City of Stoughton, 381 E Main Street, Stoughton WI 53589

RESOLUTION OF THE COMMON COUNCIL

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

Committee Action: None

Fiscal Impact: Cost to demolish entire building $740,000

File Number:	R -40- 2018	**Date Introduced:**	February 27, 2018

WHEREAS, former Landmarks Commission member, Stephen Mar-Pohl, authored an engineering study, dated July 12, 2017, in which the Highway Trailer complex is designated a fall hazard; and

WHEREAS, the City of Stoughton's Chief of Police, Fire Chief, and EMS Director have determined that the Highway Trailer complex is a safety hazard and have all signed a "Do Not Enter" order of the complex; and

WHEREAS, the City of Stoughton's insurance carrier, Cities and Villages Mutual Insurance Company, recommended the closing of East South Street and fencing off the Highway Trailer complex, which has now been closed and fenced for more than six months; and

WHEREAS, the closing of East South Street, a through street to many homes and businesses, has inconvenienced the neighborhood residents, pedestrians, motorists and the City's first responders; and

WHEREAS, the Highway Trailer complex is both a blight on Stoughton and a safety hazard it is in the best interest of the residents of the City of Stoughton that a clear direction be given to the Redevelopment Authority (RDA) to demolish the Highway Trailer complex as soon as possible and make the site ready for development and insure the safety of our citizens.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Stoughton immediately lift the demolition moratorium and direct the Redevelopment Authority (RDA) to start the process to demolish the Highway Trailer complex, including the attached Blacksmith shop, without delay.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Donna Olson, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

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MEMORANDUM

To: Scott Truehl, Gary Becker, Rodney Scheel

From: Gary Blazek

Subject: Riverfront Redevelopment-Demo and Abatement Costs

Date: January 5, 2018

Here is a summary of the anticipated costs for the demolition and asbestos abatement work on the former Carpet Warehouse building and the former Highway Trailer Building. These costs are from Earth Construction, LLC and Dirty Ducts, LLC.

Carpet Warehouse
Demo = $48,300*
Asbestos Abatement = $10,283
Total = $58,583

**Cost includes removing existing foundation walls below existing grade, breaking up the concrete basement slab to allow drainage, and backfill excavation.*

Additional cost to remove and dispose of the foundation walls and basement slab off site = $5,200

Additional remobilization cost (to complete this demo separately) = $4,000

Highway Trailer
Demo and Asbestos Abatement = $740,000

Cost includes asbestos abatement, remove and dispose of all building material, removal of concrete flat work and footings, backfill with crushed material, topsoil and seed affected areas.

Credit for saving blacksmith building = $40,000

Meeting of the:	JOINT MEETING - COMMITTEE OF THE WHOLE COUNCIL AND REDEVELOPMENT AUTHORITY
Date/Time:	Wednesday, September 13, 2017 @ 6:00 p.m.
Location:	EMS Building – 516 S. Fourth Street
Members:	Tim Swadley, Matt Bartlett, Sid Boersma, Michael Engelberger, Regina Hirsch, Greg Jenson, Kathleen Tass Johnson, Dennis Kittleson, Lisa Reeves, Thomas Majewski, Pat O'Connor, Scott Truehl, Mayor Donna Olson, Peter Sveum, John Kramper, Denise Durancyzk, Ron Christianson, and Roger Springman
Others Present:	Police Chief Greg Leck, Fire Chief Scott Wegener, HR/Risk Mgmt. Director AJ Owens-Gillingham, Planning Director Scheel, Gary Becker, Finance Director LaBorde
Absent & Excused:	Matt Bartlett

CALL TO ORDER

Council President Swadley called the meeting to order at 6:06 p.m.

Finance Director LaBorde called the roll for the Committee of the Whole and noted that 10 alderpersons and the Mayor were present with Bartlett and Kittleson being absent and excused.

Finance Director LaBorde called the roll for the Redevelopment Authority and noted that all seven members were present.

