

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date//Time: Tuesday, November 26, 2019 @ 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, Ozzie Doom,
Ben Heili, Regina Hirsch, Greg Jenson, Jean Ligocki, Tom Majewski, Lisa
Reeves, Timothy Riley, and Brett Schumacher

CALL TO ORDER

Roll Call, Communications, and Presentations:

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

Clerk Licht called the roll and noted that there were 11 alders present. Majewski joined the meeting at 7:04 p.m.

Schumacher stated that he completed the Citizens Academy and commended Chief Leck for a great program.

Callie LaPoint presented the Visitor Services 2020 Budget Presentation.

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

Planning (10/14/19; Landmarks (10/10/19); RDA (9/11/19, 10/9/19); Utilities (10/14/19); Public Works (10/17/19); Finance (10/22/19); Public Safety (10/30/19)

Public Comment Period:

- David Baehr, 2616 Happy Valley Rd. Sun Prairie, spoke regarding R-188-2019. He stated that the access to the SWAC would be difficult with the proposed roundabout.

CONSENT AGENDA

- A. November 12, 2019 Council Minutes
- B. **R-177-2019-** Authorizing and directing the proper City official (s) to issue Operator Licenses to various applicants
- C. Stoughton Utilities October Payments Due List Report; Stoughton Utilities Financial Summary; Stoughton Utilities September Statistical Report
- D. **R-178-2019-** Authorizing and directing the proper City official(s) to approve the Proposed Electric Rate Application Filing, and direct staff to submit a rate application to the Public Service Commission of Wisconsin. (*Utilities approved 6-0 on October 14, 2019*)

Motion by Jenson, second by Heili to approve the consent agenda. Motion carried 12-0.

OLD BUSINESS

R-176-2019- Resolution approving the Real Estate Purchase and Sale Agreement by and between American Beauty Investments, LLC (dba: Exclusively Roses) and the City of Stoughton, WI for the property located at 421 Glacier Moraine Drive.

Motion by Schumacher, second by Jenson to approve R-176-2019 Resolution approving the Real Estate Purchase and Sale Agreement by and between American Beauty Investments, LLC (dba: Exclusively Roses) and the City of Stoughton, WI for the property located at 421 Glacier Moraine Drive.

Motion by Boersma, second by Riley to authorize that Mayor Swadley be able to negotiate changes to the terms of the contract. Boersma withdrew his motion.

Motion by Boersma, second by Hirsch to authorize Mayor Swadley to be able to negotiate changes to the agreement and to require that the final agreement include the characteristics that were included in the planning commission packet and require the inclusion of the coolers and other equipment at minimum. Motion carried 12-0.

Discussion and possible action regarding Finance Committee recommendation on Kettle Park West Phase II TIF application *** *The City Council may convene in closed session per State Statute 19.85(1)(e) for the purposes of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The City Council may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session* ***

Motion by Schumacher, second by Jenson to approve the recommendation of the Finance Committee is to direct the appropriate City official(s) to begin working with the developer on an Agreement to Undertake Development incorporating the main elements as presented at the September 17, 2019 Finance Committee meeting. Alder Ligocki stated that the theme from the listening sessions was that Stoughton needs more residential developments. She added that there were very few individuals that expressed concerns. Finance director Friedl highlighted the summary of main elements from the City's and KPW perspectives.

Motion by Hirsch, second by Reeves to go into closed session per State Statute 19.85(1)(e) for the purposes of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary at 8:57 p.m. Motion carried on roll call vote 11-0. Boersma was not at the table. Motion by Jenson, second by Ligocki to go into open session at 10:36 p.m. Motion carried 11-0.

Motion by Schumacher, second by Hirsch Authorize staff to prepare a development agreement to include the following changes: in section 1c-include a one-way lookback with ceiling intro rate of return at 15%.; amend item 1F to include: that no lots south of the street that is located South Jackson Street could be sold until Oak Opening drive is extended to 138 or near 138 if the intersection is not complete; amend item 6 to include: as a requirement the property located south of the roundabout be conveyed to the city at no costs to the city. Motion carried on roll call vote 11-0 with Boersma abstaining.

Original motion carried 9-2 with Heili and Majewski voting 'no' and Boersma abstaining.

NEW BUSINESS

R-179-2019- Approving Designated Snowmobile routes in City right of ways

Motion by Jenson, second by Heili to approve R-179-2019 Approving Designated Snowmobile routes in City right of ways. Motion carried 12-0.

