received, or show that the work was not adequately performed.
- 5.) The contractor is liable for any and all damages to private property.

#### 4) INSURANCE

The contractor shall take out and maintain during the life of the contract, such Public Liability and Property Damage Insurance as shall protect the City, the Contractor, and any subcontractor in the following amounts:

Public Liability Insurance Bodily Injury - \$250,000/\$500,000

QUALIFICATION STATEMENT  
Contract 14 - 15  
Snow and Ice Removal

CONTRACTOR Southwest Lawn care  
ADDRESS 2096 County Road A  
Platteville Wi 53818  
PHONE NO. (608) 778-7992

LIST OF EQUIPMENT

Hand Equipment Plus snow blowers 3  
Kubota 3060

LIST OF PREVIOUS CONTRACTS OR JOBS

City of Platteville  
Village of Hazel Green  
NNG

The undersigned understands that falsifying information on this statement shall be grounds for disqualification.

Official Address:

2096 Cty Rd. A  
Platteville Wi 53818

Firm Name:

Southwest Lawn care  
By: [Signature] Owner  
(Signature and Title)

Phone: (608) 778-7992

Property Damage - \$100,000  
Automobile Public Liability Insurance Bodily Injury - \$250,000/\$500,000  
Property Damage - \$100,000

Insurance shall include claims under workers compensation, disability benefits and other similar employee benefit acts.

The insurance policy shall contain a clause which will notify the City at least ten (10) days in advance of cancellation.

**5) METHOD OF PAYMENT**

The contractor shall present a billing **within 5 days** after each clearing to the Department of Public Works. This billing shall list each clearing address (including direction) with the time and date of clearing, the length and width of the sidewalk cleared, and be accompanied by before and after pictures.

If payment for clearing by using salt and scraping is included in the request, those addresses shall be clearly marked as having been "cleared by salting and scraping." When more than one application of salt is needed to clear a walk, payment will be made for ONE clearing at the price awarded for clearing by application of salt and scraping.

All payments will be calculated on a price per square foot basis. The minimum payment per location will be as bid. Payment will be made once a month.

**6) LENGTH OF CONTRACT**

The contract shall be for the entire 2015 - 2016 winter season.

**8) BIDDERS QUALIFICATION STATEMENT**

Prospective contractors are required to submit a qualification statement with their bid.

The object of the qualification statement is to enable the City to have sufficient information regarding equipment and experience in order to reduce the hazards involved in awarding contracts to parties not qualified to perform them and to select those contractors qualified to properly complete the work proposed.

Bids submitted without the qualification statement will not be considered.



**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title: 2016-2018 Assessing Proposals**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

The City of Platteville's current Assessor's contract ends on December 31, 2015. The City of Platteville issued and advertised a request for proposals to do the assessing for the City of Platteville for the 2016, 2017, and 2018 calendar years. Assessing proposals are due to the City no later than 2:00 PM on Monday, October 26.

**Recommendation:**

The Assessing proposals will be evaluated by staff, with some general information to be provided to the Council at the October 27<sup>th</sup> Council meeting. A recommendation will be provided at the November 10 Council meeting.

**Impact Of Adopting Proposal:**

The City of Platteville will have a contract for Assessing Services for the 2016, 2017, and 2018 Calendar years.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Decreases fund balance - General Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

Assessments for all the property in the City of Platteville will be completed by the firm or individual who the Council approves a contract with, except for manufacturing property. The manufacturing property is assessed by the State of Wisconsin.

**Expenditure/Revenue Changes:**

Budget Amendment No.				No Budget Amendment Required				
Account Number				Account Name	Budget Prior to Change	Decrease	Increase	Amended Budget
Fund	CC	Account	Object					
<b>Totals</b>								

**Prepared By:**

Department: Administration

Prepared By: Duane H. Borgen

Date: October 20, 2015

**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update	
----------------------------------------------	---------------------------------	--

**Title: Library Block Development Agreement**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

Council will hear a presentation about the proposed terms for a developer agreement for the library block. The library block is bordered by Chestnut Street on the east side, Elm Street on the west side, Pine Street on the south side and Main Street on the north side. The existing First English Lutheran Church parking lot is not included in the project. The proposed \$16,155,336 project, led by Miners Development, LLC includes a 43,000 sq. ft. 72 unit hotel, 22,000 sq. ft. leased library space and renovation of the current library space for the Neighborhood Health Partners clinic. The project also includes 55 underground parking spaces and a 42 stall surface parking lot. With the exception of the current library, the existing buildings will be demolished.

**Recommendation:**

**Impact Of Adopting Proposal:**

A review of the financial terms will be provided at the meeting.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply):**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_  
Fund

**Budget Effect:**

- Expenditure authorized in budget – No change to budget required
- Expenditure not authorized in budget – Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

**Expenditure/Revenue Changes:**

Budget Amendment No. _____				No Budget Amendment Required _____				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By**

<b>Department:</b>	
<b>Prepared By: Karen Kurt, City Manager</b>	<b>Date: October 23, 2015</b>

Proposed

**AMENDED AND RESTATED DEVELOPER AGREEMENT  
CITY OF PLATTEVILLE  
LIBRARY BLOCK DEVELOPMENT**

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This Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2015 by and between the City of Platteville, a municipal corporation in Grant County, Wisconsin (the "City") and Miners Development, LLC, a Wisconsin limited liability company, (the "Developer") with its principal place of business located at 921 1st Street N #202, St. Cloud MN 56303.

**Recitals**

Whereas, the Developer desires to construct a multi-use hotel/commercial facility/a medical clinic within the City;

Whereas, the City has determined that the Developer's project will increase the tax base, encourage economic growth, and create jobs within the City;

Whereas, the City has investigated and determined the Developer's project will remove, prevent or reduce blight, blighting factors, causes of blight, and the spread of blight and further deterioration. Further, the City finds that the proposed project will eliminate unsafe structures and conditions, provide land for needed public parking, needed utilities facilities, will remove incompatible land uses, and will eliminate certain obsolete or detrimental uses;

Whereas, as a condition of eligibility for federal new markets tax credits for the Project, the funders involved in the new markets tax credits have requested certain amendments be made to the Developer Agreement, passed on April 30, 2015 to reflect terms of the TIF Loan and the Future Underground Parking Property Lease generally as depicted in the structure diagram attached to this Amendment as Exhibit H, and the parties desire to make such amendments and therefore amend and restate this agreement.

Whereas, the City finds that assisting the Developer with development incentives is an economic precondition to the expansion of local business and industry and is necessary for the undertaking of this project by the Developer; and,

Whereas, the Developer has proposed to acquire and to improve certain real property within Tax Incremental District No. 7 ("TID No 7"), which allows the City to provide the Developer with certain development incentives under the TID No. 7 project plan.

**ARTICLE I**

**Incorporation and Definitions**

The foregoing recitals and all exhibits hereto are made a part of this Agreement. The

## Proposed

following terms shall have the following meanings in this Agreement.

- 1.1. "Architect" is Plunkett and Raysich Architects, LLP.
- 1.2. "Agreement" means this Agreement, as amended from time to time.
- 1.3. "Base Value" means the aggregate value of the equalized value of all taxable property located within the Property boundaries as of May 1, 2015.
- 1.4. "Certificate of Completion" means the certification in the form substantially similar to that contained in **Exhibit E**, and provided to the Developer upon completion of the Improvements.
- 1.5. "City" means the City of Platteville, Wisconsin. Notices to be sent to: Attn: City Manager, 75 N. Bonson Street, P.O. Box 780, Platteville, WI 53818.
- 1.6. "Completion Target Date" means June 30, 2017.
- 1.7. "Construction Contracts" means the general contract or construction management contract for construction of the Improvements executed by and between Developer and the Contractor and any Subcontracts.
- 1.8. "Construction Date" means January 1, 2016.
- 1.9. "Construction Plans" means the plans, specifications, drawings, project manual, and other related documents for the construction of the Project to be performed by Developer, which are to be prepared in accordance with **Exhibit H** "Preliminary Plans", the terms of the Architect's Contract, and to be approved by the City, including any shop or field drawings made in furtherance thereof, together with any changes made therein which are permitted under the terms of this Agreement.
- 1.10. "Contractor" is the contractor which Developer selects to construct the Improvements.
- 1.11. "Developer" means Miners Development LLC, Platteville Hotel Partners, LLC. Notices to Developer to be sent to: c/o Troy Hoekstra 921 1st St N #202, St. Cloud MN 56303.
- 1.12. "Developer's Principals" means each natural persons who constitute the membership of any entity which has an ownership interest, either directly or indirectly, in Miners Development, LLC, or any other entity that may own or acquire an interest in any such entity. The attorney for each entity involved in the ownership chain, directly or indirectly, shall provide a certification that identifies each member, stockholder, owner, and each person or entity authorized to take action on behalf of said entity in a form acceptable to the City Attorney. The individuals that are known as of the date of this Agreement have been or will be disclosed to the City Attorney. Financial statements have been or will be submitted to the City from these individuals and the City has relied upon them as an inducement to entering into this Agreement.
- 1.13. "Event of Default" means an action as defined in Article VII of this Agreement.

## Proposed

1.14. "FCI" means the Forward Community Investments, a community development financial institution located 2045 Atwood Avenue, Suite 101A Madison WI 53704.

1.15. "Force majeure" means an unanticipated and uncontrollable event or effect beyond the reasonable control of the Developer, such as war, terrorist attacks, strikes, labor troubles, fire, flood, natural disasters, injunctions or similar court action, or other casualty that directly results in delays in the construction of the Improvements and completion of the Project.

1.16. "Future Clinic Property" means the portion of the Improvements designed to be that building which the City Library currently occupies as remodeled and updated as shown on the Construction Plans.

1.17. "Future Underground Parking Property" means the future real estate parcel to be created and all appurtenant easements thereto, together with that portion of the Improvements (commercial rental space) designed to be the underground future public parking as shown on the Construction Plans.

1.18. "Guaranteed Tax Increment" means the guaranteed annual tax increment for the Property for each tax year as shown on **Exhibit C** of this Agreement.

1.19. "Guarantor" means any person or entity that has signed and delivered a Guaranty under this Agreement.

