

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date/Time: Tuesday, April 24, 2018 @ 7:00 p.m.
Location: Council Chambers (2nd Floor of Public Safety Building)
321 South Fourth Street, Stoughton, Wisconsin
Members: Mayor Tim Swadley, Matt Bartlett, Sid Boersma, Phil Caravello, Denise Duranczyk, Regina Hirsch, Greg Jenson, Kathleen Johnson, Tom Majewski, Pat O'Connor, Lisa Reeves, and Nicole Wiessinger

CALL TO ORDER

Roll Call, Communications, and Presentations:

Clerk Licht called the roll and noted that there were 11 alders were present.

Majewski announced that it was Historic Preservation and Archeology Month.

City Attorney Dregne presented on Open Meetings Law, Ethics Law, Parliamentary Procedure and Public Records Law by

Mayor Swadley presented the Syttende Mai Proclamation. He also acknowledge that it was Municipal Clerk's Week, Nurses Week, Public Works Week, Teacher Appreciation week, and American Legion Poppy Month.

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

- A. Finance Committee (4/10/2018), Public Safety (3/28/2018) Community Affairs/Council Policy (3/19/2018); Ad Hoc Committee (10/30/2017); Parks and Recreation (3/20/2018)

Public Comment Period:

Sharon Mason Boersma, 243 E. McKinley St., spoke in favor of accepting the McFarland State Bank Building given the architecture and the possible uses including office space, meeting space, or space for social services.

Mary Condon, 214 W. Washington St., spoke in opposition of O-14-2018. She said that noise travels down the river and is already an issue with people using the outdoor patio.

CONSENT AGENDA

- A. April 24, 2018 Council Minutes
- B. April 30, 2018 Special Council Minutes
- C. May 1, 2018 Special Council Minutes
- D. **R-94-2018** – Resolution Authorizing and directing the proper city official(s) to issue Operator Licenses to various applicants.

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

OLD BUSINESS

NEW BUSINESS

Discussion and Possible Action to Approve the Tentative 2019 Budget Schedule

Duranczyk reported that the first CIP meeting will be moved to June 28, 2018.

R-95-2018—Resolution Confirming the Mayor’s Citizen Appointment of Wally Wurtzler to the Seniors in Need Committee, Pursuant to 2-127 of the Municipal Code

Motion by Boersma, second by Duranczyk to approve R-95-2018 Confirming the Mayor’s Citizen Appointment of Wally Wurtzler to the Seniors in Need Committee, Pursuant to 2-127 of the Municipal Code. Motion carried 11-0

R-96-2018—Resolution Confirming the Mayor’s Citizen Appointment of Luckas Trow to the Redevelopment Authority Pursuant to 2-127 of the Municipal Code

Motion by Duranczyk, second by O’Connor to approve R-96-2018 Confirming the Mayor’s Citizen Appointment of Luckas Trow to the Redevelopment Authority Pursuant to 2-127 of the Municipal Code. Motion carried 11-0.

R-97-2018—Resolution Confirming the Mayor’s Aldermanic Appointments to the Board of Review and Removing his Previous appointments for the 2018-2019 Term, Pursuant to 2-127 of the Municipal Code.

Motion by O’Connor, second by Duranczyk to approve R-97-2018 Confirming the Mayor’s Aldermanic Appointments to the Board of Review and removing his previous appointments for the 2018-2019 Term, Pursuant to 2-127 of the Municipal Code. Motion carried 11-0.

R-98-2018-Resolution Lifting the Council-Imposed Demolition Moratorium for 217 N. Morris Street

Jenson said that the owner wants to remove a garage that has been flooding and rebuild in a different place. Attorney Dregne said that the property isn’t a locally designated landmark.

Reeves said that the garage looks like it needs repair and supports lifting the moratorium.

Motion by Jenson, second by Duranczyk to approve R-98-2018 Lifting the Council-Imposed Demolition Moratorium for 217 N. Morris Street. Motion carried 11-0.

R-99-2018—Resolution Authorizing and directing the proper City official(s) to approve a Temporary Class “B”/Class “B” Retailer’s License and Special Event License to the Stoughton Opera House Friends Association

Motion by Jenson, second by O’Connor to approve R-99-2018 authorizing and directing the proper City official(s) to approve a Temporary Class “B”/Class “B” Retailer’s License and Special Event License to the Stoughton Opera House Friends Association. Motion carried 10-1 with Boersma voting ‘no’.

R-100-2018—Resolution Authorizing and directing the proper City official(s) to approve a Temporary Class “B”/Class “B” Retailer’s License and Special Event License to the Stoughton Area Resource Team, Inc. (START)

Motion by Jenson, second by Reeves to approve R-100-2018 Authorizing and directing the proper City official(s) to approve a Temporary Class “B”/Class “B” Retailer’s License and Special Event License to the Stoughton Area Resource Team, Inc. (START). Motion carried 10-0 with Boersma abstaining.

