Meeting of:	**COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date/Time:	Tuesday, February 27, 2018 @ 7:00 p.m.
Location:	Council Chambers (2nd Floor of Public Safety Building) 321 South Fourth Street, Stoughton, Wisconsin
Members:	Mayor Donna Olson, Tim Swadley, Matt Bartlett, Sid Boersma, Michael Engelberger, Regina Hirsch, Greg Jenson, Kathleen Johnson, Denise Duranczyk, Tom Majewski, Pat O'Connor, Lisa Reeves, and Scott Truehl

CALL TO ORDER

Mayor Olson called the meeting to order at 7:00p.m.

Roll Call, Communications, and Presentations:

Clerk Licht called the roll and noted that 11 alderpersons were present. Sid Boersma was absent and excused.

Mayor Olson announced the Alcohol and Drug Free Kids Event at Riverbluff Middle School.

Mayor Olson announced there is a public meeting on March 20, 2018 at 5:30 p.m. at the Stoughton Fire Station regarding construction on County Highway N.

Hirsch asked Attorney Dregne if there were guidelines for alders posting on public Facebook groups. Dregne said that elected officials need to be cautious of the open meetings law. He added it becomes a concern when members of a committee engage in a discussion.

Engelberger announced that Boersma was working with the Red Cross in Florida at the site of the recent school shooting.

Truehl offered an RDA update. He said that the RDA has invited the City of Monona Planner to speak on March 14th at 7:00 p.m. He added that Monona has recently worked on a similar redevelopment project.

Johnson suggested that the Planner for the Wisconsin Historical Society come to the RDA meeting to offer insight on preserving historically significant buildings.

Minutes and Reports: The following minutes and reports were entered into the record:

A. Planning Commission (1/8/2018), Landmarks Commission (1/4/2018), Redevelopment Authority (1/10/2018), (1/31/18)
B. January 2018 Treasurer's Report

Public Comment Period:

- Bob McGeever, 309 W. Randolph St., spoke in support of R-40-2018. He said the City needs to demolish the buildings before someone gets hurt.
- Tricia, Suess, 832 W. Jefferson St., spoke in favor of R-40-2018. She added that she understands that history is an important part of the City, but there are better ways to preserve

history than to save these buildings that are in disarray. She added that the complex was a danger to residents.

- Roger Springman, 812 Kriedeman Dr., spoke in opposition of R-40-2018. He said that the Blacksmith Shop could be used in the future redevelopment of the Riverfront. He said that with TID 8 200-400 people will eventually live in this area and it could be a great gathering space. He added that the RDA should be given the freedom to conduct all the necessary research before rushing into a decision to demolish.
- Peggy Veregin, 225 N. Monroe St., spoke in opposition of R-40-2018. She said that she disagreed with Alder Jenson's post on Facebook, as she thought that he was only telling half of the story. She said that the building is eligible as a historical landmark and that should be given careful consideration. She said that the site has been secured and that the RDA needs to have time to come up with a plan.

CONSENT AGENDA

A. February 13, 2018 Council Minutes

B. **R- 33 -2018** – Resolution Authorizing and directing the proper city official(s) to issue Operator Licenses to various applicants.

Motion by Majewski, second by Truehl, to approve the consent agenda. Motion carried 11-0.

OLD BUSINESS

O-7-2018—Ordinance amending section 70-1 and adopting §343.0301 pertaining to the installation of Ignition Interlock Device

Motion by Truehl, second by Duranczyk, to approve O-7-2018 amending section 70-1 and adopting §343.0301 pertaining to the installation of Ignition Interlock Device. Motion carried 11-0.

NEW BUSINESS

R- 34-2018 - Resolution declaring intent to exercise special assessment powers for the 2018 Streets Projects

Motion by O'Connor, second Truehl to approve R-34-2018 declaring intent to exercise special assessment powers for the 2018 Street Projects. On roll call, motion carried 11-0.

R- 35-2018 - Resolution authorizing and directing the proper City official(s) to approve the responsive website upgrade proposal with GovOffice for the City website.

Motion by Reeves, second by Swadley to approve R-35-2018 authorizing and directing the proper City official(s) to approve the responsive website upgrade proposal with GovOffice for the City website in the amount of $4365 annually for 2018-2020. IT Director Montgomery said that the upgrade would consolidate pages and make information more accessible. Motion carried 11-0.

O-8-2018- Ordinance amending the zoning classifications for City of Stoughton Public Works Facility at 2439 County Highway A and 1101 Collins Road in the City of Stoughton (CSM Lot 1 and 2 attached as Exhibit A)

Truehl offered O-8-2018 as a first reading and it will be back before the Common Council on March 13, 2018.

R-36-2018- Resolution Approving a Certified Survey Map (Exhibit A – CSM Lot 1 and 2) to combine the properties for the City of Stoughton Public Works Facility at 2439 County Highway A and 1101 Collins Road which are owned by the City of Stoughton, Dane County, Wisconsin.

Motion by Truehl, second by Engelberger to approve R-36-2018 Approving a Certified Survey Map (Exhibit A – CSM Lot 1 and 2) to combine the properties for the City of Stoughton Public Works Facility at 2439 County Highway A and 1101 Collins Road which are owned by the City of Stoughton, Dane County, Wisconsin . Motion carried 11-0.