1.20. "Guaranty" (or "Guaranties") means any Guaranty provided in favor of the City to secure any of the obligations under this Agreement. Guaranties should be in a form substantially similar to that contained in **Exhibit D** of this Agreement.

1.21. "Improvements" means all the improvements to be constructed for development of the Project, further detailed in the Construction Plans.

1.22. "Miners Development, LLC" means the Wisconsin limited liability company of that same name.

1.23. "Net Proceeds" means any proceeds paid by an insurer to the Redeveloper or the City under a policy or policies of insurance required to be provided and maintained by the Developer pursuant to this Agreement after deducting all expenses incurred in the collection of the proceeds.

1.24. "Legal Requirements" means as to any person or party, the Articles of Incorporation, Articles of Organization, Bylaws, Operating Agreement, or other organizational or governing documents of such person or party, and any law, rule, regulation, determination, or other order by an arbitrator, court, or other governmental authority that may be applicable to such person or party or any of its property or to which such person or party or any of its property is subject.

1.25. "Library Board" means the Platteville Public Library Board of Trustees, City of Platteville, Wisconsin.

## Proposed

1.26. "Old Clinic Property" means the real property parcels located at 285 W. Main Street and 295 W. Main Street, Platteville, Wisconsin, and further identified as tax parcel number 271-00222-0000.

1.27. "Old Library Property" means the three real property parcels located at 65 Elm Street and owned by the City and further identified as tax parcel numbers 271-00715-0000, 271-00716-0000, and 271-00717-0000.

1.28. "Permitted Exceptions" means the title exceptions specified in the title insurance policy for the Property and any additional exceptions as may be approved in writing by City or are permitted by the terms of this Agreement.

1.29. "Platteville Hotel Partners, LLC" means the Minnesota limited liability company of that same name.

1.30. "Project" means a multi-story 72-room Holiday Inn Express and 22,000 square foot commercial space with approximately 55 underground parking stalls and approximately 38 surface parking stalls, with adjacent 6,750 square foot building for clinic and commercial space, and all appurtenant facilities, infrastructure, signs, and landscaping on the Property. Attached as **Exhibit H**, "Preliminary Plans", to this Agreement are the architect's design plans and interior design specifications further describing the Project in more detail.

1.31. "Project Cost" means the \$16.1 Million Dollars (\$16,100,000), which is the estimated cost of the Project.

1.32. "Property" means all the parcels listed and legally described on **Exhibit A** of this Agreement.

1.33. "Simultaneous Closing" means the closing date on or around December 1, 2015 for the loan closing with the lenders, Developer and the City.

1.34. "Subcontract" means any contract and/or purchase order between Contractor or Subcontractor and any Subcontractor for the construction or equipping of the Improvements or for the furnishing of labor or materials for all or any portion of the Improvements.

1.35. "Subcontractor" means any person or entity having a contract with the Contractor or any Subcontractor for the construction, equipping, or supplying by such Subcontractor of any portion of the Improvements.

1.36. "SWCAP Health" is the SWCAP Neighborhood Health Partners, 275 W. Main Street, Platteville, WI 53818

1.37. "Tax Increment" means in any year, the amount obtained by multiplying the total county, city, school, and other local property taxes levied on all taxable property within the Property boundaries for that year by a fraction having as a numerator the Value Increment for that year and as a denominator that year's equalized value of all taxable property within the Property's boundaries.

## Proposed

1.38. "TID No. 7" means Tax Incremental District No. 7 in the City of Platteville.

1.39. "TIF Loan" means Two Million and 00/100 Dollars (\$2,000,000.00).

1.39.1 "TIF Expenditures" means the TIF Loan plus any accrued interest (i.e. total guaranteed tax increments as shown on Exhibit C) and the total of any lease payments as set forth under 5.1.1(b)(i) and made under the Future Property Lease during its initial term.

1.40. "Title Company" means Tri-County Abstract & Title Company. Notices to be sent to: Attn: Mitchel J. Rengel, 122 12<sup>th</sup> Ave N. St. Cloud, MN 56303. (Email is: mitchr@tricityabstract.com.)

1.41. "Value Increment" means the equalized value of all taxable property within the Property boundaries in any year minus the Base Value.

1.42. "WHEDA" means the Wisconsin Housing and Economic Development Authority.

## ARTICLE II

### Representations and Warranties

To induce the City to execute and perform this Agreement, Developer represents, covenants, and warrants to the City as follows:

2.1. Developer will construct, operate, and maintain the Project in accordance with the terms of this Agreement and all local, state, federal laws and regulations including zoning, building and safety code, environmental, and public health laws and regulations.

2.2. Developer will comply with all applicable local, state, and federal laws and regulations. As of the date of execution of this Agreement, Developer has not received any notice or communication from any local, state, or federal office or agency that the activities of the Developer may or will be in violation of any law or regulation. As of the date of execution of this Agreement, Developer is aware of not facts or circumstances the existence of which could cause the Project, the Property, or the proposed Improvements to be in violation of any local, state, or federal law, regulation, or review procedure which could cause the development of the Project or the construction of the Improvements to be significantly delayed or over-budget.

2.3. Developer is not in any way prevented or limited from proper execution, delivery, and performance of this Agreement, or the valid consummation of any of the transactions contemplated in this Agreement, or the fulfillment of obligations in this Agreement, or the compliance with any of the terms of this Agreement, and Developer will not breach or cause a default under any terms, conditions, provisions of any Legal Requirements, contracts, agreements, or instruments to which is binding upon Developer in performance of any of the foregoing.

## Proposed

2.4. Developer is the fee owner or will own on or before the Construction Date, all of the development Property on or before the Simultaneous Closing, free and clear of all encumbrances, except for purchase money mortgages in the name of the Developer and its financing entities. The Developer has made no agreements with the prior owners of the Property or any other third party that would materially affect the Developer's ability enter into or perform all of the terms and conditions of this Agreement.

2.5. Developer will have the financing necessary to construct the Project and to otherwise comply with the financial obligations of this Agreement no later than January 1, 2016. The Developer has the necessary equity available as set forth in Exhibit B of this Agreement entitled "Financing and Equity". Developer shall provide updated loan commitments for no less than the amount of debt as set forth in Exhibit B to the City by December 1, 2015.

2.6. Developer agrees that it will indemnify, defend, and hold harmless the City, its governing body members, officers, employees, agents and contractors, from any and all claims or causes of action, of whatsoever nature, arising or purportedly arising out of the action of the Developer, its officers, employees, agents or contractors in connection with this Agreement of the construction, installation, ownership, or operation of the Project and the Improvements.

2.7. Developer is a limited liability company duly organized, validity existing and in good standing under the laws of the State of Wisconsin, and by the authority of the undersigned members, Developer has full power and authority to enter into this Agreement.

## ARTICLE III

### Construction of Project

The development of the Project is contemplated as follows:

3.1. Demolition of Buildings; Prohibition on Relocation. Developer intends that the buildings located on the Property that are not contemplated as part of the Improvements will be demolished in accordance with all applicable building, zoning, and other laws and ordinances. Developer agrees that no existing buildings shall be relocated or moved to any location within the City or to any location within the City's extra-territorial zoning jurisdiction, as the buildings have been designated as blighted.

3.2. Construction of Project. Developer agrees that it will construct, or cause to be constructed, the Project and Improvements in a good and workmanlike manner with materials of high quality in accordance with the City Council approved Construction Plans, any and all covenants, conditions, and restrictions of record, all applicable building, zoning, and other laws and ordinances. Developer agrees that the Project and the Improvements will be constructed and fully equipped free and clear of all liens and encumbrances, excepting only: (i) real estate taxes or assessments not yet due, (ii) liens and encumbrances of Lenders, and (iii) any other Permitted Exceptions.



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The City has previously approved the exterior design proposals as amended on April 14, 2015.

3.3. Future Underground Parking Property. Developer agrees that within thirty (30) days of the date of this Agreement, Developer will coordinate with the City and the Library Board and enter into a supplemental agreement concerning the interior design of the commercial space prior to finalizing those portions of the Construction Plans that pertain to the commercial space, including but not limited to flooring, cabinets, lighting, electrical outlets, security system, and audio-visual and network components.

3.4. Commencement and Completion of Construction. The Developer agrees to commence construction of the Project and Improvements by the Construction Date, or by such other date as the parties may agree to in writing, and shall continue with due diligence. Commencement of construction shall be evidenced by the issuance of a demolition and foundation permit. Developer shall complete construction of the Project and the Improvements no later than the Completion Target Date, excepting delays caused by Force Majeure.

3.5. Changes to Construction Plans. If the Developer desires any material change in the Project or the Construction Plans, the Developer must submit the proposed change to the City for its approval. The request must be filed with the City's Community Planning & Development Director for approval. Any major modifications or modifications that change the exterior of any structures, in the sole discretion of the City, must be approved by the appropriate City committee or governing authority.

3.6. Final Inspection; Certificate of Completion. At the Developer's request upon completion of the Project and the Improvements, the City's Engineer, and/or the Building Inspector and other designees will make a final inspection of the Project and the Improvements with Developer and the Contractor. When the City is satisfied that all work for the Project and the Improvements is completed in accordance with the Construction Plans, and the Architect and Contractor have each submitted a written statement attesting to the same, the City will furnish Developer with a Certificate of Completion. The certification by the City shall be a conclusive determination of satisfaction and termination of the Developer's obligation to construct the Improvements.

3.7. As Built-Plans. Within sixty (60) days after completion of construction of the Project and the Improvements, the Developer, or its contractors or agents, must prepare and file with the City a full set of "as built" plans, showing the location of the Improvements and Utilities within the Project. Failure to file the "as built" plans with the City shall be grounds for the City to suspend the issuance of any building permits, certificates of occupancy, or licenses related to the Project until this condition is satisfied.

3.8. Replacement. All work and materials performed and furnished on the Improvements by the Developer, its agents, contractors, or subcontractors, that is found by the City to be defective within one year after acceptance by the City, must be repaired or replaced by Developer at Developer's sole expense to the reasonable satisfaction of City.

## ARTICLE IV

### Tax Increment Financing; Guaranteed Tax Increment Payment

The City agrees to provide tax incremental financing funds to the Developer in an amount equal to the TIF Loan for the Projects and Improvements as set forth herein, and as consideration the Developer agrees to abide by the covenants and promises in this Agreement.