Public Comment
Don Wahlin, 2571 Habey Lane; Asked to take down the highway trailer building.
Ron Jake, 709 Christiansen Way; Concerned with safety and the building is an impediment to redevelopment.
Sonny Swangstu , 701 Bickley Court, Asked to tear down the building.
Peter McMaster, 105 North Street; Asked to tear down the building.
Erik Swenson, 217 S. Franklin Street – Spoke the need to tear down the building and the need to move forward with the project.

Report from Emergency Services regarding Highway Trailer Building and E. South Street
Police Chief Leck explained that there have been three breaches since the fence went up. They take a greater risk if they have to rescue someone from the building. A rescue would require a mutual aid response. He believed the fencing has created curiosity and no department has the staffing to be able to monitor the site 24/7.

[Ald. Kittleson arrived at 6:35 p.m.]

Fire Chief Wegner also explained the issues that they have with entering the building if something happens.

Richard Smithback spoke on behalf of the EMS department concerns regarding the site. He stated that the safety of the EMT's needs to be insured. East South Street is a corridor for the east side of the city and for EMS and the fencing is causing additional response time for calls.

Director Owens-Gillingham stated that there are concerns with the structure and its stability. A fence was put up and then expanded in order to secure the area. Attorney Dregne noted that once the City becomes aware of an issue it is not immune from liability and it needs to protect the people of the community.

Presentation regarding analysis of RDA project costs to date, future RDA project costs, Increment required to support projects, and City's Debt Service

Finance Director LaBorde presented information related to the current status of the City's debt.

Gary Becker presented information related to the anticipated TID #5 project costs, increment that could be generated, and the schedule showing the amount of time that increment would have to be collected in order to pay for the costs of the TID. He noted that he would suggest filing for a revision to the TID base value as the TID has been in decrement of greater than 10% for one year and after two years you can file to adjust the base value. This adjustment would help to cover some of the expenses incurred to date. In addition, Becker suggested the three-year extension of the TID as an option in order to generate more increment. He also mentioned that if a developer cannot be identified, perhaps it is time to close the TID and then develop a plan and open a new TID.

Presentation by Dave Porterfield regarding Movin' Out offer to purchase Highway Trailer Building

Dave Porterfield presented their proposal for exploration of possibly developing the highway trailer building. He noted that he would have to submit to WHEDA by December 8, 2017 and they would need site control, zoning, and TIF financing to be addressed between now and the first week of December. They are asking for $950,000 on a paygo basis.

A 10 minute recess took place at 9:06pm

Committee's reconvened at 9:16 p.m.

For the Committee of the Whole – A motion was made by Kittleson, to convene in closed session pursuant to 19.85(1)(e) to discuss Movin' Out's offer to purchase, second by Jenson. Motion carried on a roll call vote.

For the Redevelopment Authority - A motion was made by Durancyzk, to convene in closed session pursuant to 19.85(1)(e) to discuss Movin' Out's offer to purchase, second by Sveum. Motion carried on a roll call vote.

The Joint meeting went into closed session at 9:20 p.m.

For the Committee of the Whole – A motion was made by Boersma, to return to open session, second by Jenson. Motion carried 12-0.

For the Redevelopment Authority - A motion was made by Springman, to return to open session, second by Christianson. Motion carried 7-0.

The Joint meeting went into open session at 10:15 p.m.

[Denise Durancyzk left the meeting at 10:15 p.m.]

Discussion regarding Plans, Timelines and Expectations related to Highway Trailer Building.
No action was taken on this item.

Discussion and possible action regarding Highway Trailer Building
Motion by Jenson, to request that the RDA issue a RFP for the immediate demolition of the highway trailer complex which is the entire L-shaped building including the Blacksmith shop, second by Reeves.

Motion by Boersma, to amend the motion to include in the RFP an alternate for the demolition of the highway trailer building but not to demolish the Blacksmith shop, second by Johnson.
[Ald. Johnson left the meeting at 10:30pm]

Motion failed on a roll call vote 4-7, with Hirsch, Kittleson, Majewski, Engelberger, Truehl, O'Connor, and Mayor Olson voting noe.

