

PLATTEVILLE COMMON COUNCIL PROCEEDINGS

June 11, 2024

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

ROLL CALL

Present: Barbara Daus, Bob Gates, Kathy Kopp, Lynne Parrott, Ken Kilian, and Tom Nall.

Absent: Todd Kasper

CONSIDERATION OF CONSENT AGENDA

Motion by Parrott, second by Kilian to approve the consent agenda as follows: Council Minutes – 5/28/24 Regular; Payment of Bills in the amount of \$875,585.48; Financial Report – May; Appointments to Boards and Commissions: none; One-Year Operator Licenses – Autumn J Heller; Two-Year Operator License – Kathie J Bartels, Trey C Bartels, Justin D Erschen, Scott D Frommelt, Victoria I Hundhausen, Tamara H Thorsen, Kristen L Walters, Lindsey A Walton; Financial Report – May; Class A" Combination Beer & Liquor– contingent upon passing all inspections - Aldi Inc Wisconsin, Oak Creek (Jeanine Demmer, Agent), for premises at 1530 E Business Hwy 151 (Aldi #78), Alexandra's Mexican Store LLC, Platteville (Maria D Cortez, Agent), for premises at 1350 E Highway 151 (Alexandra's Mexican Store), Hartig Drug Company Corporation, Dubuque, IA (Anita M Wepking, Agent), for premises at 180 W Pine Street (Hartig Drug #15), Jeff's Mart LLC, Platteville (Hala Markhieh, Agent), for premises at 820 Mason Street (Jeff's Mini Mart), Kwik Trip Inc., La Crosse (Amber N Richardson, Agent), for premises at 430 S Water Street (Kwik Trip #795), Kwik Trip Inc., La Crosse (Cory J Cooley, Agent), for premises at 1805 Vision Drive (Kwik Trip #1196), Kwik Trip, Inc., La Crosse (Melissa L Mick, Agent), for premises at 795 N Water Street (Stop-N-Go #1509), Piggly Wiggly Midwest LLC, Sheboygan (Mar'Quezie M Edmonds Sr, Agent), for premises at 255 McGregor Plaza (Piggly Wiggly Supermarket #401), Walgreen Co., Deerfield, IL (Sarah A Allendorf, Agent), for premises at 675 S Water Street (Walgreens #12498), Wal-Mart Stores East LP, Bentonville, AR (Adam J Webster, Agent), for premises at 1800 Progressive Pkwy (Walmart #958); "Class A" Beer– contingent upon passing all inspections - Silvia Angelica Garcia Aburto LLC, Platteville, WI (Silvia A Garcia-Aburto, Agent), for premises at 155 S Water Street (Garcia's Mexican Grocery Store); "Class B" Combination Beer & Liquor– contingent upon passing all inspections - 7 Hills Brewing Co. LLC, Dubuque, IA (Alexis Phaneuf, Agent), for premises at 92 E Main Street (7 Hills North), 7 Hills Brewing Co. LLC, Dubuque, IA ((Alexis Phaneuf, Agent), for premises at 45 N 2nd Street (Beastro Se7en), Chandler's Bar & Grill LLC, Platteville (Willard J Chandler, Agent), for premises at 60 E Mineral Street (Red N Deb's Bar & Grill), Denny's Char Bar, LLC, Platteville (Ryan D Banfield, Agent), for premises at 60 N Second Street (Denny's Char Bar), Dougherty Enterprise LLC, Dodgeville (Chad E Holstein, Agent), for premises at 65 E Hwy 151 (Country Kitchen), Down at the Boondock Saloon LLC, Platteville (Brandon C Weigel, Agent), for premises at 70 N Second Street (Down at the Boondocks Saloon), Fiesta Cancun Authentic Mexican Restaurant Inc., Platteville (Jose M Pacheco, Agent), for premises at 105 W Business Hwy 151 (Fiesta Cancun), Gary II LTD, Platteville (Ryan A Longnecker, Agent), for premises at 155 W Business Hwy 151 (Pizzeria Uno), Gary II LTD, Platteville (Nathan J Wallenhorst, Agent), for premises at 175 W Business Hwy 151 (The Annex/Back Bar), Kevin D Cardin, Platteville, for premises at 35 N Second Street (Badger Bar), Las Palmas Mexican Restaurant LLC, Platteville (Vicente Cazares, Agent), for premises at 300 W Business Hwy 151 (Las Palmas), Nick's Bar LLC, Platteville (Nick W Pease, Agent), for premises at 74 N Second Street (Nick's Bar), Mike and Dale, LLC, Platteville (Dale R Jacobs, Agent), for premises at 90 N Second Street (Brothers on 2nd), Mike and Dale LLC, Platteville (Dale R Jacobs, Agent), for premises at 55 & 65 N Second Street (Camaraderie/School Girlz), Mike and Dale LLC, Platteville (Dale R Jacobs, Agent), for premises at 50 E Mineral Street (Players), MPK Rock LLC