4.1. Conditions Precedent. City's obligation to provide the TIF Loan is subject to the following conditions precedent, which must be satisfied no later than December 31, 2015.

4.1.1 New Market Tax Credits. Developer must obtain from WHEDA a New Market Tax Credit Allocation in an amount no less than Sixteen Million Dollars (\$16,000,000.) The NMTC Allocation shall result in Developer receiving a seven-year interest only loan with a net benefit loan amount of not less than Three Million Dollars (\$3,000,000)(the "NMTC Benefit"). Attached hereto as **Exhibit G** "Commitment Letters", are the commitment letters for WHEDA and FCI.

4.1.2 Private Financing. Developer must demonstrate to the satisfaction of the City and the City Attorney that the Developer has obtained other private financing through equity or conventional lending in amount sufficient, that when added with the TIF Loan and the NMTC Benefit, shall equal or exceed the Project Cost. Bank financing shall be evidenced in the form of a bank commitment letter and evidence that Developer has met all of the lender's conditions of financing. Equity shall be evidenced by paid invoices or other documents of pre-paid Project costs paid by Developer, certified financial statements demonstrating Developer's financial capacity, or other documentary evidence acceptable to the City.

4.1.3 Execution of Loan Documents. Developer shall or will on or before the Simultaneous Closing have executed the following loan documents, as approved by the City Attorney (collectively, the "Loan Documents"):

(a) A Note in the amount of the TIF Loan ("Note"), in a form and with conditions acceptable to the City Attorney. The Note shall bear interest and will have a term ending December 31, 2037 (being 4 months later than the date of the last Guaranteed Tax Payment Due Date shown in Exhibit C to the Developer Agreement). Tax Increment plus any additional amounts collected by the City under Section 4.3 shall be immediately credited as payments under the Note.

(b) A real estate mortgage given by Developer on the Future Underground Parking Property securing the TIF Loan and the financial obligations under this Agreement (the "Mortgage") for the benefit of the City. The Mortgage shall be recorded in the

office of the Grant County Register of Deeds prior to or simultaneous with the disbursement of the TIF Loan. The lien of the Mortgage shall be subordinate to the security interest granted by Developer to the senior lender, its successors and assigns, in the Future Underground Parking Property and other Project property. City agrees to execute a subordination agreement in commercially reasonable form, form to be approved by the City Attorney. Also subject to a standstill agreement with the New Market Tax Credits and other lenders through 2025 in a form acceptable to the city attorney.

(c) Personal Guaranties. Developer must provide a signed Guaranty in favor of City, to secure performance of the obligations pursuant to this agreement in a form and substance substantially similar to **Exhibit D** and acceptable to the City Attorney. Developer's Principals must provide a signed limited Guaranty to secure performance of the Guaranteed Tax Payment obligations in Section 4.3, the "TIF Expenditures" and the gifting of the Library Property set forth in paragraph 5.3, that is limited to 125% of the Developer's Principals' percentage ownership interest in any entity which has an ownership interest, either directly or indirectly, in Miners Development, LLC, or any other entity that may own or acquire an interest in any such entity. This limited Guaranty shall be in a form and substance substantially similar to **Exhibit D-1** and acceptable to the City Attorney.

(d) Substitute Guarantor. Developer may substitute and release a Guarantor if such guarantor sells or transfers their ownership interest in Developer. Such release shall be subject to the approval of the City and the City Attorney, which shall not be unreasonably withheld. The Guarantor shall initially provide the city with evidence of the sale or transfer of their membership interest in Developer and shall further provide financial information, tax returns and financial statements for the substitute Guarantor.

4.1.4 Construction Contracts. Developer must submit to the City executed and binding Construction Contracts. The Construction Contracts must be consistent with the Developer's obligations under this Agreement to the satisfaction of the City and the City Attorney.

4.1.5 Construction Approvals. Developer must have obtained all necessary local, state, federal, and other governmental approvals and permits for the development of the Project and construction of the Improvements.

4.1.6 Performance Bond. Developer must provide a payment and performance bond, in a form and from a company acceptable to the City. The bond shall carry a penalty of not less than the Project Cost, and shall be conditioned for: (i) faithful performance of this Agreement, specifically the

## Proposed

construction of the Improvements; (ii) payment to every person, Contractor, Subcontractor, supplier, or service provider, of all claims that are entitled to payment for labor, services, materials, plans, or specifications performed, furnished, or procured for the purpose of construction the Improvements.

4.1.7 Insurance Certificates. Developer must have obtained the insurance coverage required under this Agreement and provided the City with appropriate certificates of insurance.

4.1.8 Title Insurance. Developer shall have provided, at Developer's sole cost and expense, an ALTA commitment for marketable title insurance for the Property issued by Title Company to issue a lender's policy of title insurance insuring the City in the amount of the TIF Loan, showing liens, encumbrances and other matters of record, as of a date that is at least thirty (30) days prior to the date of closing for the TIF Loan. The City shall have ten (10) days prior to closing to notify Developer in writing of any liens, encumbrances or defects to which the City objects. In the event the City does not notify the Developer of any objections to title matters in the commitment, all such matters shall be deemed included in and approved as Permitted Exceptions. Simultaneous with recording the Mortgage, Borrower shall cause Title Company to issue a lender's title insurance policy naming the City as an insured lender in the amount of the Loan, together with gap coverage, subject only to the Permitted Exceptions.

4.1.9 Disbursing Agreement. Developer, the City, and the Title Company shall execute a Disbursing Agreement setting forth the terms under which the TIF Loan proceeds may be disbursed to Developer or for the benefit of Developer, including the condition that Developer shall have commenced construction of the Project on or before the Construction Date prior to any disbursement, otherwise this Agreement shall be null and void and the TIF Loan shall be returned to the City. Developer shall use the TIF Loan proceeds to only pay for the eligible project expense categories in TID No. 7 as shown on **Exhibit F** of this Agreement, "TIF Eligible Expense Categories."

4.1.10 No Event of Default. The Developer may not be in default as defined in this Agreement.

4.2. TIF Loan. Upon satisfaction of the above conditions precedent, the City agrees to provide Developer with the TIF Loan, at the Simultaneous Closing. The City shall cause the TIF Loan proceeds to be disbursed to the Title Company for the benefit of the Developer, to be disbursed in accordance with a separate disbursing agreement between the Developer, the City, and the Title Company to be agreed upon at a later date, however. However under no circumstances may the TIF Loan proceeds be used to pay for non-eligible TIF costs and expenses. A list of the proposed project expenses which are eligible to be paid for with TIF Loan proceeds is attached as **Exhibit F**, "TIF Eligible Expenses."

4.3. Guaranteed Tax Increment Payment. Developer acknowledges that the City is relying on the Project and Improvements to increase the equalized value of the Property, thereby generating a Value Increment and associated Tax Increment for the

## Proposed

City, which the City requires for its debt service connected to the TIF Loan provided to Developer. Therefore, Developer guarantees as follows:

4.3.1 Commencing with tax year after the Completion Target Date and for each year calendar year thereafter until this obligation terminates, Developer shall pay to the City the difference between (i) the Guaranteed Tax Increment and (ii) the Tax Increment actually received for that respective year plus any previous Excess Tax Increment. Excess Tax Increment means the amount of the Tax Increment generated by the Property for any year that exceeds the Guaranty Tax Increment for that year. The City shall account for any Excess Tax Increment and shall carry it forward to be applied, if necessary, to Developer's obligation under this Section 4.3. Upon request, the City shall provide Developer with an itemization of the Tax Increment received from the Property and a calculation of the difference between the Tax Increment and the Guaranteed Tax Increment. Developer shall pay the amount of any deficiency no later than August 31<sup>st</sup> following the end of the respective tax year.

4.3.2 This obligation of the Developer shall terminate when the City has collected the aggregate amount equal to the TIF Expenditures through Tax Increments, Guaranteed Tax Increments, or has otherwise been paid by Developer or Developer's Principals pursuant to Section 4.3.3 or 4.3.4." The obligation the Guarantor's shall terminate when the City has collected the gross amount of Three Million Dollars (\$3,000,000.00). The Guarantor's obligation **shall be** reduced by any credits flowing from Donor TIF Districts and increment increases caused by other new development only after the a gross payment of Two Million Six Hundred Eighty Five Thousand has been collected from the Developer and the Developer's Principals through Tax Increments, Guaranteed Tax Increments or payments pursuant to 4.3.3 or 4.3.4.

4.3.3 If the Developer fails to pay the Guaranteed Tax Increment if and when due, the City may levy a special assessment against that portion of the Property that includes the hotel and parking.

(a) The Developer consents to the imposition of special assessments against the Property if Developer is in default of its obligation to pay the Guaranteed Tax Increment if and when due, provided however, that the maximum amount of assessment the City can levy under this Section 4.3 shall not exceed the TIF Loan.

(b) The Developer waives all rights to notice and hearing related to the special assessments that Developer may have under Subchapter VII of Chapter 66, Wisconsin Statutes, and waives all rights to object to any procedural irregularities in this imposition of these special assessments. Notwithstanding the foregoing, the Developer has the right to contest the calculations and valuations used by the City to determine the Guaranteed Tax Increment.

(c) If the City elects to exercise its rights under this Section 4.3 to assess the Property, the City may at any time specially assess

the Property for the amount of any Guaranteed Tax Increment(s) then due.

4.3.4 If the Developer fails to pay the Guaranteed Tax Increment if and when due, in addition to and not to the exclusion of any other remedies available to the City, the City may enforce any or all of the Guaranties.

4.4. Property Exemption; Property Assessments. Developer agrees that no portion of the Property shall be entitled to any property tax exemptions under Section 70.11, Wisconsin Statutes. Developer agrees to waive all rights, statutory or otherwise, to request, petition, contest, or otherwise challenge the Property's assessment or its status as non-exempt property. Developer agrees that the Property will be assessed as commercial property leased at market rates and that the actual lease rental for the Property shall be disregarded. Notwithstanding the foregoing, the Developer has the right to contest the amount of the Property's assessment if such assessment is in excess of Eight million Dollars of the assessed value, and or if the Hotel site is assessed at more than Five million Dollars.