Motion by Jenson, to close debate, second by O'Connor. Motion carried on a roll call vote 10-1, with Majewski voting noe.

Original motion was read. Motion carried on a roll call vote 8-3, with Majewski, Engelberger, and Hirsch voting noe.

Motion by Engelberger, to request that the RDA ask Gorman if they are willing to perform the work outlined in their proposal to develop the highway trailer building as proposed or at market rate, second by Boersma. Motion carried on a roll call vote 6-5, with Kittleson, Jenson, Truehl, O'Connor, and Olson voting noe.

Adjourn
Motion by Engelberger to adjourn the joint meeting of the Committee of the Whole and the Redevelopment Authority at 10:44 p.m., second by O'Connor. Motion carried unanimously.

Meeting of:	**COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date/Time:	Tuesday, September 26, 2017 @ 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, Dennis Kittleson, Tom Majewski, Pat O'Connor, Lisa Reeves, and Scott Truehl

CALL TO ORDER

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

Roll Call and Communications:

Clerk Kropf called the roll and noted that there were eleven alderpersons present, with O'Connor being absent and excused.

Mayor Olson explained that there will be a Committee of the Whole to discuss the new Public Works Facility on Thursday, September 28, 2017 at 6:00 p.m. in the Council Chambers. She also explained that the Committee of the Whole budget meetings will be held on October 5, October 12, and October 26, 2017. All of these meetings will start at 6:00 p.m. and will be held in the Council Chambers. Once these meetings are completed the Council will be able to recommend the City's budget and all special fund budgets on November 14, 2017.

Update from City Attorney Dregne regarding work with the Landmarks Commission:
Attorney Dregne gave the Council an update with the work and progress he has made with the Landmarks Commission regarding the ordinances on historical preservation. He explained the current overlapping and discrepancies between the codes. The Landmarks Commission is currently requesting that any landmark designation be removed from Chapter 78 and the Planning Commission would not have any authority over an issue or request. Demolition would be approved only if the physical characteristics of the building have changed, the change has caused the structure to no longer have its characteristics that made that building a local landmark, and if the change was not caused by the current or prior owner's failure to maintain the building. These would be considered on a case by case basis in the event of a traumatic event or natural disaster. He noted that the Landmarks Commission is still continuing to address the current ordinances and is working to identify the standards that would need to be applied. Attorney Dregne noted that he has encouraged the Landmarks Commission to complete the work in a timely manner as the temporary demolition moratorium is currently in place.

Update from Alderperson Reeves regarding CA/CP Work on Council Goals & Objectives:
Alderperson Reeves gave a brief overview of where the CA/CP committee is at in the process of addressing Council goals and objectives. She noted that the committee will continue to work on the remaining goals.

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

- Finance Committee (8/22/17), Redevelopment Authority (8/9/17), Planning Commission (8/14/17), Public Works Committee (8/15/17), Housing Authority (7/19/17)

Public Comment:

Richard MacDonald, 524 Kings Lynn Rd,; Spoke in favor of the new proposed health insurance plan for the City.
Roger Springman; 812 Kriedeman Dr; Spoke in opposition of removing the Mandt Foundry from the temporary demolition moratorium.

Consent Agenda:

- September 12, 2017 Council Minutes
- September 13, 2017 Special Council Minutes
- September 13, 2017 Joint Committee of the Whole & Redevelopment Authority Minutes
- **R-135-2017-** Requesting Exemption from County Library Tax

Motion by Jenson, to approve the consent agenda, second by Hirsch. Engelberger requested that the R-135-2017 be removed from the consent the agenda. Motion carried 11-0.

OLD BUSINESS

None

NEW BUSINESS

R-135-2017- Requesting Exemption from County Library Tax:

Motion by Engelberger, to approve R-135-2017, second by Hirsch. Library Director MacDonald explained that this resolution is done annually. This would allow the library to not have to pay the Dane County library tax and the library also receives addition funding from Dane County. Motion carried 11-0.

