

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**November 12, 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, Kathy Kopp, Bob Gates, Tom Nall, Todd Kasper, Lynne Parrott, and Ken Kilian  
Excused: None

SPECIAL PRESENTATION

Bob Gates, chairperson of the Platteville Aquatic Recreation Subcommittee (PARS) gave an update on the purpose of PARS and the goals that this group was tasked with. These include assessing the current location, acquiring input from the community, and providing the Common Council with options regarding a future pool. He spoke about the steps the subcommittee is taking to explore alternative sites for the pool and the feasibility of using the current site. Josh DeSmith and Cody Bochenek, PARS members, presented the Platteville Community Pool Survey results.

CONSIDERATION OF CONSENT AGENDA

Motion by Kilian, second by Kopp to approve the consent agenda as follows: Council Minutes – 10/22/24 Regular; Payment of Bills in the amount of \$1,363,303.75; Financial Report – October; Appointments to Boards and Commissions – Diane Hoppe to the Commission on Aging; Two-Year Operator Licenses – Sean M Dallmann, Alynna J Downing; Taxi Driver License - Robert C Doench, Janice M Lindeman, David W McVay, Aaron D Pluemer, Robert F Wedige; Temporary Class “B” to serve Fermented Malt Beverages Friends of our Gallery, 120 West Main Street, from 10:00 AM – 3:00 PM on Sunday, December 1, for Artist Sunday, Friends of our Gallery, 120 West Main Street, from 4:00 PM – 7:00 PM on Friday, December 13, for Teeny Tiny BOLD Artist Reception, “Class A” Combination Beer and Liquor – Contingent Upon All Inspections - Driftless Stores, Inc, Verona, WI, (Hashem Amro, Agent) for Premises at 820 Mason Street (Jeff’s Mini Mart); Street Closing Permit for Platteville Main Street Program’s Magic on Main Street on Friday, December 13, from 4:00 PM – 8:00 PM. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Kevin Reed, 970 Union Street, Apt. 107, spoke against the Police Department and Common Council leadership.

ACTION

- A. *Resolution City of Platteville 2025 Fee Schedule* – Motion by Kilian, second by Kasper to approve Resolution 24-18 Amending the City of Platteville Fee Schedule for 2025. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Ordinance 24-XX Property Rezone – 645 East Main Street*– The property at 645 E. Main Street is a vacant parcel that is for sale. The property is currently zoned M-1 Heavy Commercial and Light Manufacturing. Due to the current zoning and the small lot size, there has been limited interest from potential buyers. The applicant has submitted an offer to purchase the property contingent upon a change of zoning. The applicant has submitted a request to rezone the

property to R-2 One and Two-Family Residential District, which allows single-family and duplex uses. The applicant would like to construct a single-family home on the property. It is the opinion of Staff that this area is unlikely to have any new industrial or commercial development and that a change in the zoning to recognize a use that is more appropriate for the area would be recommended.

- B. *Ordinance 24-XX Property Rezone – 250 N. Court Street*– The property at 250 N. Court Street is owned by Family Advocates. The property is currently zoned I-1 Institutional, which includes allowable uses that are primarily limited to church, school, government, and a few similar uses. This zoning district has limited uses that are appropriate to most private individuals or entities. Due to this zoning, there has been limited interest from potential buyers. The applicant has submitted an offer to purchase the property contingent upon a change of zoning to R-3 Multi-Family Residential District, which allows single-family, duplex, and multi-family uses. The applicant would like to use the building as a residential rooming house. Staff recommend the R-3 district zoning change which is appropriate for this property based on the location and based on the proposed use as a rooming house.
  
- C. *Ordinance 24-XX Amending Chapter 11 Garbage and Refuse Collection and Disposal*– Public Works Director Crofoot explained that Chapter 11, Garbage and Refuse Collection and Disposal, details how garbage, recycling, and yard waste is to be prepared, collected and disposed of within the City of Platteville. For many years, the City has purchased specially made plastic bags stenciled with “City of Platteville” on the side. They can be used for solid waste in excess of the current limit of two bags or containers. These bags are also used to collect and dispose of yard waste. The City and selected businesses sell the bags for \$1.00. Prices of bags have been increasing. To get discount pricing, the City would have to purchase a pallet of bags at a time, increasing the budget for one year out of every 3 – 5 years and having a storage issue. Instead of increasing the retail price of the bags, Staff learned that other communities have stickers printed. These stickers can be sold at retail prices with minimal cost and minimal storage. In order to authorize the stickers, Staff needs to propose revisions to Chapter 11 of the Municipal Code to allow for stickers. The council asked if Faherty reviewed the ordinance and wanted Staff to verify that no additional changes needed to be made – especially to 11.03 L. - regarding the preparation and collection of recyclables.
  