## ARTICLE V

### **Land Transfers, Leases, Use Restrictions and Related Agreements**

For the development Project and to ensure its long-term viability and to effectuate the desired end-result for the respective parties, the Developer and the City agree as follows:

5.1. Old Library Property Transfer-Future Underground Parking Lease. The City agrees to convey the Old Library Property to Developer and the Developer agrees to lease the Future Underground Parking Property to City.

5.1.1 Conditions precedent. The City's obligation to convey the Old Library Property to Developer is subject to the following conditions precedent, and the City shall not be obligated to convey the Old Library Property until every condition is satisfied.

(a) Developer and City have entered into a long-term commercial lease for the Future Underground Parking Property ("Future Underground Parking Property Lease") that is to the satisfaction of the City, the Library Board, and the City's Attorney, and that is consistent with the following lease terms:

(i) The Future Underground Parking Lease will be executed on or about the closing of the construction financing for the Project. The initial term will commence when the Developer has obtained the Certification of Completion for completion of the Future Underground Parking Property and will end eight (8) years from the closing of the construction financing for the Project referenced in Section 4.1.2. During

## Proposed

the initial term the rent shall be \$18,333.00 per month. The City shall have the option to extend the Future Underground Parking Property Lease for up to five additional terms of four years each, upon reasonable notice prior to the expiration of the initial term or each extended term. During each extended term the rent shall be determined on the basis of the fair market rental rate for the area, based upon the lease terms and conditions set forth therein.

(ii) Developer agrees to pay all real property taxes during the lease term, and the City shall be responsible for all utilities, operating expenses (e.g. cleaning, interior maintenance, property insurance), and any association cost shared expense that is allocated to the library, should such association be formed.

(iii) City is allowed to install Wi-Fi antennas and security cameras on the exterior of the Property.

(b) The Developer may not be in default as defined in this Agreement.

5.1.2 Upon satisfaction of the above, City agrees to convey to Developer for One Dollar (\$1) the Old Library Property via warranty deed, at Simultaneous Closing which include the senior lender financing and the new market tax credit financing, free and clear of all liens and encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, and recorded building and use restrictions and covenants.

### 5.2. Creation of Zero-Lot Line Parcels.

5.2.1 Developer shall be responsible for creating a zero-lot line parcel encompassing the entire Project. Developer is responsible for all costs associated with creating this real property parcel, and the attendant costs for surveying, review and approval.

5.2.2 Developer shall submit to the City for the City's approval all the proposed easements, use agreements, and other shared facility agreements (collectively the "Easements") for the underground and surface parking stalls and for any common areas that will be shared by the Future Underground Parking Property and other owners or users associated with the Project. The Easements shall provide sufficient parking, loading/unloading zones, and access for public use of the Future Underground Parking Property to the satisfaction of the City, the Library Board, and the City's Attorney. The City must approve of the Easements prior to their recording and prior to the conveyance of the Future Underground Parking Property.

5.3. Future Underground Parking Property. Developer intends to convey the 22,000 square foot commercial space with attendant underground parking stalls to the City upon expiration of the initial term of the Lease if permitted by Developer's lenders.

## Proposed

5.4. Restrictions on Transfer. The parties agree that certain restrictions relating to the transfer or conveyance of the Property are proper to protect the expectations of the parties. The following restrictions and covenants shall survive any closing or conveyance and may be referenced in the recorded real estate transfer documents. These restrictions shall not be construed to restrict the encumbrance of the Property in connection with any mortgage loan or in relation to any foreclosure (or acceptance of a deed in lieu of foreclosure) of such mortgage and shall not be construed to restrict the transfers expressly outlined in this Agreement. The parties, including lenders, will be entering into a non-disturbance agreement as it relates to their respective security rights, which will limit or restrict any foreclosure action during the initial term of the Lease.

5.4.1 The Developer, its successors or assigns, may not sell, transfer, or convey the Property or any part thereof prior to the completion of the Improvements without the express written consent of the City.

5.4.2 The Developer, its successors or assigns, may not sell, transfer, or convey the Property or any interest or portion thereof to any person or in any manner that would render said property exempt from property taxation prior to the expiration of TID No. 7, without the express written consent of the City. Any such purchaser may be required to expressly agree to annually pay the City an amount equal to all real property taxes that would have assessed against the real property conveyed as if it were subject to property taxation.

5.4.3 Developer shall execute and record a right of first refusal in favor of the City (the "ROFR"). The ROFR will be binding on Developer and its successors and assigns and will give the City a right to obtain the Future Underground Parking Property upon terms substantially similar to any then currently being offered to Developer or its successors or assigns. Such ROFR shall be in first position, subordinate to the lenders. All such restriction language, deed and other instruments shall be in a form and substance acceptable to the City Attorney.

5.5. Post Closing Changes. The City Attorney shall have the authority to make any minor changes to this Development Agreement, if any are needed as a result of requirements from Lenders or other third parties, that are consistent with the intent of this Project. Such changes shall be memorialized in a separate amendment and approved by the City by subsequent action.

## ARTICLE VI

### Insurance

Developer shall provide and maintain at all times during the process of construction the Improvements the insurance coverage required under this Article.

6.1. The following policies of insurance must be in form and content reasonably satisfactory to the City and must be written by financially sound and



## Proposed

reputable insurers licenses to transact business in Wisconsin and authorized to assume the risks covered, and must contain an agreement of the insurer to give not less than thirty (30) days advance written notice to the City if the policy will be canceled or there is a change affecting the policy's coverage.

6.1.1 **Builder's Risk Insurance.** Developer shall procure and maintain a policy of Builder's Risk Insurance, written on the "Builder's Risk-Completed Value Basis", in amount equal to one hundred percent of the insurable value of the Improvements as of the date of completion, with coverage available in non-reporting form on the "all risk" form of policy. The interest of the City shall be protected in accordance with a clause in form and content satisfactory to the City.

6.1.2 **Comprehensive General Liability Insurance.** Developer shall procure and maintain a policy of Comprehensive General Liability Insurance (including casualty, operations, contingent liability, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damages of not less than \$2,000,000 for each occurrence. The City must be named as an additional insured as their interests may appear.

6.2. **Worker's Compensation.** Worker's compensation insurance shall be maintained with statutory coverage.

6.3. The Developer shall furnish the City with updated certificates of insurance or binders of the insurers stating that said insurance is in full force and effect. Upon request the Developer shall provide the City with proof of payment of premiums for all such insurance coverage.

## ARTICLE VII

### Events of Default

The following are "Events of Default" under this Agreement and the term "Event of Default" as used in this Agreement (unless the context provides otherwise) means any one or more of the following events:

7.1. Developer fails to pay when due or to provide when required any payments as provided under this Agreement.

7.2. Developer fails to satisfy all conditions precedent to City under this Agreement.

7.3. Developer fails to commence, diligently perform, or complete construction of the Improvement as required under this Agreement, including:

7.3.1 Failure to adhere to the approved Construction Plans in the construction of the Improvements.

## Proposed

7.3.2 Failure to procure City approval for any changes to the Construction Plans of the Improvements as required by this Agreement.

7.3.3 Failure to repair or replace work as required by Section 3.8.

7.4. Developer fails to observe or perform any covenant, condition, obligation, or agreement on its part that is required under this Agreement, and such failure continues for a period of thirty (30) days after written notice is received by Developer specifying the nonperformance and the demand that it be corrected. If the nature of the nonperformance reasonably requires more than thirty (30) days to fully cure, Developer shall not be deemed to be in default if Developer commences and diligently proceeds to cure within a reasonable period of time.

7.5. Developer fails to comply with any material terms or conditions of the Mortgage after the expiration of any applicable cure period.

7.6. Developer fails to procure and maintain any insurance coverage as required under this Agreement.

7.7. Developer admits in writing of its inability to pay its debts generally as they become due, or shall file or be involuntarily named as a debtor in a petition in bankruptcy, or shall make an assignment for the benefit of creditors, or shall consent to the appointment of a receiver of itself or the whole or any substantial part of the development Property and the City deems itself at risk.

7.8. Developer or any Guarantor becomes insolvent or becomes the subject of state insolvency proceedings, makes an assignment for the benefit of creditors, or if a receiver, trustee, custodian, or other similar official is appointed for or takes possession of any substantial part of the property of Developer or any Guarantor.

7.9. Any representation by the Developer to the City made under this Agreement is shown to have been false in any material respect.

## ARTICLE VIII

### Miscellaneous

8.1. Termination. In the event Developer is unable to secure the financing required to fully perform its obligations hereunder and has not accepted the TIF Loan, Developer may terminate this Agreement and all terms and conditions hereunder shall be void and of no effect.

8.2. Amendments. The parties may amend this Agreement only by written agreement signed by all parties.

8.3. Governing Law. This Agreement is governed and controlled as to validity, enforcement, interpretation, construction, effect, and in all other respects by the law of the State of Wisconsin, without regard to its conflict of laws provisions.

## Proposed

8.4. Severability. If any provision of this Agreement or its application to any person or circumstance is held to be invalid or otherwise unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the fullest extent permitted by law.

8.5. Conflict of Interest; Non-liability of City Officials. No member, official, employee and agents of the City will have any personal interest, direct or indirect, in the Agreement, nor will such person participate in any decision relating to the Agreement which affects his/her personal interests or the interests of any corporation, limited liability company, partnership or association in which he/she is an owner of more than 1% of that entity. No member, official, employee and nor agents of the City will be personally liable to the Developer, its successors or assigns for any amount which may become due to the Developer as a result of damages, claims, suits, actions or other items of any nature.

8.6. No Taking. The Developer agrees to each of the undertakings required hereunder and the payments required to be made hereunder and the Developer further agrees that it waives any statutory or constitutional claim that any such undertakings or payments constitutes a taking without just compensation by the City.

8.7. Conditions Precedent. The conditions precedent to the City's obligations under this Agreement are intended to be for the sole benefit of the City. City may unilaterally waive any unsatisfied conditions, and the conditions, whether satisfied, unsatisfied, or waived, do not alter Developer's obligations under this Agreement.

8.8. Disclaimer of Relationships. Developer acknowledges that this Agreement or any contract between Developer and the City, nor any act by the City, shall be deemed or construed by the parties or any third persons to create any relationship of third-party beneficiary, principal or agent, limited or general partnership, joint venture, or of any association of relationship involving the City.

