Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**

Date/Time: Tuesday, November 14, 2017 @ 7:00 p.m.

Location: Council Chambers (2nd 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, Tom Majewski, Pat O’Connor, Lisa Reeves, and Scott Truehl

**CALL TO ORDER**

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

Roll Call, Communications, and Presentations:

Clerk Kropf called the roll and noted that all twelve alderpersons were present.

Alderperson Hirsch and Mayor thanked Clerk Kropf for her service to the community over the past three years.

Clerk Kropf announced that December 1, 2017 will be the first day that individuals can start circulating nomination paperwork for either the position of Alderperson or Mayor. She also noted that any incumbents not seeking re-election need to file their non-candidacy paperwork with the Clerk’s Office no later than December 21, 2017. She also thanked the Council and the community for their work with her and she will miss everything that Stoughton has to offer.

Alderperson Boersma thanked the Veterans for their service in light of Veterans’ Day this past Saturday.

Presentation of 2018 Visitor Services Budget:

Susan Liimatta from Visitor Services presented her budget to the City Council. She noted that the City uses the State structure for Visitor Services and that was adopted in 2004. She noted that she has been in the position for two months and is really looking forward to marketing Stoughton. She noted that she will be working to create a website to really market the City.

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

* + Public Safety Committee (10/2/2017), Community Affairs/ Council Policy Committee (10/4/2017), Finance Committee (9/26/2017), and Library Board (9/20/2017)
  + October 2017 Treasurer’s Report

Public Comment Period:

No persons registered to speak.

CONSENT AGENDA

A. October 24, 2017 Council Minutes

B. October 24, 2017 Committee of the Whole Minutes

C. **R-155-2017-** Authorizing and directing the proper city official(s) to issue Operator Licenses to various applicants.

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

**PUBLIC HEARING: 2018 City of Stoughton Operating Budget**

Mayor Olson closed the regular meeting and opened the public hearing for the 2018 City of Stoughton Operating Budget at 7:10 p.m.

No persons wished to speak during the Public Hearing.

Mayor Olson re-opened the regular meeting at 7:11 p.m.

**OLD BUSINESS**

**NONE**

**NEW BUSINESS**

**R-156-2017-** Approving the appointment of Jennifer Joyce Wentela as the agent for Kwik Trip #967

Motion by Truehl, to approve R-156-2017, second by Jenson. Kropf explained that the current agent was the district manager for Kwik Trip during the change from PDQ. Ms. Wentela will be the manager of the store and is named as the agent because of that. Motion carried 12-0.

**R-157-2017-** Resolution by the Common Council of the City of Stoughton approving the use of park development funds, not to exceed $14,000 for a solar panel on the Nordic Ridge Park shelter pending successful grant applications.

Motion by O’Connor, to approve R-157-2017, second by Engelberger. O’Connor noted that there will be a solar panel on the new Nordic Ridge shelter to conserve energy for both the shelter and the accompanying splash pad. The Finance Committee made a recommendation that excess energy credits generated be paid back to the park development fund and the resolution needs to be amended to reflect as such.

Amendment to the motion by Majewski, that the City staff apply all excess energy credit generated by the solar panel to the park development fund, second by Engelberger. Motion carried 12-0.

The Council discussion concluded that the installation of solar panels should continue throughout the City as well. Motion as amended carried 12-0.

**R-158-2017 -** Authorizing and directing the proper City official(s) to approve the Stoughton Utilities 2018 budget and five year (2018-2022) Capital Improvement Plan (CIP).

Motion by Swadley, to approve R-158-2017, second by O’Connor. Swadley noted that these items had been approved by the Utilities Committee and the Committee of the Whole. Motion carried unanimously on a roll call vote 12-0.

**R- 159-2017-** Authorizing and directing the proper city officials to adopt the 2018 City of Stoughton Budget.

Motion by Swadley, to approve R-159-2017, second by Engelberger. Swadley thanked staff for their input and hard work on the budget.

Amendment to the motion by Truehl, to add $8,657 to the Fire Department budget to allow for the 10% increase to the fire stipend for the volunteers to be paid from the funds generated from the Fire township portion of services account number 100-00000-46220, second by Engelberger. This change was made possible due to the contributions from the towns’ portion of fire services that had not been included in the budget. LaBorde noted that this will be sustainable into the next years as this will be continued revenues to be generated. She also reviewed a number of handouts that were provided this evening.

