Meetings of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**

Date//Time: Tuesday, January 9, 2024 at 7:00 p.m.
Location: The meeting of the Common Council will be conducted as a hybrid meeting.

Members: Mayor Tim Swadley, Patrick Butler, Phil Caravello, Ben Heili, Regina Hirsch, Greg Jenson, Jean Ligocki, Tom Majewski, Daniel Payton, Lisa Reeves, Jonathan Schroerlucke, Brett Schumacher and Christina Wozniak Scanlon

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CALL TO ORDER
Mayor Swadley called the meeting to order at 7:03 p.m.

Roll Call
Clerk Christen called the roll, and 10 alders were present. Majewski were absent and excused.

Certification of compliance with open meetings law
Mayor Swadley noted the meeting had been properly noticed.

Public Comment Period:
No one signed up.

Communications and Presentations:

A. Mayor Swadley announced that Tim Senmann had recently stepped into the role of Interim Planning Director.
B. Conduit debt – Industrial Revenue Bonds (FloCaire Group) – Lynda Templin, Husch Blackwell LLP presented information in detail. Director Ehlinger and City Attorney Manthe provided detail surrounding issuance of the IRBs and the timeline.
C. Stoughton Redevelopment LLC –Scott Walker provided an update on the Riverfront Redevelopment and the current status.
D. Clerk Christen updated the Council on the alder candidates for the April 2 election. District 4 (3 year term) will be determined by write-ins. Scott Dirks has filed candidacy papers for the Multi-jurisdictional judge position as well. Incumbent Judge Roethe is retiring.

Consent Agenda:

A. Council Minutes – December 12, 2023
B. Committee Minutes and Reports:
(Food Pantry 10-20-23; Plan Commission 12-11-23; Finance 11-14-23; Finance (open session) 11-28-23; Redevelopment Authority 11-08-23; Landmarks 11-01-23 & 11-09-23; Park Recreation 11-21-23)
C. Minutes of the October 16, 2023 Regular Utilities Committee Meeting; Minutes of the November 20, 2023 Regular Utilities Committee Meeting; Stoughton Utilities Payments Due List Report; Stoughton Utilities Financial Summary; Stoughton Utilities Statistical Report

Motion by Hirsch, second by Reeves to approve the consent agenda. Motion carried 11-0.

OLD BUSINESS - none

NEW BUSINESS

R-01-2024 Amended and Restated Real Estate Purchase and Sale Agreement – Stoughton Riverfront Development LLC

Motion by Schumacher, second by Reeves to approve R-01-2024 Amended and Restated Real Estate Purchase and Sale Agreement – Stoughton Riverfront Development LLC. Motion carried 11-0.

R-02-2024 Authorizing the Finance Director and City Attorney to evaluate the City's use of industrial revenue bonds for FloClaire Group, LLC's potential development at 521 Glacier Moraine Drive.

Schumacher summarized the action item from the Finance Committee only to authorize the evalution of the Revenue Bond, no action recommended on this motion at this time but to defer until the prepared for the next Finance meeting.

Consider tax increment financing request for 521 Glacier Moraine Dr – FloClaire Group

Sent back to the Finance Committee, was not discussed at Finance due to time constraint.

R-03-2024 Enter into agreement with Ehlers for a proforma analysis FloClaire Group LLC

Motion by Schumacher, second by Butler to approve R-03-2024 Enter into agreement with Ehlers for a proforma analysis FloClaire Group LLC and authorize the Mayor to execute the city's standard cost reimbursement agreement. Motion carried 11-0.

R-04-2024 Extra-territorial land division at 2326 Skaalen Road, Town of Pleasant Springs.

Motion by Caravello, second by Hirsch to approve R-04-2024 Extra-territorial land division at 2326 Skaalen Road, Town of Pleasant Springs. Motion carried 11-0.

R-05-2024 A Resolution to adopt the Teigen Farms Park Master Plan

No action, MSA has requested to present on this in the future.

R-06-2024 Stoughton Wastewater Utility 2024 Rate Adjustment

Motion by Payton, second by Hirsch to approve R-06-2024 Stoughton Wastewater Utility 2024 Rate Adjustment. This will be back at the next meeting in January as an ordinance change.

R-07-2024 Authorizing the City of Stoughton Mayor to execute a petition requesting discontinuance of Chalet Court

Motion by Payton, second by Caravello to approve R-07-2024 Authorizing the City of Stoughton Mayor to execute a petition requesting discontinuance of Chalet Court. Motion carried 11-0.

ADJOURNMENT

Motion by Jenson, second by Ligocki to adjourn. Motion carried 11-0. 8:46 p.m.

Respectfully submitted,

Candee Christen
City Clerk