8.9. Assignment; Binding on Successors and Assigns. This Agreement may only be assigned upon the express written consent of the City, and this Agreement shall be binding upon the successors and assigns of the Developer as if said parties had originally entered the Agreement.

8.10. No Implied Waiver. Except as may be expressly and specifically set forth herein, nothing in this Agreement shall be construed or intended to be a waiver or release of any obligations imposed upon the Developer by City ordinances.

8.11. Notices. All notices, communications, and waivers under this Agreement shall be in writing and shall be (i) delivered in person, (ii) mailed, postage prepaid, either by registered or certified mail, or (iii) sent by overnight express carrier, addressed in each case to the recipient's address as shown in Article I, or to any other address as to any of the parties as such party shall designate in a written notice to the other parties. All notices sent pursuant to the terms of this Section shall be deemed received (i) if personally delivered, then on the date of delivery; (ii) if sent by registered or certified mail, then on the earlier of the third business day following the day sent or when actually received; or (iii) if sent by overnight express carrier, then on the next business day immediately following the day sent.

Proposed

8.12. CONSENT TO JURISDICTION. TO INDUCE THE CITY TO ENTER INTO THIS DEVELOPER'S AGREEMENT, DEVELOPER IRREVOCABLY AGREES THAT, SUBJECT TO CITY'S DISCRETION, ALL ACTIONS OR PROCEEDINGS IN ANY WAY ARISING OUT OF OR RELATED TO THIS AGREEMENT WILL BE LITIGATED IN COURT HAVING SITUS IN GRANT COUNTY, WISCONSIN. DEVELOPER AND DEVELOPER PRINCIPALS HEREBY CONSENT AND SUBMIT TO THE JURISDICTION OF ANY COURT LOCATED WITHIN GRANT COUNTY, WISCONSIN.

8.13. Counterparts. This Agreement may be executed in any number of counterparts, and each one shall constitute an original.

8.14. Headings. Article and section headings are inserted for convenience or reference only and should be disregarded in construing or interpreting any of its provisions.

[Remainder of the page intentionally left blank. Signatures to follow.]

Proposed

Proposed

IN WITNESS WHEREOF, the parties hereto have set their seal and have entered this Agreement as of the date first written above.

DEVELOPER:  
**MINERS DEVELOPMENT, LLC**

By: \_\_\_\_\_  
Name:  
Title:

ACKNOWLEDGEMENT

Personally came before me on \_\_\_\_\_  
the above named \_\_\_\_\_  
to me known to be the person who executed the  
foregoing instrument and acknowledged the  
same.

\_\_\_\_\_  
\* \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission (is)(expires): \_\_\_\_\_

PRINCIPALS ASSOCIATED WITH  
DEVELOPER:  
**PLATTEVILLE HOTEL PARTNERS, LLC**

By: \_\_\_\_\_  
Name: Troy Hoekstra  
Title: Authorized Chief Manager

ACKNOWLEDGEMENT

Personally came before me on \_\_\_\_\_  
the above named \_\_\_\_\_ to me  
known to be the person who executed the  
foregoing instrument and acknowledged the  
same.

\_\_\_\_\_  
\* \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission (is)(expires): \_\_\_\_\_

MUNICIPALITY:  
**CITY OF PLATTEVILLE**

Proposed

By: \_\_\_\_\_  
Name:  
Title: City Manager

By: \_\_\_\_\_  
Name: Jan Martin  
Title: City Clerk

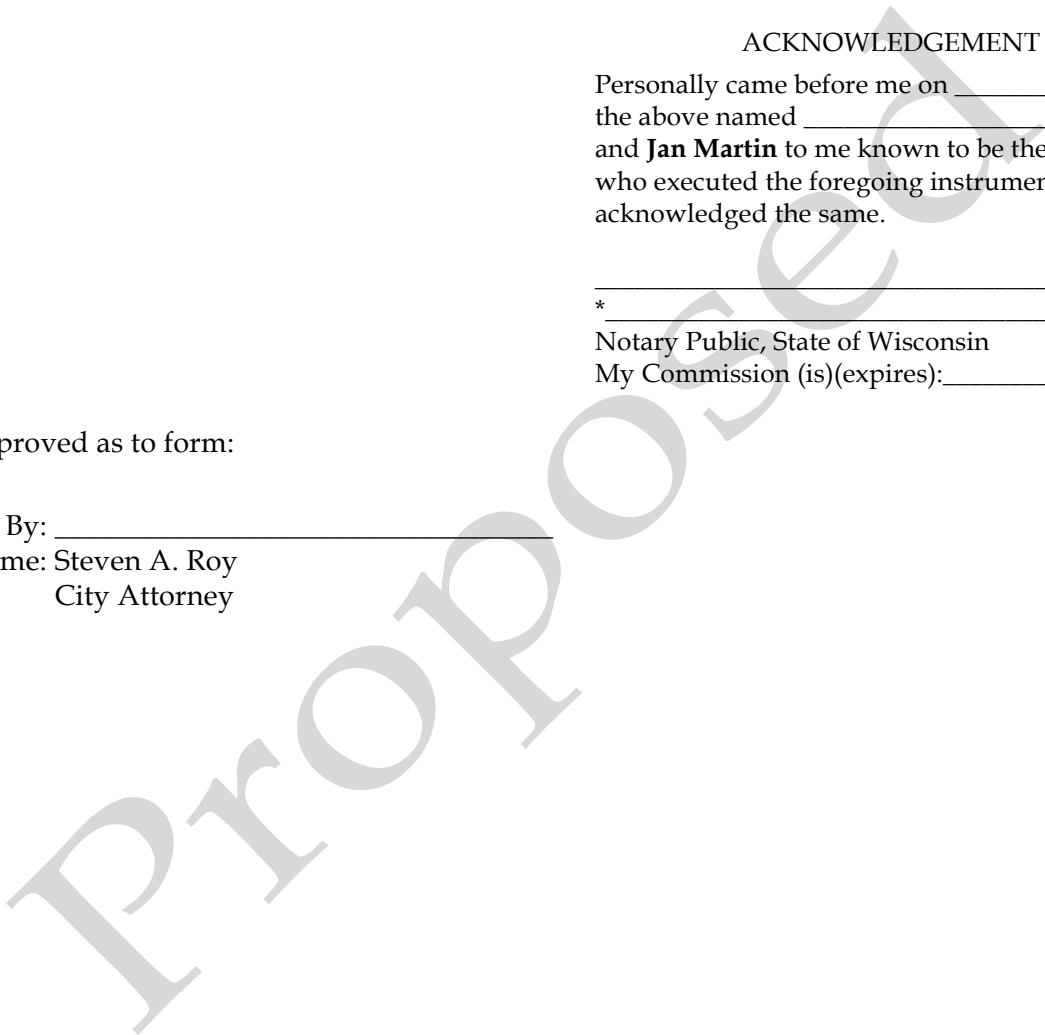
ACKNOWLEDGEMENT

Personally came before me on \_\_\_\_\_  
the above named \_\_\_\_\_  
and **Jan Martin** to me known to be the persons  
who executed the foregoing instrument and  
acknowledged the same.

\_\_\_\_\_  
\*  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is)(expires): \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
Name: Steven A. Roy  
City Attorney



Proposed

EXHIBIT A

LEGAL DESCRIPTION OF "PROPERTY"

35 S. Elm - Daniel Anderson

Fifty (50) feet off the South end of Lot One (1) and Fifty (50) feet off the South end of the West Half (W.1/2) of Lot Two (2), all in Block Twenty-eight (28) of the Original Plat of the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

70 S. Chestnut - Michael and Brenda Kluck

Commencing at a point on Chestnut Street at the Southeasterly comer of Lot 4, Block 28, of the Original Plat of the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof; thence Southerly along the Western boundary of Chestnut Street 110 1/2 feet to the place of beginning; thence Westerly on a line parallel with Main Street 88 feet; thence Southerly on a line parallel with the Western boundary line of Chestnut Street 39 feet; thence Easterly 88 feet on a line parallel to Main Street to the Western boundary of said Chestnut Street; thence in a Northerly direction along the Western boundary of said Chestnut Street 39 feet to the place of beginning. The above-described land corresponds to Lot Five (5) of Block Forty-one (41) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

60 S. Chestnut - Block Revocable Trust

Commence at a point on the Westerly side of Chestnut Street which is 66.0 feet Southwesterly from the Southeasterly corner of Lot Four (4) of Block Twenty Eight (28) of the Original Plat of the Village (now City) of Platteville, Wisconsin, thence run Westerly 88 feet on a line parallel to Main Street in said City, thence Southwesterly 44-1/2 feet on a line parallel to Chestnut Street, thence Easterly 88 feet on a line parallel to Main Street to Chestnut Street, thence Northeasterly along Chestnut Street to the place of beginning. The above-described land also described as Lot 6, Block 41, Assessment Plat, City of Platteville, Grant County, Wisconsin.

215 W. Main - Block Revocable Trust-

Lot Four (4), Lot Three (3) and the East Half (E.1/2) of Lot Two (2), all in Block Twenty-eight (28) of the Original Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

50 S. Chestnut - Bruce Shanley

The East Half (E 1/2) of the following described lot, to-wit:  
Commencing at the Southeasterly comer of Lot Four (4) in Block Twenty-eight (28) of the Original Plat of the Village (now City) of Platteville, Grant County,

Proposed

Wisconsin; running thence Westwardly in a line parallel to Main Street in said City of Platteville, 176 feet, more or less, to Elm Street in said City; thence Southerly along the Eastern boundary of Elm Street 66 feet; thence Eastwardly on a line parallel with the South line of said Block 28, 176 feet, more or less, to Chestnut Street in said City of Platteville; thence North along said Chestnut Street 66 feet, more or less, to the place of beginning.

The above described land being Lot One (1), Block Forty-one (41) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

Library Building - City of Platteville

Lots 2 and 3 of Block 41 of the Assessment Plat of the City of Platteville. Parcel Numbers: 271007150000; 271007170000; and 271007160000.

SWCAP

North 82 Feet of Lot 1 and North 82 Feet of West one-half of Lot 2, Block 28, Original Plat of the City of Platteville, located at 285 & 295 W Main Street, Platteville, WI 53818. Parcel Number: 271-00222-0000. Lot size: Approximately 7,000 square feet, more or less.