Amendment by Truehl, to authorize the police department to add another staff person with a fiscal impact of $60,000 being funded from the money identified in Finance Director LaBorde’s memo and to allow the police department to transfer $20,000 from the Police Department overtime account to use towards the additional staff person, second by Engelberger.

Finance Director LaBorde reviewed her memo and noted where the additional money was found.

Jenson left the meeting at 7:46 p.m.

Boersma expressed discontent as when Kettle Park West was built he had raised the question if the public safety services could handle growth. At that time he was assured by the public safety department heads that the extra workload could be handled.

Chief Leck noted that during the construction of Kettle Park West he did note that the police department could handle the extra work load due to the development. He did note, however, that he has been the Police Chief since 2010 and he has asked for additional staff every year. He noted that the problem has been short staffing for a number of years and not just a problem with the work load due to the development.

Majewski expressed concern with using money from the state road allotment, as indicated in Finance Director LaBorde’s memo, as these funds should be used for road repair. He felt that the borrowing of funds to use towards road construction could be offset by the extra money from the state road allotment. He also questioned if this amount would be sustainable for years to come.

Johnson asked if the City could have a referendum in April 2018 to increase the levy and would like to see that this decision be held off until the Council has more information. She noted that if the City were to ask for $100,000 on a referendum over 12,000 people it would be a cost of approximately $8.00 per person. She noted that she is against the amendment and would like to see a better solution to this problem.

Motion by O’Connor, called the question, second by Engelberger. Motion carried on a roll call vote of 9-2, with Kittleson and Boersma voting noe.

Amendment to the motion carried 6-5, with Boersma, Johnson, Kittleson, Majewski, and O’Connor voting noe.

Original motion, as twice amended carried on a vote of 8-3, with Boersma, Johnson, and Majewski voting noe.

The Council took a brief recess at 8:57 p.m.

The Council reconvened at 9:11 p.m.

*\*\*\* The Council may meet in closed session per State Statute 19.85 (1)(e) to consider the tax incremental financing application for Stoughton Trailers. The Council may reconvene in open session to take action on matters discussed in closed session and to consider the remaining items on the agenda.*

\*\*Discussion and possible action regarding tax incremental financing for Stoughton Trailers.

Bill Cole, Stoughton Trailers Attorney, addressed the Council regarding the possibility of the use of TIF for the construction of a new administration building. He indicated that Stoughton Trailers is seeking TIF assistance and this would be a pay as you go TIF, versus having the City borrow all of the money up front.

Gary Becker discussed with the Council about how that area could be determined as blighted. He noted that the Council would need to make that determination. This determination could be made due to the fact that the layout is insufficient for the type of industry and that the public infrastructure is inadequate. Cole noted that the initial completion of the new facility Stoughton Trailers would not hire any new employees, but would increase their staff by 5% over the next five years.

Cole outlined that Stoughton Trailers has been in the community for fifty-five years and would like to continue to keep their administrative staff in Stoughton. This new facility would be a corporate headquarters and its construction would cost approximately $15 million. Other than general deterioration of the location, he indicated that a major problem that they are facing is parking for the employees. He noted that the project is believed to result in approximately $8.2 million in incremental taxes. He explained that number was identified based on the assumption that the TIF life is twenty-seven years and it would have an increase of assessed value to equal 75% of the construction cost. There is not a specific timeline that they are looking to adhere to, but they would like to start as soon as possible.

Motion by Majewski, to move into closed session, second by Swadley. Motion carried on a roll call vote 11-0. The Council convened in closed session at 9:41 p.m.

Motion by Swadley, to move into open session, second by O’Connor. Motion carried on a roll call vote 11-0.

Motion by Hirsch, to direct staff to develop an outline of a development agreement discussion to bring back to the Council and tell Stoughton Trailers that the City is working on this and to do so on the basis of a blight elimination TIF district, second by Truehl. Motion carried on a roll call vote 9-2, with Johnson and Engelberger voting noe.

**ADJOURNMENT**

Motion by Swadley, to adjourn the meeting of the Common Council, second by Truehl. Motion carried 11-0. The meeting of the Common Council adjourned at 10:32 p.m.