

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**  
Date/Time: Tuesday, March 27, 2018 @ 7:00 p.m.  
Location: Council Chambers (2<sup>nd</sup> 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 7:01 p.m.

**Roll Call, Communications, and Presentations:**

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

Mayor Olson presented the Recognition of Ian Bormett, Honoree of Prudential Spirit of the Community Award.

Richard MacDonald announced that this year was the 110<sup>th</sup> anniversary of the Stoughton Library building.

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

- A. Finance (2/27/18), Redevelopment Authority (2/14/18), Planning Commission (2/14/2018), Tree Commission (1/11/2018 Public Works Committee (2/20/2018), Community Affairs and Council Policy ( 2/6/2018); Housing Authority (9/21/2017), Cemetery Board (6/9/16, 1/25/18), Library Board (2/21/2018)
- B. February 2018 Treasurer's Report

**Public Comment Period:**

Sharon Mason-Boersma, 243 E. McKinley, announced an opioid/heroin event at Covenant Lutheran Church sponsored by Stoughton cares. She spoke about the dangers of opioid use.

Peggy Veregin, 225 Monroe St., spoke in support of R-63-2018. She said that the building at 1009 Summit Avenue is already considered a landmark on many registers, this is just making it officially a local landmark.

**CONSENT AGENDA**

- A. March 13, 2018 Council Minutes
- B. **R- 52-2018** – Resolution Authorizing and directing the proper city official(s) to issue Operator Licenses to various applicants.

Motion by Jenson, second by Duranczyk, to approve the consent agenda. Motion carried 11-0.

**OLD BUSINESS**

**O-9-2018**—Ordinance amending Section 70 of the Stoughton Municipal Code to create Section 70-202 granting authority to the Police Chief and Public Works Director to designate temporary Parking and Vehicle Movement Restrictions on City Street as deemed necessary

Motion by Jenson, second by Duranczyk, to approve O-9-2018 amending Section 70 of the Stoughton Municipal Code to create Section 70-202 granting authority to the Police Chief and Public Works Director to designate temporary Parking and Vehicle Movement Restrictions on City Street as deemed necessary. Motion carried 11-0.

**O-10-2018**—Ordinance to amend Chapter 74 of the City of Stoughton Code of Ordinances, relating to utilities and sewer use

Motion by Engelberger, second by Hirsch, to approve O-10-2018 to amend Chapter 74 of the City of Stoughton Code of Ordinances, relating to utilities and sewer use. Motion carried 11-0.

**R-53-2018**- Resolution Awarding the Sale of \$12,565,000 General Obligation Corporate Purpose Bonds, Series 2018A

Motion by O'Connor, second by Duranczyk, to approve Resolution Awarding the Sale of \$12,585,000 General Obligation Corporate Purpose Bonds, Series 2018A to Piper Jaffray. Joe Murray of Springsted reported that the City's credit rating was confirmed by Moodys as Aa2. There were 6 bids received for the sale of the bonds. Boersma and Johnson spoke in opposition of the sale of bonds. Boersma said that the proposed Public Works building was too costly. Swadley said that removing the Public Works building could jumpstart development on the riverfront area. On roll call vote, motion carried 9-2 with Johnson and Boersma voting 'no'.

**R-54-2018** – Resolution Authorizing the Issuance and Sale of \$775,000 Taxable General Obligation Promissory Notes, Series 2018B

Motion by O'Connor, second by Swadley to approve R-54-2018 Authorizing the Issuance and Sale of \$775,000 Taxable General Obligation Promissory Notes, Series 2018B. Joe Murray said that \$750,000 was for the demolition of the HWY trailer building and \$25,000 is for administrative and other fees. Hirsch asked if the City could fund the demolition of the blacksmith shop. LaBorde said that we do not have funds set aside if the council decides to take the blacksmith shop down. Hirsch asked if the City could pay off the borrowing early. Joe Murray said that there is an 8 year cut off. Johnson said she was opposed to this because the City could have applied for a grant to help pay for the demolition. Hirsch asked if there was any money remaining, could the money be used to tear down the old Public Works Building. Joe Murray said that the way the bond issuance is currently written, the funds could only be used for demolition of the Highway Trailer Complex excluding the Blacksmith shop. On roll call vote, motion carried 9-2 with Johnson and Majewski voting 'no'.

**R-55-2018** – Resolution Authorizing and Directing the property City official(s) to reallocate unspent capital funds to be used for 2018 road construction and enter into an agreement with Maddrell Excavating LLC for 2018 Street and Utility Construction Contract 1-2018

Motion by O'Connor, second by Bartlett to approve R-55-2018 Authorizing and Directing the property City official(s) to reallocate unspent capital funds to be used for 2018 road construction and enter into an agreement with Maddrell Excavating LLC for 2018 Street and Utility Construction Contract 1-2018. Public Works Director Hebert said that the bid was within \$60,000 of the original estimated cost. On roll call vote, motion carried 11-0.

**R-56-2018**- Resolution Authorizing and Directing the property City official(s) to Amend the Rules and Regulations of the Cemetery Board for the City of Stoughton

Motion by Jenson, second by O'Connor, to table R-56-2018 Authorizing and directing the property City official(s) to Amend the Rules and Regulations of the Cemetery Board for the City of Stoughton until the next meeting. Motion carried 11-0.

**R-57-2018** – Resolution to Award the bid for the Solar Panels at the Nordic Ridge Park Shelter

Motion by O'Connor, second by Duranczyk to approve R-57-2018 to award the bid for the Solar Panels at Nordic Ridge Park Shelter. On roll call vote, motion carried 11-0.