<u>Parcel Number</u>			<u>Owner</u>
271 00	222	0000	Southwest Community Action Program Inc
271 00	224	0000	Block Revocable Inter Vivos Trust 7/9/1998
271 00	223	0000	Anderson, Daniel E and Dee R
271 00	715	0000	City of Platteville (Library Parking Lot)
271 00	716	0000	City of Platteville (Public Library)
271 00	717	0000	City of Platteville (Public Library)
271 00	714	0000	Shanley, Bruce S and Elaine Shanley
271 00	720	0000	Block Revocable Inter Vivos Trust 7/9/1998
271 00	719	0000	Kluck, Michael G & Brenda L



EXHIBIT B

FINANCING AND EQUITY

Project Equity Cash	\$3,600,000.000
Project Equity NMTC	\$3,758,000.00
TIF Contribution	\$2,000,000.00
<b>Total Equity</b>	<b>\$9,358,000.000</b>
Total Equity	\$9,358,000.00
Bank Debt	\$6,818,000.00
<b>Total Project Funding</b>	<b>\$16,176,000.00</b>

Proposed

**EXHIBIT C  
GUARANTEED TAX INCREMENTS**

<b>TAX YEAR</b>		<b>Guaranteed Tax Increment</b>		<b>Guaranteed Tax Payment Due Date</b>
2017		\$100,000		August 31, 2018
2018		\$155,000		August 31, 2019
2019		\$155,000		August 31, 2020
2020		\$155,000		August 31, 2021
2021		\$155,000		August 31, 2022
2022		\$155,000		August 31, 2023
2023		\$155,000		August 31, 2024
2024		\$155,000		August 31, 2025
2025		\$125,000		August 31, 2026
2026		\$125,000		August 31, 2027
2027		\$125,000		August 31, 2028
2028		\$125,000		August 31, 2029
2029		\$125,000		August 31, 2030
2030		\$125,000		August 31, 2031
2031		\$125,000		August 31, 2032
2032		\$125,000		August 31, 2033
2033		\$125,000		August 31, 2034
2034		\$125,000		August 31, 2035
2035		\$125,000		August 31, 2036
2036		\$125,000		August 31, 2037
<b>Total Payments</b>		<b>\$2,685,000</b>		

EXHIBIT D

GUARANTY FORM

The undersigned, for valuable consideration, hereby guarantees full and timely:

- (1) payment of all sums (including without limited principal, interest, fees, penalties, costs, and expenses for the preservation of any collateral and for enforcement and collection) due or to become due under the obligation described below; and
- (2) performance of all acts to be accomplished by the obligor under the obligation described below.

The undersigned may be joined in any action or proceeding commenced by Lender (hereinafter defined) against obligor in connection with or based upon the obligation and that recovery may be had against the undersigned in any such action or proceeding, or in any independent action or proceeding against the undersigned, without any requirement that Lender and its successors or assigns first assert, prosecute or exhaust any remedy or claim against obligor and its successor and assigns. The undersigned agrees that Lender and obligor may amend, renew, modify or extend the obligation without the undersigned's consent or notice to the undersigned, and this Guaranty shall remain in full force and effect as to any renewal, extension, modification or amendment of the obligation and may be enforced by any assignee of or successor to Lender. The validity of this Guaranty and the obligations of the undersigned hereunder shall not in any way be terminated, affected or impaired by reason of any action which Lender might take or be forced to take against obligor, or by reason of any waiver of or failure to enforce any of the rights or remedies of Lender, or by reason of any extension of time or other forbearance granted to obligor by Lender. This Guaranty is a continuing guaranty and shall not be revoked by the death of the undersigned. The undersigned hereby waives the right to notice of any and all notices or demands which may be given by Lender to obligor, whether or not required to be given under the obligation and hereby waives any notice of acceptance of this guaranty by Lender. The undersigned further waives all diligence of collection, presentment, protest and all rights of contribution or subrogation against the undersigned until Lender is made whole. The undersigned further waives all suretyship defenses generally, and the right to petition for the marshalling of assets.

The obligation subject to this Guaranty is the Guaranty Tax Payment and the transfer Future Underground Parking Property Conveyance obligations set forth in this Agreement.

The Lender is the City of Platteville, Grant County, Wisconsin. ("Lender")  
 All individuals and entities executing this Guaranty are jointly and severally liable under it.

Dated: \_\_\_\_\_

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
 \* \_\_\_\_\_ \*

EXHIBIT E

CERTIFICATE OF COMPLETION FORM

RE: Multi-story 72-room Holiday Inn Express and 22,000 square foot commercial space with approximately 55 underground parking stalls and approximately 38 surface parking stalls, with adjacent 6,750 square foot building for clinic and commercial space, and all appurtenant facilities, infrastructure, signs, and landscaping.

The City of Platteville, a Wisconsin municipal corporation ("City") entered into a Developer's Agreement with Miners Development LLC, a Wisconsin limited liability company ("Developer"), dated as of \_\_\_\_\_, 2015 (the "Agreement").

This Certificate of Completion certifies that Developer has constructed the Project as specified in the Construction Plans as those terms are defined in the Agreement, and all building construction and physical improvements have been completed in accordance with the Agreement and all applicable local and state building codes, laws, regulations, and ordinances, and that an Occupancy Permit has been issued for the Project.

Dated: \_\_\_\_\_

CITY OF PLATTEVILLE

\_\_\_\_\_  
City Building Inspector

\_\_\_\_\_  
City Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXHIBIT F

TIF ELIGIBLE EXPENSE CATEGORIES

**LIBRARY BLOCK PROJECT: TIF EXPENSES**

**Project Expense**

Hazardous Materials Evaluation

Hazardous Materials Abatement

Building Demolition

Earthwork/erosion control/storm water retention

Landscaping/Retaining Walls

Surface Parking Improvements

Underground Parking Improvements

Utility Improvements

Sidewalk/Terrace Improvements

Blighted Property Acquisition and Removal of Blight

Underground Parking Construction

**Total**

**\$2,000,000**

Proposed

EXHIBIT G  
COMMITMENT LETTERS

Proposed

Proposed

EXHIBIT H  
PRELIMINARY PLANS

Proposed

# Library Block Project

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CITY COUNCIL PRESENTATION





# Community Vision

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“Downtown Platteville is a vibrant place and the cultural heart and identity of the community. A diverse business mix is thriving and profiting. Arrival to the downtown district is distinctive and appealing and parking is easy to find. Visitors discover reasons to linger and explore and more people choose to live downtown”



# Community Vision

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The Library Block is a highly visible gateway to downtown and the UWP area



# History

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2009—Platteville Library Board began investigating Library expansion or new construction.

Spring/Summer 2010—Library Director presented Site Evaluation and Selection Study to City Council. Motion from City Council not to accept Site Selection Study recommendation. (Queen B Radio site).

January 2011—Downtown Development Plan was adopted by City Council. The Library Block was identified as a future redevelopment site with options of including a new library, underground parking, commercial space, student housing, or office space. (Page 49, Site #6)

Fall 2012—Library Board and City Council decided to hire a grant writer to seek funding to conduct a feasibility study. WEDC Planning Grant awarded to City of Platteville in January 2013.

June 2013 —Representatives from the Main Street Program, Library Board, SWCAP, City, WEDC, and UWP Real Estate Foundation began meeting to talk about pursuing redevelopment of the Library Block.

# History

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Summer/Fall 2013—Redevelopment Feasibility Study for Platteville Library Block Project was completed. Developer Troy Hoekstra of United Development Solutions expressed an interest in the project.

June 2014—City Management Team began meeting to work on details of redevelopment project. Architects presented initial plans to the Plan Commission.

January 2015—Attorneys started working on development agreements.

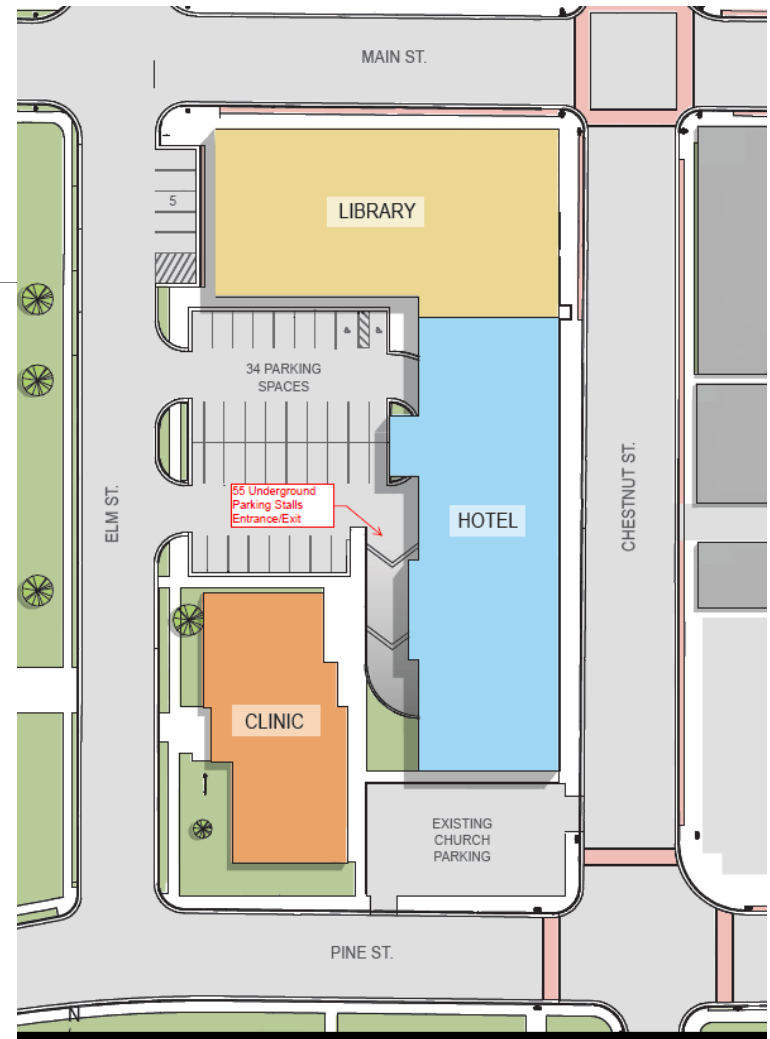
April 2015 – Common Council agrees to development agreement but revisions are needed to satisfy New Market Tax Credit and lending requirements.