- D. *Contract 9-24 Snow and Ice Removal* - – Public Works Director Crofoot presented that there is an ordinance requiring property owners to remove snow and ice from public sidewalks that abut their properties. If the property owners fail to do so, the City is authorized to remove the snow/ice, and the cost is billed to the owner plus an administrative fee. In the past, staff has requested bids from local contractors to perform the snow/ice removal. This year, the request for bids went out and was mailed to contractors who have done it in the past. The City did not receive any bids, however, last year’s contractor expressed interest after the due date. Staff has rebid for this item and will bring the results to the next Common Council meeting.
  
- E. *Contract 24-24 Demolition of O.E. Gray* – City Manager Langreck provided that the City of Platteville has issued a Request for Proposals (RFP) for demolition services in preparation for the construction of a new fire facility. This demolition will focus on the O.E. Gray Schoolhouse

building and adjacent properties, located at 155 W. Lewis Street in the City of Platteville. The demolition work is part of the initial phase of the fire facility construction project. The demolition project is being bid as a lump-sum contract, which will be subcontracted to the Construction Manager as the Constructor for the new fire facility. The RFP includes the complete mass demolition of the existing buildings on the identified parcels, which includes the O.E. Gray Schoolhouse. Bids will be opened on November 20, 2024 and Staff anticipates bringing forward a recommendation for awarding the bid at the November 26, 2024 Common Council meeting.

F. *Budget Amendment #3 - Reallocation and Obligation of ARPA Funds* - Administration Director Maurer provided background regarding the ARPA program funds and the need to have all awarded funds obligated by December 31, 2024. One allocation has not yet been utilized, which is the Housing Developer Incentive for \$75,000. Currently, there is an additional \$10,996 of funds leftover from all the other projects. This amount may change if the Rountree Streambank project, which is ongoing, were to go over budget. Under the program, “obligation” is defined as an order placed or contract made for property or services that requires a future payment. The Housing Developer Incentive does not meet this definition. Staff are recommending reallocating the Housing Developer Incentive of \$75,000 for the purchase of a replacement mini-excavator for the Streets division. The City now has another funding source for developer incentives, that being the proceeds received through the sale of the Rountree Hall apartments. The mini-excavator can be ordered (obligated) in 2024, and paid for in 2025 and is included in the CIP Budget for 2025 with funding through ARPA under “Other Source” (see project #ST8 page 52), pending Council action. Last week, Streets Superintendent Seng received an updated estimate for the mini-excavator of \$65,000. After obligating for the mini-excavator, there would be approximately \$20,996 of ARPA funds remaining. Staff recommend the remaining ARPA funds be allocated as follows: \$7,000 towards the cost of Quarles & Brady as bond counsel for the Lead Service Line Replacement Program bond issue, which was an unbudgeted expense of \$7,000 in 2024. Approximately \$13,996 to help with the cost of 2024 pool wages which were not offset by pool admission revenues as budgeted due to the Aquatic Center closure. Through these actions, all ARPA funds will have been expended or obligated by the December 31, 2024 deadline.

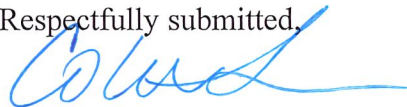
G.

H. *Budget Amendment #4 – Transfer 2024 PAIDC Cost from TIF #6 to TIF #9*– Administration Director Maurer explained that the mission of the Platteville Area Industrial Development Corporation (PAIDC) is to grow prosperity in the community through business development in the Industry Park and surrounding commercial area. Historically, an annual contribution has been made to PAIDC from TIF #6, which covers the Industry Park. When Tax Incremental Financing District #9 was created in July 2023 encompassing parcels from TIF #5 and TIF #6, it was expected that the new TIF would take over the annual contribution to PAIDC. Accordingly, the 2024 Budget reflected the PAIDC contribution coming from TIF #9, and the 2024 payment was made out of TIF #9. However, since the new TIF does not receive an increment until the third year after creation, Staff are recommending moving the 2024 PAIDC contribution to TIF #6. While TIF #6 will need an advance in 2024 to cover its deficit, projections show TIF #6 covering all costs and advances by 2032 when it closes.

ADJOURNMENT

Motion by Kopp, second by Gates to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 7:25 PM.

Respectfully submitted,



Colette Steffen, City Clerk