R-144-2017- Authorizing and directing the proper city official(s) to approve the change of health care insurance carriers from Dean Health to Quartz Health effective January 1, 2018 for the 2018 and 2019 calendar years:

Motion by Majewski, to approve R-144-2017, second by Boersma. Human Resources Director Gillingham addressed the Council regarding the potential change in the City's health insurance plan. She noted that the change in insurance would only be for the calendar years of 2018 and 2019 and would save the City, over those two years, approximately $265,000. The Quartz HMO plan design reduced the amount of out of pocket maximums and also changed the prescription co-pays. The employees do have the option to not take this insurance, but can have a point of services plan where they can pick their doctors. This option does come with an increased premium cost. Police Chief Leck noted that this change will not affect anything with the City Police union bargaining. Motion carried on a roll call vote 10-0, with Johnson abstaining.

R-142-2017- Authorizing and directing the proper city official(s) to approve the addition of the CheckUp Plus benefit to the City's current dental plan, effective January 1, 2018.

Motion by Majewski, to approve R-142-2017, second by Boersma. Human Resources Director Gillingham explained that this add-on benefit will allow employees to receive their preventative care without increasing the maximum allowance. Motion carried on a roll call vote 11-0.

R-143-2017- Authorizing and directing the proper city official(s) to approve the recommendation to move to change the Dependent age on the Dental Plan from all dependents to age 26, to cover only eligible dependents ages 19 through 25 if full time student status.

Motion by Majewski, to approve R-143-2017, second by Boersma. Human Resources Director Gillingham explained that this would make our plan more in-line with the market. This would allow dependents to use the plan until the age of 26, but only if they maintained a full-time student status. Hirsch is not in favor of this and feels that children who chose not to be a full-time student should not be penalized by not having dental insurance through their parent/guardian. She indicated that the savings, $1,000 to make this change, was not that great, and would not be in favor of this change. Kittleson noted that he is also against the change. Motion by Majewski, to call the question, second by Truehl. Motion carried 10-1, with Engelberger voting noe. Motion carried on a roll call vote of 8-3, with Hirsch, Kittleson and Johnson voting noe.

O-13-2017- Amend Section 2-535 of the Stoughton Municipal Code; Relating to the Composition of the Stoughton Redevelopment Authority:

Alderperson Truehl offered O-13-2017 as a first reading and this item will be before the Council for consideration at the October 10, 2017 Council meeting.

O-14-2017- An ordinance amending the zoning classification of 314 W. Main Street in the City of Stoughton from PB – Planned Business to MR-24 – Multi-Family Residential:

Alderperson Truehl offered O-14-2017 as a first reading and this item will be before the Council for consideration at the October 10, 2017 Council meeting.

R-136-2017- Authorizing and directing the proper city official(s) to approve the continuation of the current agreement with the City of Madison for the Joint Records Management System (RMS):

Motion by Truehl, to approve R-136-2017, second by Jenson. Truehl noted that this is a continuation of an existing agreement with the City of Madison and other municipalities to share the records management system. Motion carried 11-0.

R-137-2017- Authorizing and directing the proper city official(s) to approve the Contract Extension with John's Disposal Service, Inc. until December 31, 2024 for collection of residential garbage, bi-weekly collection of recycling, monthly collection of bulky items and weekly collection of trash downtown:

Motion by Jenson, to approve R-137-2017, second by Boersma. Public Works Director Hebert stated that John's Disposal offered a 6 year extension of the current contract with a rate lock for 2018 and 2019. They will also pickup downtown trash at no cost, a task currently done by City Staff. This agreement does not include a fuel surcharge, which is very uncommon. The City has had a favorable relationship with John's Disposal and would like to continue. Motion carried on a roll call vote 11-0.

R-138-2017- Approving a Conditional Use Permit to allow a church use (Calvary Gospel Church) at 1501 E. Main Street, Stoughton, Wisconsin:

Motion by Truehl, to approve R-138-2017, second by Engelberger. Truehl explained that this property is on the City's east side, above the Brickhouse Pub. Motion carried 11-0.