**R-58-2018** – Resolution to Purchase Electric Locks for the Nordic Ridge Park Shelter

Motion by O'Connor, second by Bartlett to approve R-58-2018 to Purchase Electric Locks for the Nordic Ridge Park Shelter. On roll call vote, motion carried 11-0.

**R-59-2018** – Resolution Authorizing and directing the proper City official(s) to enter into an agreement with Ayres & Associates for Parks and Open Space Plan

Motion by O'Connor, second by Bartlett, to approve R-59-2018 Authorizing and directing the proper City official(s) to enter into an agreement with Ayres & Associates for Parks and Open Space Plan. On roll call vote, motion carried 11-0.

**R-60-2018**-Resolution Authorizing the Stoughton Lion's Club to name the Pickleball Court at Mandt Park

Motion by Reeves, second by Duranczyk to approve R-60-2018 Authorizing the Stoughton Lion's Club to name the Pickleball Court at Mandt Park the Lions Club Pickleball Courts. Motion carried 11-0.

**R-61-2018** - Resolution Authorizing and Directing the proper City official(s) to enter into an agreement with Harvest Farms, LLC for the Third Phase of Construction of the Nordic Ridge Plat

Motion by O'Connor, second by Duranczyk to approve R-61-2018 authorizing and directing the proper City official(s) to enter into an agreement with Harvest Farms, LLC for the Third Phase of Construction of the Nordic Ridge Plat. On roll call vote, motion carried 11-0.

**R-62-2018** – Resolution Authorizing and Directing the proper City official(s) to contract for a building condition report for the building located at 207 Forrest Street (McFarland State Bank)

Motion by O'Connor, second by Swadley to approve R-62-2018 Authorizing and Directing the proper City official(s) to contract for a building condition report for the building located at 207 Forrest Street (McFarland State Bank).

Bartlett asked what the benefit of the building would be besides a parking lot. O'Connor said that it was discussed in Finance for the building to be used as future City offices or for community space Reeves commented that it would be a lot less expensive to renovate a building that to build an entirely new building if the space was needed.

On roll call vote, motion carried 10-1 with O'Connor voting 'no'.

**O-11-2018**- Amending Chapter 70-176 (61) of the City of Stoughton Municipal code; relating to parking restrictions on Veterans Road between the intersections of U.S. HWY 51 and Vernon Street

Jenson offered O-11-2018 as a first reading and it will be back before the council on April 10, 2018.

**R-63-2018**- Resolution Officially designating the building historically known as the South School at 1009 Summit Avenue as a Local Landmark in the City of Stoughton, WI.

Motion by Swadley, second by Engelberger to approve R-63-2018 Officially designating the building historically known as the South School at 1009 Summit Avenue as a Local Landmark in the City of Stoughton, WI. Motion carried 11-0.

**Discussion and possible referral to amend City ordinances to provide appropriate standards for minimum maintenance, and to determine where such standards apply, in the City of Stoughton**

Planning Director Scheel suggested that Public Works be involved in determining the minimum maintenance. Attorney Dregne shared the Village of Oregon's minimum maintenance standards.

Jenson said he was concerned about the cost for homeowners. He also said that he would like to see current owners be grandfathered in.

Motion by Engelberger, to refer to minimum maintenance standards to Planning Commission and then to Public Works. There was no second. Motion failed.

Majewski asked how detailed the ordinance would be. Veregin said they were looking for

feedback from the council.

Boersma said it was a complicated issue and asked how the City would be able to enforce it. Veregin stated that we need to find a balance between being restrictive and have a respectable set of standards so there are not buildings that are falling apart, especially on main corridors of the City.

Reeves said she supported implanting minimum maintenance standards. She added that having a set of standards would be useful, especially for rental properties.

Motion by O'Connor, second by Engelberger to refer to Planning Commission.

Motion by Bartlett, second by Majewski to amend the original motion and to refer to Public Works Motion carried 11-0.

Original motion carried as amended 11-0.

**R-64-2018**- Resolution Approving a Conditional Use Permit to allow a composting operation at 1101 Collins Road, Stoughton, Wisconsin (Public Works Facility).

Motion by Engelberger, second by Bartlett to approve a Conditional Use Permit to allow a composting operation at 1101 Collins Road, Stoughton, Wisconsin (Public Works Facility). Motion carried 11-0.

**R-65-2018**- Resolution Approving a Certified Survey Map (Exhibit A) for a side lot line adjustment between 904 Dunkirk Avenue and 920 Dunkirk Avenue, Stoughton, Dane County, Wisconsin

Motion by Engelberger, second by Bartlett to approve R-65-2018 Approving a Certified Survey Map (Exhibit A) for a side lot line adjustment between 904 Dunkirk Avenue and 920 Dunkirk Avenue, Stoughton, Dane County, Wisconsin. Motion carried 11-0.

**O-12-2018**- Ordinance Approving a General Development Plan amendment at 815 Berry Street for a proposed deck addition and deck conversion to a screen porch.

Engelberger offered O-12-2018 as a first reading and it will be back before the Common Council on April 10, 2018

**R-66-2018**-Resolution to Approve the Annual Report for the Municipal Separate Storm Sewer System (MS4) Permit

Motion by Jenson, second Engelberger to approve R-66-2018 to approve the Annual Report for the Municipal Separate Storm Sewer System (MS4) Permit. Motion carried 11-0.

## **ADJOURNMENT**

Motion by Majewski, second by Boersma to adjourn at 8:54 p.m. Motion carried 11-0.