R-37-2018- Resolution approving Conditional Use Permit to allow more than 120 percent of the minimum required parking stalls for a City of Stoughton Public Works Facility at 2439 County Highway A, Dane County, Wisconsin.

Motion by Truehl, second Engelberger to approve R-37-2018 approving Conditional Use Permit to allow more than 120 percent of the minimum required parking stalls for a City of Stoughton Public Works Facility at 2439 County Highway A, Dane County, Wisconsin. Planning Director Scheel noted that the City is requesting 3 additional parking stalls which brings the total to more than 120 percent of the minimum required. Motion carried 11-0.

R-38-2018- Resolution Approving an extra-territorial jurisdictional (ETJ) Land Division request by Dale Furseth for property located at 731 Bass Lake Road, Town of Rutland, Dane County, Wisconsin.

Motion Truehl, second by Engelberger to approve R-38-2018 approving an extra-territorial jurisdictional (ETJ) Land Division request by Dale Furseth for property located at 731 Bass Lake Road, Town of Rutland, Dane County, Wisconsin. Motion carried 11-0.

R-39-2018- Authorizing and directing the proper City official(s) to Amend the Planning Department Fee Schedule Effective March 1, 2018, and providing for future inflation-based adjustments to the Fee Schedule

Motion by Truehl, second by Engelberger to approve R-39-2018 authorizing and directing the proper City official(s) to amend the Planning Department Fee Schedule Effective March 1, 2018, and providing for future inflation-based adjustments to the Fee Schedule.

Motion by Duranczyk, second by Hirsch to amend the original motion and approve R-39-2018 authorizing and directing the proper City official(s) to amend the Planning Department Fee Schedule Effective March 1, 2018, and providing for future inflation-based adjustments to the Fee Schedule with the following language: fees under 5 hundredths of a cent will be rounded

down to the nearest cent and fees over 5 hundredths of a cent will be rounded up to the nearest cent. On roll vote, motion carried 7-4 with Jenson, Truehl, O'Connor and Bartlett voting 'no'.

On roll call vote, motion carried as amended 11-0.

R-40-2018- Resolution Authorizing and directing the proper City official(s) to rescind the demolition moratorium and direct the Redevelopment Authority (RDA) to start the demolition process for the Highway Trailer complex including the attached Blacksmith shop

Motion by Jenson, second by O'Connor to approve R-40-2018 Authorizing and directing the proper City official(s) to rescind the demolition moratorium and direct the Redevelopment Authority (RDA) to start the demolition process for the Highway Trailer complex including the attached Blacksmith shop. Jenson said that the building is not safe nor secure and needs to be taken down.

Duranczyk asked if the estimate by Vierbicher was accurate. Truehl provided the estimates from Earth Construction. Swadley asked how the city would pay for the demolition. Finance Director LaBorde said it would cost $740,000 to have the building demolished. It would leave the City with $8 million of debt capacity before we reached the 4% direct debt burden.

Swadley asked Dregne if the City Council could direct the RDA. Dregne said that the City Council could request the RDA follow what the Council said. The RDA would still have the authority to decide what they wanted to do. Swadley asked if it could be handled as a change order or if it would have to be bid out. Dregne said it could be done as a change order, as demolition does not need to be publically bid out under state statute. Engelberger said that he thinks the City should bid out the demolition process.

Hirsch presented a report with cost estimates for demolishing the Highway Trailer Complex. She added there could be a range of additional costs depending on what the City finds once the demolition has begun. She added that there are grants that are available, but it would take time to apply for them. She said the last thing we want to do is create a major expense while creating TID 8. Even if you approve demolition tonight, demolition won't start for 6-9 months. Duranczyk asked what associated costs would be added. Scheel said there would be remediation costs for the site. Truehl said that it could be another $25,000 in consulting fees.

O'Connor asked if building D, per the photo provided by Hirsch, were to remain what would be the potential public safety risk. Chief Leck said that the biggest concern was the fall zone along South Street, which is currently secured. Johnson said that she is against the demolition of this building. She added that the buildings are in such disarray that they are that much of a public safety threat.

Motion by Engelberger, second by Johnson to table R-40-2018Authorizing and directing the proper City official(s) to rescind the demolition moratorium and direct the Redevelopment Authority (RDA) to start the demolition process for the Highway Trailer complex including the attached Blacksmith shop. Motion failed on roll call vote 3-8 with alderpersons Swadley, Reeves, Jenson, Truehl, O'Connor, Bartlett, Hirsch and Duranczyk voting 'no'.

Motion by Swadley, second by Duranczyk to substitute the following motion in place of the resolution: Authorizing and directing the proper City official(s) to authorize the funds needed up to $750,000 for the Redevelopment Authority (RDA) to start the demolition process for the Highway Trailer building complex excluding the Blacksmith shop. Swadley added that the Blacksmith shop doesn't pose an immediate public safety threat. Swadley said that he wants to give a potential developer some options. Motion carried on roll call vote 8-3 with Johnson, Majewski and Engelberger voting 'no'.

ADJOURNMENT

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