R-139-2017- Approving a Conditional Use Permit to allow the expansion and site improvements for an automotive repair use (Conant Automotive) at 1324 US Highway 51 – 138, Stoughton, Wisconsin:

Motion by Truehl, to approve R-139-2017, second by Engelberger. Truehl commended Joe Conant for trying to improve the building. Planning Director Scheel said this would allow for an expansion and site improvements. Motion carried 10-1, with Majewski voting noe.

R-140-2017- Approving a Conditional Use Permit to allow an in-vehicle service use (Donation Drive-up Canopy) for Goodwill at 1780 US Highway 51 – 138, Stoughton, Wisconsin:

Motion by Truehl, to approve R-140-2017, second by Engelberger. Truehl explained that this would allow for the Goodwill to be located at the former Wal-Mart site, to have a drop off canopy. The pedestrian crossing due to the nature of the location was a concern, but the Planning Commission did ensure that the sidewalks would be widened by the building. This would allow for a safer route for citizens to get from the Tractor Supply location to the Pick N Save location. Motion carried 11-0.

R-141-2017- Approving a Conditional Use Permit to allow an in-vehicle sales and service use (Fuel Station) for Pick n Save at 1750 US Highway 51 – 138, Stoughton, Wisconsin.

Motion by Truehl, to approve R-141-2017, second by Engelberger. Truehl explained that this resolution would allow Pick N Save to have self-service fuel pumps in rear of the store.

Majewski noted that he was not in favor of the landscape plan and would like to see this changed to conform to the city ordinances that are in place for the landscaping in new developments.

Motion to amend by Majewski, to amend the proposed landscape plan to require the city forester to determine appropriate trees and to comply with the City standards for space and height, second by Boersma. Amendment failed on a roll call vote 4-7, with Swadley, Reeves, Engelberger, Jenson, Truehl, Bartlett, and Kittleson voting noe.

Alderperson Truehl stated that motion requires the City Forester address to the trees within the landscape plan without addressing the terrace trees.

Majewski stated that he felt that a large amount of the existing parking lot has been changed to allow for the Goodwill canopy and the fuel pumps. He would like to see this parking lot viewed as a parking lot in a new development and that it needs to comply with the City's ordinances.

Motion to amend by Majewski, that part of the approval of this plan require the installation of tree islands and trees, as required by ordinance, as if this is a new development, second by Johnson.

Motion to table by Majewski, until the Planning Commission identifies whether a modified landscape plan is needed, second by Johnson. Motion failed 3-8, with Reeves, Engelberger, Jenson, Truehl, Bartlett, Kittleson, Swadley, and Boersma voting noe.

Second motion to amend to was considered by the Council. The amendment failed on a roll call vote with 5-6, with Engelberger, Jenson, Truehl, Bartlett, Kittleson, and Swadley voting noe.

Motion by Engelberger, to table R-141-2017, second by Kittleson. Motion carried on a roll call vote 7-4, with Majewski, Jenson, Truehl, and Bartlett voting noe.

The Council took a recess at 9:25 p.m.

The Council reconvened at 9:32pm

**** The Council may move to closed session per State Statute 19.85(1)(c) considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Council may reconvene in open session to take action on matters discussed in closed session and to consider the remaining items on the agenda.*

*** **R-145-2017-** Authorizing and directing the proper city official(s) to approve the Springsted Grade assignments and Requests for Reconsideration responses.

Motion by Majewski, to convene the Council into closed session, second by Boersma. Motion carried on a roll call vote 11-0. The Common Council convened into closed session at 9:35pm.

Motion by Boersma to return to open session, second by Majewski. The Council reconvened in open session at 9:44pm.

Motion by Majewski, to approve R-145 to authorize and direct the proper city officials to approve the Springsted Grade assignments and Requests for Reconsideration responses, second by Boersma. Motion carried 11-0.

Discussion and possible action regarding demolition moratorium within the City.

Kittleson noted that he wanted to discuss the moratorium in place as he feels it can limit the number of contractors looking to submit bids for the project. They might see that there is a moratorium in place for demolition and might not submit a bid for consideration because of that. He understands why people agree with both sides of the issue, but the Council needs to reconsider it so any future project can move forward.

