

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**  
Date/Time: Tuesday, April 11, 2017 @ 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, Dennis Kittleson, Paul Lawrence, Tom Majewski, Pat O'Connor, and Scott Truehl

### **CALL TO ORDER**

Mayor Olson called the meeting of the Common Council to order at 7:02p.m.

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

Clerk Kropf called the roll and noted that eleven alderpersons were present, with Kittleson being absent and excused.

Bartlett noted that he had sent an email to Mayor Olson asking that someone new be appointed to the Plan Commission, as the citizen representative, for the 2017-2018 term that has a historical preservation background.

Hirsch agreed with Bartlett, in that the RDA needs to have an individual appointed to the committee that has green/sustainable experience.

Hirsch announced that Sustainable Stoughton is hosting the Earth Expo on April 22, 2017. It will be held from 10 a.m. until 5p.m. at the Chorus House, at 154 W Main St, Stoughton.

Swadley explained that he and the Mayor had participated in the school's strategic plan and will offer the information to the Council.

He noted that there will be a joint meeting with the school, to be held on April 20, 2017 at the school administration building. Clerk Kropf will post an agenda as soon as the information is available.

Swadley also explained that the first brush pickup is scheduled for the fourth Monday of April.

Mayor Olson congratulated the WSTO group for being given the merit award "Best in the Midwest" Media Award. This award acknowledges WSTO as the best in community programming.

Mayor Olson also congratulated Finance Director LaBorde for receiving the 2016 Wisconsin Main Street Volunteer of the Year Award for her work with Positively Pewaukee.

#### **Stoughton Police Dispatchers Proclamation**

Mayor Olson proclaimed the week of April 9, 2017 through April 16, 2017 as National Public Safety Telecommunicators Week.

Redevelopment Authority Presentation by Peter Sveum

Gary Becker, from GSW Services, explained that the developer for the RDA area is in agreement that the foundry building as part of the Stoughton Highway Trailer complex can stay as part of the RDA. The developer, Tanesay, has noted that if it would be allowed to stay they would not have any financial obligation to the building, that the building would not be used as housing and that the building does not cause any blight to the RDA area.

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

- Committee Minutes: Utilities Committee (2/20/2017) and Commission on Aging (3/7/2017)
- February 2017 Treasurer's Report
- Utilities Financial Reports

Public Comment Period:

Roger Springman; 812 Kriedeman Dr; Spoke in favor of the Gorman Developer in regards to the RDA and spoke in opposition of the demolition moratorium regarding the Stoughton Highway Trailer Building.

Matt Hanna; 118 E Taft St; Spoke in favor of removing the Stoughton Highway Trailer Building from the demolition moratorium and moving forward with the proposed plan from the RDA.

CONSENT AGENDA

- A. March 28, 2017 Council Minutes

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

**R-48-2017-** Resolution Providing for the Sale of \$7,660,000 General Obligation Promissory Notes, Series 2017A

Joe Murray from Springsted addressed the Council regarding the 2017-2018 CIP borrowing. He noted that the whole borrowing will amount to \$7,660,000 at approximately 2.4% interest. He explained that this borrowing will be going out for bid and will be back to the Council for consideration at the May 9, 2017 meeting. He stated that the debt service tax levy will increase by \$283,000 in 2018.

Motion by Lawrence, to approve R-48-2017, second by O'Connor. Motion carried by a roll call vote of 9-2, with Boersma and Johnson voting no.

## **OLD BUSINESS**

**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. Jenson explained that this he requested this resolution. He identified the foundry building as the most historical building in that area and removal of the Stoughton Highway trailer building would adhere to the master development plan. Jenson identified the part of the Highway Trailer Building he referred to as the “Mandt Foundry” with a laser pointer on the large display for discussion on this item. Hirsch explained that if the City should choose to remove all of the building other than the foundry and move forward with Tanesay Developers, the City would have to take on the burden of restoring and maintaining that building. She noted that one developer that returned a proposal had indicated they could rehab that building for housing. She is wondering if the City should allow that developer to rehab that building and complete the RDA site, to avoid the City incurring extra costs. Council discussed that there needs to be more community input before this project can move forward.

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.

Engelberger explained that he was in favor of the building remaining, but wanted the developer, whoever that may be, to take responsibility for its rehabilitation and restoration.

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.

Majewski agreed that the community should have more input before the building can be torn down. He advised the Council not to move too hastily on this matter.

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.

The Council recessed for a break at 8:42 p.m.

The Council reconvened at 8:50 p.m.

Reconsideration of **R-31-2017-** Resolution by the Common Council of the City of Stoughton Approving the Hilldale Park Condominium.

Motion by Engelberger, to reconsider R-31-2017, second by Truehl. Motion to reconsider carried 11-0.

Scheel explained that this duplex was built before the Public Safety Commission requirement that each side of the duplex must have a separate sewer lateral. He explained that identifying this as a condo would allow the existing one sewer lateral to remain without penalty from the PSC. He noted that any new duplexes being built are required to have separate water and sewer laterals coming into the home, so this situation would not present itself frequently.

Motion by Engelberger, to approve R-31-2017, second by Truehl. Motion carried 11-0.

**O-4-2017-** An ordinance amending the zoning classification of a portion of the parcel at 3201 McComb Road (see proposed CSM Lot 1 attached) in the City of Stoughton from RH – Rural Holding to I – Institutional

Motion by Truehl, to approve O-4-2017, second by Engelberger. Truehl explained that this is the property for the west side substation. Motion carried on a roll call vote of 9-2, with Johnson and Hirsch voting noe.

Johnson left the meeting at 9:02 p.m.

## **NEW BUSINESS**

**R-46-2017-** 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 Ducks Unlimited.

Motion by Engelberger, to approve R-46-2017, second by Jenson. Engelberger explained that this is an annual event and that there have not been any issues in the past. Motion carried 9-1, with Boersma voting noe.

**R-47-2017-** Authorizing and directing the proper city official(s) to approve a Temporary Class “B”/Class “B” Retailer’s License and Special Event License to Sustainable Stoughton for the Earth Day Expo.

Motion by Engelberger, to approve R-47-2017, second by Jenson. Engelberger noted this is a new event for the City and that he would be abstaining from the vote per his involvement with Sustainable Stoughton group. Hirsch identified this event as the Earth Day Expo and noted that the alcohol would only be sold to the dinner guests. Motion carried 7-0, with Boersma, Engelberger, and Hirsch abstaining.

**R-49-2017-** Authorizing and directing the proper City official(s) to approve the proposal for appraisal services with L.A. Duesterbeck and Associates, INC, for 2431 County Highway A, Stoughton, WI

Motion by Lawrence, to approve R-49-2017, second by O'Connor. Lawrence explained that this proposal would cost \$1,200 and is needed for the further land acquisition for the proposed Public Works garage area. Motion carried 8-2, with Bartlett and Boersma voting no.

**The Council may convene in closed session pursuant to Wis. State Statute 19.85(1)(e) to consider the acquisition of property for Public Works Facility, Stoughton, WI and may return into open session to take action on matters discussed in closed session.**

Motion by Lawrence, to go into closed session, second by Truehl. Motion to convene in closed session carried on a roll call vote 10-0.

The Council convened into closed session at 9:10 p.m.

Motion by Lawrence, to adjourn the meeting of the Common Council, second by Majewski. Motion carried 11-0. The Common Council adjourned the meeting in closed session at 9:23 p.m.