June 2015 – Common Council signs letter of intent with respect to lease payments.

October 2015 – Common Council reviews revised development agreement.

# Development Proposal

- ❖ A public-private partnership to redevelop the “Library Block”
- ❖ Demolition of six existing buildings
- ❖ Construction of two larger buildings – a 22,000sqf commercial space (library) and a 72 room Holiday Inn Express (43,000sqf)
- ❖ Renovation of the current public library space into a SWCAP health clinic
- ❖ 55 underground and 42 surface parking lot spaces



# Library Proposal

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# Library Proposal

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# Library- 1<sup>st</sup> Floor

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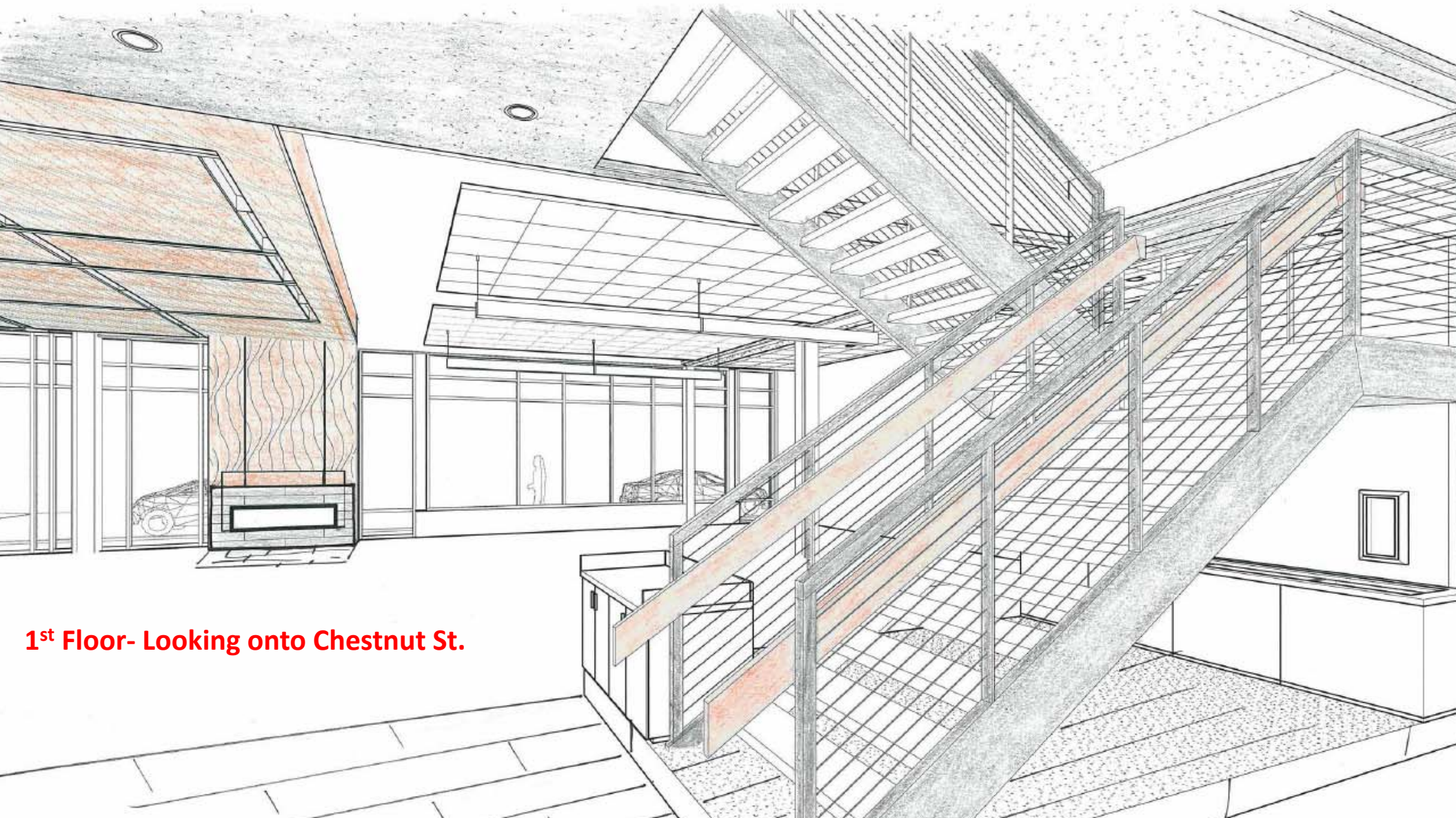
- ❖ Check Out, Returns, and Information Services
- ❖ Adult collections- Large Print, Fiction, Non-Fiction, and Media
- ❖ Technology- Public Access Computers, copy machine, scanner, printer
- ❖ Periodicals- Magazines, local and national newspapers
- ❖ Large Group Study Room- for classes, small events, and public use
- ❖ Quiet reading areas- scattered tables and lounge chairs for
- ❖ Potential for self-serve coffee area, art displays, and self-checkout station





**Library 1<sup>st</sup> Floor**



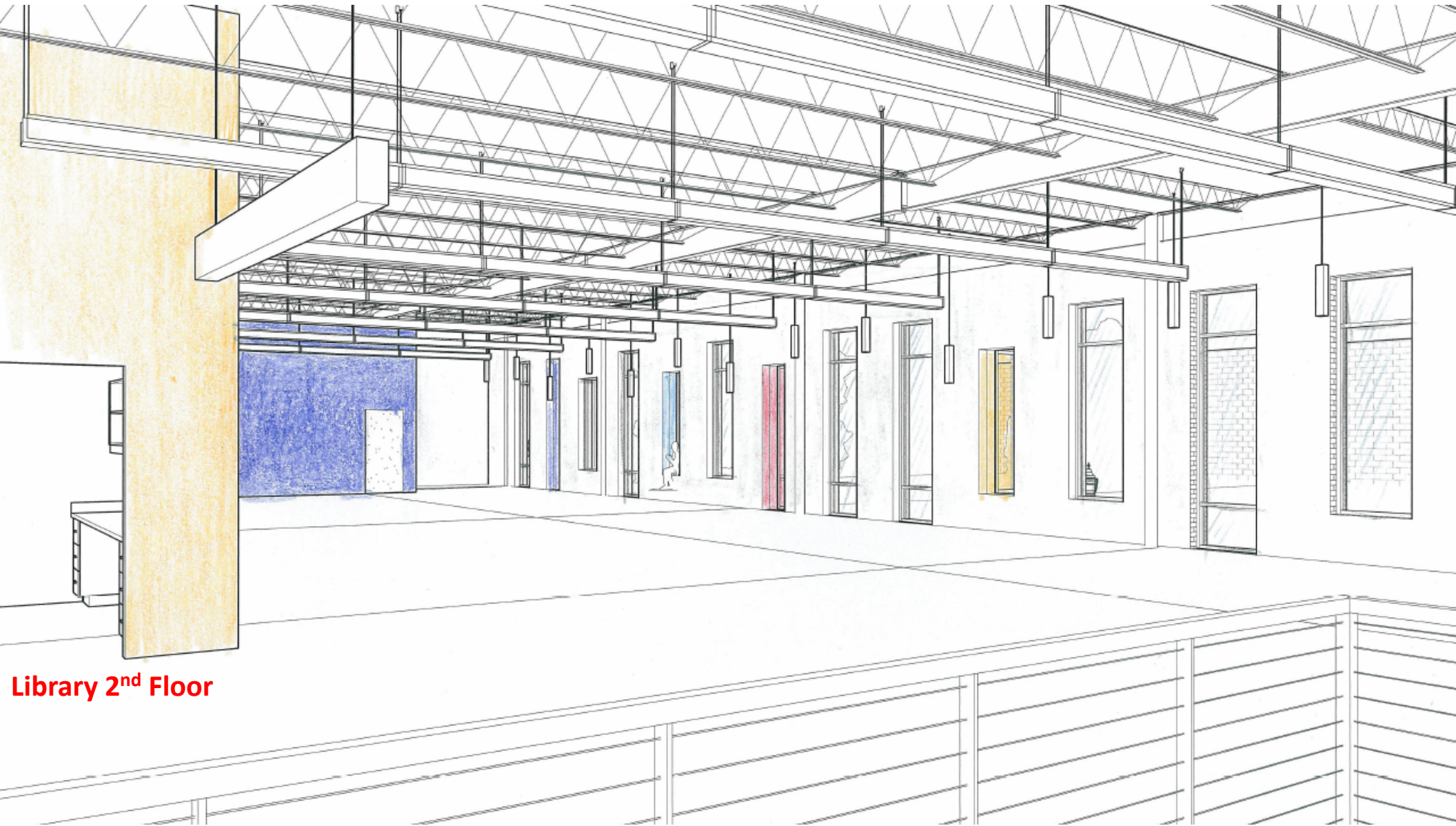


**1<sup>st</sup> Floor- Looking onto Chestnut St.**

# Library- 2<sup>nd</sup> Floor

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- ❖ Community Meeting Room
- ❖ 2 study rooms
- ❖ Board Room
- ❖ Administrative offices
- ❖ Children's collections- Print and media
- ❖ Children's program room- "The Imaginarium"
- ❖ Interactive early literacy area, including computers
- ❖ Homework station and "Tween" area
- ❖ Dedicated Teen space



**Library 2<sup>nd</sup> Floor**



**Library 2<sup>nd</sup> Floor**

# Development Financing

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Partner Equity - \$3,600,000