Platteville (Lisa R Haas, Agent), for premise at 130/140 Market Street (Fifty50, The Black Smock), Pioneer Lanes LLC, Platteville (Joseph W Haack, Agent), for premises at 1185 E Business Hwy 151 (Pioneer Lanes), NATCG Jenkins II LLC, Platteville (Ashley J Jenkins, Agent), for premises at 175 W Main Street (Steve's Pizza Palace), Revelry LLC, Platteville (Nick W Pease, Agent), for premises at 30 N Second Street (Public House), Richard Enterprises LLC, Platteville (Allison F Richard, Agent), for premises at 60 S Court Street (The Ticket Bar & Grill), Tina Marie Lynch, Platteville, for premises at 110 E Mineral Street (VFW Club Bar Grill), Upsecond LLC, Platteville (Stephanie Webster, Agent), for premises at 75 N Second Street (The Gym); RESERVE "Class B" Combination Beer & Liquor—contingent upon passing all inspections - Restaurante Los Amigos LLC, Platteville (German Vasquez Hernandez, Agent), for premises at 135 E Main Street (Los Amigos); Class "B" Beer—contingent upon passing all inspections - Southern Wisconsin Huts LLC, Fort Wayne, IN (Clint J Miller, Agent), for premises at 230 Business Hwy 151 (Pizza Hut), Gary II LTD, Platteville (Trent Fleege, Agent), for premises at 245 US 151 Business, Suite 200 (The Back Nine); Banner Permit from September 23 until October 13 for UW Platteville Homecoming Parade; Parade Permit - UW-Platteville Homecoming Parade on Saturday, October 12 starting at 10:00 AM; Fireworks on 4th of July. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Patrick Gehl with Pattern Energy briefly spoke about the Uplands Wind project.

Sharon Klavins with Southwest Wisconsin Rainbow Alliance, 1210 Sunset Drive, requested that a Pride Flag be flown at City Hall. Council President Daus suggested that the City Flag Policy be provided to the Council.

Kevin Reed, 970 Union Street #107, performed an interpretive dance to praise and honor Jesus Christ.

REPORTS

- A. Board/Commission/Committee Minutes – Police and Fire Commission
- B. Other Reports
 - 1. Water and Sewer Financial Report - May
 - 2. Airport Financial Report – May
 - 3. Department Progress Reports

ACTION

- A. *Industry Park Land Sale – Lot 44 - Motion* by Gates, second by Nall to approve the sale of Lot 44 of Platteville Industry Park #7 following the land price formula and subject to a development agreement, and approval of an Option to Purchase for Lot 45. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Resolution 24-XX: Compliance Maintenance Annual Report (CMAR)* - Public Works Director Howard Crofoot explained that the CMAR is required to be submitted annually by June 30 to the DNR. It is a self-report on the condition of the treatment plant, the collection system, the experience of the operations personnel and the financial and managerial capacity to run the system. The Wastewater Treatment Plant is in excellent condition and is operated by an exceptional staff. The system is graded an "A" in all areas for 2023. The financial condition is stable, and the management procedures are in place. Staff recommends approval of a resolution authorizing staff to submit the enclosed CMAR for 2023.

B. *Land Acquisition of Clare Properties* – City Manager Clint Langreck explained that the Rountree Hall Apartments were sold to a new owner earlier this year. As part of this sale, the previous owner was obligated to settle all liens, including those held by the City of Platteville, through a legacy Housing Development Grant (HDG) program in which the City was the applicant and the federal funds were loaned to the developer. This leaves the City of Platteville in a position where we have received over \$900,000 in unanticipated funds. Although the HDG program has been discontinued, the original grant agreement states that program income “shall be used by the Grantee to support the construction, rehabilitation or operation of real property to be used primarily for low and moderate income residential rental purposes.” It is Staff’s recommendation that the City reinvest these funds into initiatives that will have a direct or secondary impact in facilitating low and/or moderate-income housing opportunities in the community. The City successfully bid for three tracts of land through a property auction, marking a significant step toward addressing the pressing demand for more housing in the area. Staff will begin the necessary preliminary actions for closing property transactions which will include a formal recommendation from the Plan Commission and a resolution to close the transaction and receive the property.

City Manager Langreck asked Council Members whether development of these properties would be a Common Council or Plan Commission project and what broad goals for the project would be. Harry Kies, 925 Westwood Court, detailed his ideas for use of 29 acres of land recently purchased by the City for housing development. President Pro-Tem Kopp advocated for workforce housing to support local businesses and Alderperson Parrott suggested that workforce housing be balanced with affordable housing. City Manager Langreck proposed that one section be established at a time, with Requests for Proposals (RFPs) for each project. Council President Daus stated that the project would not be one for the Council, but rather for a work committee such as the Plan Commission alongside community members, realtors, and homeowners. Council President Daus advised that ideas for development should be presented to City Manager Langreck and/or Community Development Director Joe Carroll. This discussion will be scheduled for continuance once the land transfer/acquisition is complete.

Motion by Gates, second by Kopp to go into a Closed Session. Motion carried 6-0 on a roll call vote.

CLOSED SESSION per Wisconsin Statute 19.85(1)(e) – Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. – Possible Land Acquisition

ADJOURNMENT

Motion by Nall, second by Parrott to come out of Closed Session and adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 7:45 PM.

Respectfully submitted,



Jerica Schultz, Deputy Clerk