Council discussion included that the particular property in question, the Stoughton Highway Trailer Building, is owned and controlled by the Redevelopment Authority. Council members felt that the RDA should have the authority to move forward with the project as previously addressed. The Council did not want to move too hastily to remove the moratorium until the Landmarks Commission has completed their work on the City ordinances relating to historic preservation.

Kittleson left the meeting at 9:50 p.m.

Mayor formally requested that Landmarks Commission expedite their process to complete the revisions on the ordinances so that the moratorium may be lifted.

Council discussed that the property on Main Street is affected by the current demolition moratorium and that property could not amend their current plan under it as well. That site still needs a landscape plan per the Planning Commission and that the intended use cannot be reconsidered.

Motion by Majewski, to table this discussion, second by Hirsch. Motion carried 10-0.

Motion by Majewski, to adjourn the meeting of the Common Council, second by Hirsch.

Motion failed with a tie vote 5 to 5 with Engelberger voting present; Mayor voted noe to break the tie. Motion failed 5-6, with Jenson, Bartlett, Kittleson, Swadley, Boersma, and Mayor Olson voting noe.

Motion made March 14, 2017:
"Substitute Motion by Jenson, that no further applications or requests for demolition of any structure within any existing city designated historic district, within any historic district listed on the National Register of Historic Places, or within the Downtown Design Overlay District, or a currently city designated landmark or structure listed on the National Register of Historic Places, be processed, and that the demolition of the Stoughton Highway Trailer Building not proceed, until the City Council has considered possible changes to demolition related ordinances, and lifted this temporary moratorium, second by Lawrence. Substitute motion passed on a roll call vote 6-5, with Kittleson, Boersma, Lawrence, Truehl, and O'Connor voting noe."

Motion made April 11, 2017:
"R-50-2017- Resolution authorizing the removal of the Stoughton Highway Trailer Building from the temporary demolition moratorium.

Motion by Jenson, to approve R-50-2017, second by Truehl.

Motion to amend by Lawrence, to authorize the removal of the Stoughton Highway Trailer Building, from the temporary demolition moratorium, exempting the Mandt Foundry building, second by Jenson. Motion carried on a roll call vote of 8-3, with Hirsch, Johnson, and Majewski voting noe.

Motion to amend by Engelberger, to incorporate the Mandt Foundry Building into the development, second by Boersma. Motion carried on a roll call vote of 7-4, with Hirsch, O'Connor, Johnson, and Majewski voting noe.

Complete motion as twice amended was read aloud to the Council. Motion carried on a roll call vote of 8-3, with Hirsch, Johnson, and Majewski voting noe."

Amended resolution R-50-2017 to state: "Resolution authorizing the removal of the Stoughton Highway Trailer Building, from the temporary demolition moratorium, exempting the Mandt Foundry Building and to incorporate the Mandt Foundry Building into the development."

Discussion and possible action regarding motions made at September 13, 2017 Joint meeting of the Redevelopment Authority and Committee of the Whole (*Request per Alderperson Jenson and Alderperson Kittleson*):

- *Motion by Jenson, to request that the RDA issue a RFP for the immediate demolition of the highway trailer complex which is the entire L-shaped building including the Blacksmith shop, second by Reeves. Original motion was read. Motion carried on a roll call vote 8-3, with Majewski, Engelberger, and Hirsch voting noe.*

- *Motion by Engelberger, to request that the RDA ask Gorman if they are willing to perform the work outlined in their proposal to develop the highway trailer building as proposed or at market rate, second by Boersma. Motion carried on a roll call vote 6-5, with Kittleson, Jenson, Truehl, O'Connor, and Olson voting noe.*

Kittleson returned to the meeting at 10:15 p.m.