O-14-2018— Ordinance Amending Section 14-40(k)(6)(b) relating to permits for outdoor consumption at Class B premises (amplified sound and music)

Jenson offered O-14-2018 as a first reading.

Duranczyk spoke in opposition of the ordinance as the noise would carry over the river and be problematic to neighbors.

Attorney Dregne said that ‘unnecessarily loud’ is not an enforceable standard. The ordinance would go against the zoning code noise standards. He added that ‘ambient’ is not defined.

Motion by Boersma to suspend the rules. There was no second; the motion failed.

Johnson said she would like to see live music. She suggested limiting the hours in which a business could play amplified music. Bartlett agreed and said he would like to see downtown business play live music. He suggested that the establishments apply for special event licenses.

Motion by Hirsch, second by Boersma to refer O-14-2018 back to committee. Motion carried 9-1 with O’Connor voting no and Jenson abstaining.

R- 101-2018—Resolution Authorizing and Directing the proper City Official (s) to update and adopt the Stoughton Area Senior Center Policy Manual

Motion by Wiessinger, second by O’Connor to approve R-101-2018 Authorizing and Directing the proper City Official (s) to update and adopt the Stoughton Area Senior Center Policy Manual. Motion carried 11-0.

R-93-2018—Resolution Approving an Agreement to Delay the Payment of Impact Fees associated with the Kettle Park Senior Living Project by Stoughton Holdings, LLC

Motion by Duranczyk, second by Jenson to approve R-93-2018 Approving an Agreement to Delay the Payment of Impact Fees associated with the Kettle Park Senior Living Project by Stoughton Holdings, LLC .

Duranczyk said that the developer was selling lot 16 and would like some flexibility and more forward with phase 2.

Hirsch asked if it was possible to put a timeline on when the impact fees would need to be payed or the parkland be dedicated. Dregne said that the occupancy permit is a built-in timeline

Motion carried 10-1 with Johnson voting no.

Discussion and Possible action regarding whether to continue exploring possible City use of the McFarland State Bank Building and/or property.

- **Option A:** Take no further action
- **Option B:** Accept donation of bank property subject to demolition of bank and creation of municipal parking lot
- **Option C:** Accept donation of bank building and land, subject to building being used for municipal purposes and leaseback of portion of the building to McFarland State Bank for Drive Through

Swadley said that the building would be a good use for expansion of city offices. He added that the current set up of city hall is not customer friendly. He said that that it would be a good opportunity for the Opera House to expand.

Duranczyk said that she thinks that the bank should be preserved, but she doesn't think that the city could afford to support another building. She added that we she hire someone to see how we could configure our current space.

Hirsch said that she was in support of accepting the building. She added that the city offices would not have to move right away. She said the city could rent it to other people until we were ready to move in. She added that the bank building more accessible and has a better layout for security.

Boersma said that he was in support of accepting the building and believes it could be a great space for community space.

Reeves said that she was in support of Option C. She added that the Planning Department was crowded with multiple people offices. She said that this would be a good opportunity for the Opera House to expand.

Majewski said that we need to look into the future and see how the city will expand and need more services. He said that the current building is stacked to capacity and there are security issues. The bank building is designed for public use and is in the downtown city center.

O'Connor said that he agreed with Duranczyk and said that the funds are not there to accept the building and to add more city staff.

Motion by Duranczyk, second by Hirsch, to continue exploring possible City use of the McFarland State Bank Building and land subject to building being used for municipal purposes and leaseback of portion of the building to McFarland State Bank for Drive Through. Motion carried 9-2 with O'Connor and Duranczyk voting 'no'.

Discussion and possible action regarding an Ad Hoc School and City Committee, including appointment of 3 alder members

Majewski said that this is a continuation of an ad hoc committee that was started last year.

Boersma, Wiessinger and Hirsch volunteer to serve on the Committee.

Boersma said that the council president and alder members should meet to go over the UW Extension study before the committee meets.

Motion by Duranczyk, second by Reeves to appoint the 3. Motion carried 3-0.

O-13-2018 Ordinance Amending Multiple Sections of the Historic Preservation Ordinance—Chapter 38 of the Stoughton Municipal Code

Majewski introduced O-13-2018 as a first reading and it will be back before the Council on May 22, 2018. This chapter designates how landmarks can be designated as local landmarks. He added that the ordinance specifically identifies when a local landmark could be demolished.

ADJOURNMENT

Motion by O'Connor, second by Jenson to adjourn at 8:57 p.m. Motion carried 11-0.