

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date//Time: Tuesday, September 24, 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 there were 11 alders present. Bartlett was absent and excused.

Mayor Swadley expressed condolences to the families and friends of Odean Tiegen and Art Wendt.

Boersma noted that the Stoughton American Legion is celebrating 100 year of existence.

Caravello noted the RDA subcommittee is hosting an open house to receive feedback on the Downtown Revitalization Plan at the Lageret on October 1st.

Renew Wisconsin is having a Future of Transportation day tomorrow from 10:00 a.m.-3:00 p.m. at the Capitol.

Scheel stated that there will be a meeting for the HWY 51 Corridor Study on Thursday at the High School.

Hirsch said Art Walk Stoughton is Saturday.

Clerk Licht stated that it was National Voter Registration Day and that people can register to vote at myvote.wi.gov.

Anti-Bullying Proclamation presented by Mayor Swadley.

CIP Budget Presentation by Jamin Friedl.

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

Planning Commission (8/12/19); Landmarks Commission (8/5/19, 8/19/19); RDA (8/14/19); Finance (8/27/19, 9/10/19); Tree Commission (8/8/19); Parks & Rec (8/20/19); Whitewater Park Steering Committee (8/19/19); Public Works (7/18/19)

Public Comment Period:

Densie Duranczyk, 324 Sherman St., spoke in opposition of the KPW TIF request, specifically the housing development.

Jordan Tilleson, 193 W. Main St., spoke in favor of R-149-2019. He suggested doing a case study on this type of business.

Peggy Veregin, 225 N. Monroe St., spoke regarding the Landmarks Commission funding requests.

CONSENT AGENDA

- A. September 10, 2019 Council Minutes
- B. **R-143-2019**- Authorizing and directing the proper City official (s) to issue Operator Licenses to various applicants

Motion by Boersma, second by Reeves to approve the consent agenda. Motion carried 11-0.

OLD BUSINESS

NEW BUSINESS

R- 144-2019- Requesting Exemption from the County Library Tax

Motion by Ligocki, second by Riley to approve R-144-2019 Requesting Exemption from the County Library Tax. Motion carried 11-0.

R- 145-2019- Authorizing and directing the proper city official (s) to adopt the 2020 Benefits Renewal: Medical

Motion by Schumacher, second by Reeves to approve R-145-2019 Authorizing and directing the proper city official (s) to adopt the 2020 Benefits Renewal: Medical. Gillingham said that there would be no increase for 2020 and a 6% increase for 2021. Motion carried 11-0.

R-146-2019- authorizing and directing the proper city official (s) to adopt the 2020 Benefits Renewal: Dental

Motion by Schumacher, second by Reeves to approve R-146-2019 authorizing and directing the proper city official (s) to adopt the 2020 Benefits Renewal: Dental. Gillingham stated that there would be a flat renewal for full time employees and a 5% increase for those that work 30 hours or less a week. Motion carried 11-0.

R-147-2019- Approving a Certified Survey Map (CSM) for property at 1111 Veterans Road which is owned by STI Holdings Inc., Stoughton, WI.

Motion by Caravello, second by Schumacher to approve R-147-2019 Approving a Certified Survey Map (CSM) for property at 1111 Veterans Road which is owned by STI Holdings Inc., Stoughton, WI. Planning Director Scheel stated that Stoughton Trailers is looking at having an ancillary business in the lot created by the CSM. Motion carried 11-0.

R- 148-2019- Resolution by the Common Council of the City of Stoughton approving the Good View Condominium Preliminary Plat, 2209-2211 Wood View Drive, Stoughton, WI

Motion by Caravello, second by Riley to approve R-148-2019 Resolution by the Common Council of the City of Stoughton approving the Good View Condominium Preliminary Plat, 2209-2211 Wood View Drive, Stoughton, WI. Motion carried 10-0 with Riley abstaining.

R- 149-2019- Approving a Conditional Use Permit for Brianna Fero to allow an Indoor Commercial Entertainment use at 193 W. Main Street, Stoughton, Wisconsin

Motion by Caravello, second by Riley to approve R-149-2019 Approving a Conditional Use Permit for Brianna Fero to allow an Indoor Commercial Entertainment use at 193 W. Main Street, Stoughton, Wisconsin. Motion carried 11-0.

R-150-2019- Approving a Conditional Use Permit request by Reyes Aranda for La Cantina LLC (restaurant) at 620 Nygaard Street, Stoughton, Wisconsin

Motion Caravello, second by Heili to approve R-150-2019 Approving a Conditional Use Permit request by Reyes Aranda for La Cantina LLC (restaurant) at 620 Nygaard Street, Stoughton, Wisconsin. Motion carried 11-0.

R-151-2019- Acceptance of Certain Public Improvements made by Harvest Farms, LLC for Nordic Ridge Phase III

Motion by Boersma, second by Reeves to approve R-151-2019 Acceptance of Certain Public Improvements made by Harvest Farms, LLC for Nordic Ridge Phase III. Motion carried 11-0.

Discussion and possible action regarding TIF Application for Kettle Park West Phase II

Ron Henshue, Forward Development, stated that they have eliminated the multi-family portion of the plan. He emphasized that there were 5 different lot sizes and prices.

- A. Presentation by Finance Director Friedl regarding TIF Application for Kettle Park West Phase II

Finance Director Friedl said that the request was a Pay-Go and there would be no upfront City borrowing. It poses no financial risk to the City. It would add approximately \$69 million in assessed value to the City. There was question as to whether the connection to HWY 138 was required when the project when initially proposed. Dave Ferris said that Phase II will require to use some increment from Phase I to get it started. He stated that the City would not have to borrow money to finance the project.

- B. Common Council Discussion regarding a TIF Application for Kettle Park West Phase II ****The Council may convene in closed session, pursuant to Wis. Stat. 19.85 (1) (e) for the purposes of deliberating or negotiating the purchasing of public*

*properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session****

Motion by Boersma, second by Hirsch to go into closed session at 8:52 p.m., pursuant to Wis. Stat. 19.85 (1) (e) for the purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session Motion carried 11-0 on a roll call vote. Motion by Boersma, second by Riley to reconvene in open session at 10:27 p.m. Motion carried 11-0.

Motion by Majewski, second by Riley to postpone a vote on the TIF request until the last meeting in November when the council deems they have received enough feedback from the community to make a decision. Motion carried 11-0.

- C. Common Council may convene in open session to take action on the TIF application for Kettle Park West Phase II

ADJOURNMENT

Motion by Boersma, second by Reeves to adjourn at 10:31 p.m. Motion carried 11-0.

Respectfully Submitted,

Holly Licht, City Clerk