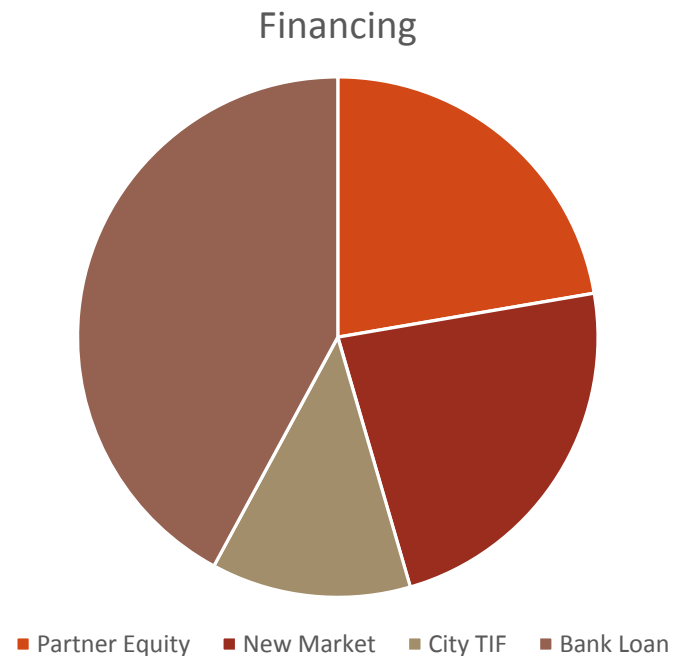
New Market Tax Credits - \$3,758,000

City TIF Contribution – \$2,000,000

Bank Loan - \$6,818,000

**Total Project - \$16,176,000**

\*\* The City would also contribute the current library site/building, conservatively valued at \$575,000



# Development Financing

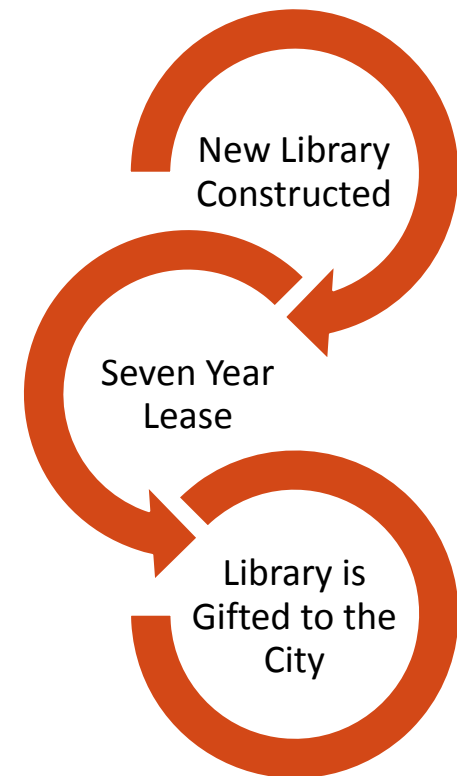
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- ❖ **Redevelopment** proposals of this size often require financial assistance to help pay for additional costs associated with site acquisition, demolition costs and, in this case, underground parking.
- ❖ City engaged Elhers, Inc to conduct an independent financial analysis to validate the need of requested public support.
- ❖ The City's 2 million TIF investment will be recaptured through the increased taxes generated by the project.
  - ❖ Development Agreement includes **guaranteed tax increments** ie: the Developer is guaranteeing a minimum amount of taxes regardless of the assessed value of the property.
  - ❖ The total value of the guaranteed tax increments is \$2.685 million (20 payments from 2017 through 2036).
  - ❖ The remainder of the total obligation of \$3.0 million can be captured through district or donor district TIF revenue.

# Lease Agreement

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- ❖ New market tax credits can only be used for private development. Market-rate lease is required during the 7-year life of the credits.
- ❖ The City's lease payments will equal \$1.5 million over 7 years.
- ❖ The lease payments will be paid through a combination of potential tax increment from the project, district or donor district TIF revenue and general tax revenue.





# Development Agreement Risk

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## **No guarantee that the library will be gifted to the City at the end of seven years**

- ❖ Legal and financing requirements associated with projects won't allow mandatory gifting language in the agreement
- ❖ There are strong financial incentives for the owners to gift the library
- ❖ The City retains the right to continue leasing and first right of refusal to purchase in the event the library is not gifted

## **Bankruptcy**

- ❖ Pro forma review by Ehlers, in addition to New Market Tax Credit and bank lenders.
- ❖ The bank has first lien on the library property.
- ❖ Investors have given personal guarantees to the City to cover guaranteed tax payment obligations.

# Project Timeline

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## **November 2015 –January 2016**

- ❖ Approvals completed
- ❖ Hazardous material abatement
- ❖ Demolition of existing buildings

## **February 2016– November 2016**

- ❖ Building construction for hotel and library

## **December 2016-February 2017**

- ❖ Clinic remodel
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# Next Steps

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- ❖ November 10 – Final Council Approval
- ❖ November 10 – Resolution for Bond Sale
- ❖ Lease agreement
- ❖ Planning commission approvals

# Library Block Redevelopment Frequently Asked Questions



<p><b>Q. What is the Library Block Project?</b></p>	<p><b>A.</b> The Library Block project is a public-private partnership to redevelop the “Library Block” on Main (north), Pine (south), Elm (west) and Chestnut (east) Streets. The project will consist of a new 22,000sq.ft. commercial space which will house the Platteville Public Library, a 43,000sq.ft. 72-room Holiday Inn Express hotel and the renovation of the current public Library for the Neighborhood Health Partners Clinic. There will be 55 underground and 42 surface parking spaces.</p>
<p><b>Q. Why is a larger library important/necessary?</b></p>	<p><b>A.</b> Our library serves over 17,148 people each year and is the largest public library in Southwestern Wisconsin. The high demand for services has placed a significant strain on the current facility. Examples of challenges with the current space include:</p> <ul style="list-style-type: none"> <li>-Lack of space for programming</li> <li>-Lack of space for community meetings and group study</li> <li>-Lack of space for technology</li> <li>-Lack of space for growing material needs (books, magazines, DVDs, etc.)</li> <li>-Lack of space for families and community members to collaborate, learn and socialize together</li> <li>-Children's shelving units are too tall for children to reach</li> </ul>
<p><b>Q. How will the new building resolve issues with the current library?</b></p>	<p><b>A.</b> Our current library is 10,459sq.ft. (6,879 upstairs/3,580 downstairs). The new library will be 22,000sq. ft. close to double in size. In addition to a community room that will accommodate 100 individuals, the library will offer two small group meeting rooms, a meeting room for up to 12 individuals, a board meeting room and a dedicated children’s programming space. Dedicated spaces for technology, print and media collections, and quiet reading areas will enhance library services for the residents and other users.</p>
<p><b>Q. What will happen to the existing buildings?</b></p>	<p><b>A.</b> Pending an agreement between the developer and the Neighborhood Health Partners Clinic, the current library would be remodeled into space for the clinic. The remaining buildings will be demolished. The existing First English Lutheran Church parking lot (corner of Pine and Chestnut Streets) is not included in the project.</p>
<p><b>Q. How will the project be financed?</b></p>	<p><b>A.</b> This project, being led by Miners Development, LLC, will be financed through four sources: Miners Development, LLC Partner Equity (\$3,600,000) City Contribution (\$2,000,000), New Market Tax Credits (\$3,758,000) and a bank loan (\$6,818,000). The City is also contributing the current library building and land, which is conservatively valued at \$575,000.</p>
<p><b>Q. Why does the City need to contribute to the project?</b></p>	<p><b>A.</b> Redevelopment often requires public investment because associated costs for land acquisition, building demolition and site clean-up are higher when compared to “green field” development. In this case, the City has a much bigger stake because the project includes a \$6 million commercial building that will house a new public library.</p>

<p><b>Q. How will the City pay for its contribution to the project?</b></p>	<p><b>A.</b> For the City’s initial investment of \$2,000,000, the City will recoup \$3,000,000 over a period of 20 years. The development agreement includes a schedule of guaranteed tax increment payments. This means that the developer agrees to a minimum tax payment each year regardless of the assessed value of the property. The total value of the guaranteed tax increment payments is \$2,685,000 (20 payments from 2017 through 2036). The remaining \$315,000 will be captured through additional project taxes (if supported by the assessed value) or from TIF revenue generated in the district or donor district. None of the initial investment is expected to be repaid with property taxes.</p>
<p><b>Q. Why is a lease for the library part of the agreement?</b></p>	<p><b>A.</b> Part of this project is funded with new market tax credits (NMTC). NMTC require that the project is privately owned for the duration of the credits (7 years) and that a market-rate lease is in place for the commercial space. As a result, the City’s lease payments will be \$18,333/month for an anticipated total of \$1.5 million over 7 years. The agreement allows up to one year of additional lease time, if necessary, to allow for the closing out of the NMTC.</p>
<p><b>Q. How will the lease payments be financed?</b></p>	<p><b>A.</b> The City’s lease payments will be paid for with general tax revenue and/or potential TIF revenue from the project, district or donor district. For the first few years of the lease, payments are likely to be supported through general tax revenue.</p>
<p><b>Q. What happens when the lease ends?</b></p>	<p><b>A.</b> At the end of 7 years, Miners Development, LLC intends to gift the library to the City. There are strong financial incentives for the developers to make this gift. If for some reason the library is not gifted, the City will have the option to continue leasing or to purchase the property.</p>
<p><b>Q. How will the new library’s furnishings and equipment be paid for?</b></p>	<p><b>A.</b> The Platteville Library Foundation will raise funds for furnishings, fixtures, equipment and technology through community support and grants. You can be a part of the Platteville Public Library Block Redevelopment project and ensure the library has the resources it needs to serve our growing region by making a tax-deductible donation to the Platteville Library Foundation.</p> <p><b>Checks may be made to Platteville Library Foundation, PO Box 358. Platteville 53818.</b></p>
<p><b>Q. Why did the agreement take so long to be finalized?</b></p>	<p><b>A.</b> This was a large redevelopment project with complex financing requirements and it took more time than anticipated to complete the process. Since this is a privately led project, it was in the City’s best interest to wait until the financing requirements were complete before finalizing the development agreement.</p>
<p><b>Q. What is the timeline for the project?</b></p>	<p><b>A.</b> The developer has shared the following tentative schedule:</p> <ul style="list-style-type: none"> <li>• November 2015-January 2016: approvals completed; hazardous materials abated; existing building demolished</li> <li>• February 2016-November 2016: hotel and commercial space (library) constructed</li> <li>• December 2016-February 2016: current library remodeled for Neighborhood Health Partner Clinic.</li> </ul>