R-180-2019- Authorizing and directing the proper City Official (s) to approve an operator license for Erin Henderson

Motion by Jenson, second by Heili to approve R-180-2019 Authorizing and directing the proper City Official (s) to approve an operator license for Erin Henderson. Ligocki stated that the applicant has rehabilitated herself and is deserving a second chance. Motion carried 12-0.

R-181-2019- Authorizing and directing the proper City Official (s) to Suspend Ordinance 70-186, Downtown 2 Hour Parking Regulations, from November 29, 2019 to January 1, 2020

Motion by Jenson, second by Hirsch R-181-2019 Authorizing and directing the proper City Official (s) to Suspend Ordinance 70-186, Downtown 2 Hour Parking Regulations, from November 29, 2019 to January 1, 2020. Motion carried 12-0.

O-25-2019- Amending Chapter 50-6 Subsection (b) of the City of Stoughton Municipal Code; by adding Nordic Ridge Park to the list of City Parks where alcohol is allowed by permit

Jenson offered O-25-2019 as a first reading. It will be before the council on December 10, 2019.

O-26-2019- Ordinance Providing for the Direct Annexation of a Portion of the Town of Dunn to the City of Stoughton, Dane County, Wisconsin

Caravello offered O-26-2019 as a first reading. It will be before the council on December 10, 2019.

R-182-2019- Approving a Conditional Use Permit request by Natalie Richter for Pumpkin Patch Daycare and Nursery School at 1940 Jackson Street, Stoughton, Wisconsin

Motion by Caravello, second by Majewski to approve R-182-2019 Approving a Conditional Use Permit request by Natalie Richter for Pumpkin Patch Daycare and Nursery School at 1940 Jackson Street, Stoughton, Wisconsin. Motion carried 12-0.

R-183-2019- Approving a Certified Survey Map (CSM) for property located at 1940 Jackson Street, Stoughton, Wisconsin

Motion by Caravello, second by Majewski to approve R-183-2019 Approving a Certified Survey Map (CSM) for property located at 1940 Jackson Street, Stoughton, Wisconsin. The current building will come down before the 1st of the year and the new building will be open by August 1st. Motion carried 12-0.

R-184 -2019- Approving a New Housing Fee Report and Housing Affordability Report for the City of Stoughton, Wisconsin.

Motion by Caravello, second by Riley to approve R-184-2019 Approving a New Housing Fee Report and Housing Affordability Report for the City of Stoughton, Wisconsin. Motion carried 12-0.

R-185-2019- Authorizing and directing the proper City official (s) to approve Change Order No. 3 to the 2019 Street and Utility Construction Project

Motion by Hirsch, second by Jenson to approve Authorizing and directing the proper City official (s) to approve Change Order No. 3 to the 2019 Street and Utility Construction Project. Motion carried 12-0.

R-186-2019- Approving the City of Stoughton Post Issuance Compliance Policies and Procedures

Motion by Schumacher, second by Jenson to approve R-186-2019 Approving the City of Stoughton Post Issuance Compliance Policies and Procedures. Motion carried 12-0.

R-187-2019- Authorizing and directing the proper City official (s) to utilize excess funds in the 2019 Capital Outlay Budget not to exceed \$7,000 for a new lighted crosswalk at the intersection of Greig N. Page

Motion by Schumacher, second by Jenson to approve R-187-2019 Authorizing and directing the proper City official (s) to utilize excess funds in the 2019 Capital Outlay Budget not to exceed \$7,000 for a new lighted crosswalk at the intersection of Greig and N. Page St. Motion carried 12-0.

R-188-2019- Requesting the Wisconsin Department of Transportation (DOT) to consider improving access to the Stoughton Wellness Center at 2300 USH 51/138 as part of the project to install roundabouts on US Highway 51 at Hoel/Silverado, STH 138 and Roby Road scheduled to be constructed in 2021

Motion by Bartlett, second by Reeves to approve R-188-2019 Requesting the Wisconsin Department of Transportation (DOT) to consider improving access to the Stoughton Wellness Center at 2300 USH 51/138 as part of the project to install roundabouts on US Highway 51 at Hoel/Silverado, STH 138 and Roby Road scheduled to be constructed in 2021. Motion carried 12-0.

ADJOURNMENT

Motion to adjourn by Jenson, second by Ligoeki at 10:42 p.m. Motion carried 12-0.

Respectfully Submitted,
Holly Licht, City Clerk