Truehl explained that certain safety aspects were discussed at the last Committee of the Whole meeting and that the committee directed the RDA to get a RFP to take down the Highway Trailer Building complex. The RDA is trying to get Earth Construction to assist with determining the cost associated with the demolition. As directed, the RDA reached out to Gorman to see if they are interested in pursuing the project based on the original proposal, Gorman indicated that they were not interested. If the RDA would choose to keep the Highway Trailer Building they could take advantage of certain historic tax credits that wouldn't be available until the Spring of 2019.
Truehl also reported that the Public Safety Committee did hold a special meeting to discuss the current status of the fencing around the building. He noted that once the MilFab buildings are torn down (which are not under the moratorium) the City could really tightening up the security around the Highway Trailer Building.

Discussion and possible action to direct staff to obtain proposals from qualified consultants to determine ways to stabilize the Highway Trailer Building in order to open East South Street.

Alderperson Kittleson explained that this item came as his request. He wondered if there was a way to "shore up" the building to allow the street to be opened. He fears that this project will take years and would be detrimental to the City's public safety services and the citizens to have it closed for that long.

Engelberger explained that he is not in favor of shoring up the building and that, barring some unforeseen natural disaster that building will not fall down. He suggested that a quick fix would be to rent fifty or sixty foot long coal trains, park them next to the building, and they would be about twelve feet wide, and about six feet of the cars would stick out into the road. He's not sure if it would work, but those would be heavy duty.

Truehl noted that Chief Leck is going to be limiting parking to allow for more access for emergency vehicles. He noted that the City is looking at additional signage for the street closure and detours.

ADJOURNMENT

Motion by Hirsch, to adjourn the meeting of the Common Council, second by Reeves. Motion carried 11-0. Meeting adjourned at 10:35 pm.

REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, March 08, 2017 – 5:30 p.m.
Hall of Fame Room/City Hall

Present:
Peter Sveum, Scott Truehl, Regina Hirsch, Dan Kittleson, Ron Christianson and Steve Sletten

Absent:
Brian Kahl, John Kramper and Finance Director Tammy LaBorde

Others Present:
Roger Springman, Bill Livick, Gary Becker, Laura Trotter, Paul Lawrence, Lisa Roman, Tony Roman and Sid Boersma

Call to order:
Sveum called meeting to order at 5:30 p.m.

Communications:
Sveum reminded group he sent out an e-mail from Sylvia Lawrence with Sustainable Stoughton and asked them to read it when they had time. The city has a new Finance Director. Tammy LaBorde will join the Committee at the next meeting in April.

Riverfront Redevelopment Area Update:

a. Developer Proposals

Becker went thru the Summary of Property Acquisition Scenarios that he created. Discussion took place on the different options. Pros and cons of keeping the Highway Trailer building was discussed. Looked at sight views, projected values of each project and overall how project fits into the vision of the redevelopment area and the railroad corridor plans. Moved by Truehl, seconded by Kittleson, to move forward with Movin' Out's proposal. Motion carried 5-0 with Hirsch abstaining. Moved by Truehl, seconded by Christianson, to proceed with the demolotion of the Highway Trailer building. Motion carried 5-1 with Hirsch voting noe.

b. Developer Agreement

Discussion took place about the need for a developer agreement and or letter of understanding with Tanesay. Directed Becker to work with Planning Director Scheel on a term sheet with expectations. A formal developer agreement will be worked on after the charrette is held. Becker will inform Tanesay of the decision to go with Movin' Out and the demolition of the Highway Trailer building.

g. **Durancyzk Redevelopment – Cost/Benefit Analysis:**
Tabled

Discussion and possible action regarding Request for Proposal for Highway Trailer Building demolition:
Discussion took place about the request for demolition and the possibility about amending the proposal to keep the Blacksmith building. Moved by Sveum, seconded by Hirsch, to approve the Vierbicher Agreement Amendment No. 1 with an amendment to add an alternate to keep the Blacksmith shop. Motion approved unanimously. Becker will work with Vierbicher to get a new proposal.

Review, discussion and possible action regarding RDA Bylaws:
Tabled until the November meeting when Springman will be available to present and review.

Future agenda items – Review and Discussion:
Tabled

Adjourn:
Moved by Sveum, seconded by Hirsch, to adjourn at 6:32 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer