

**COMMON COUNCIL
THE CITY OF STOUGHTON**

Date/Time: Tuesday, November 11, 2014 @ 7:00 P.M.
Location: Council Chambers at the Public Safety Building
Members: Michael Engelberger, Sid Boersma, Ron Christianson, Eric Hohol, Greg Jenson, Paul Lawrence, Tom Majewski, Tom Selsor, Tricia Suess, Tim Swadley, Sonny Swangstu, Pat O'Connor

CALL TO ORDER

Mayor Olson called the meeting to order at 7:01pm. Clerk Kropf called the roll and noted that all twelve alderpersons were present.

Roll Call, Communications, and Presentations:

Mayor Olson made the announcement that it was Veteran's Day and asked any Veterans in the chambers to stand up to be recognized for their service.

- Kettle Park West Update

Plan Commission took action on the SIP for Wal-Mart and the 1st reading of the ordinance would be read tonight. Planning Director Scheel noted there was a change to the SIP for Wal-Mart from Planning Commission and it is available on the website

- WPPI Energy Senior Vice President of Government Relations and External Affairs Dan Ebert

Dan Ebert addressed the Council about WPPI and what they do. He mentioned that Stoughton utilities is a nonprofit and it works for the citizens. All members have a role in the governance of the WPPI. WPPI has one the most clean and modern fleet in the region, they cut down their CO2 emissions by 23% since 2005. WPPI offers many services to Stoughton Utilities such as billing support and meter reading training.

- Alder Selsor: Clarify the procedures for "Point of Order" requests from the floor and roll call voting.

Selsor felt uncomfortable at the last meeting during the vote of the Economic Impact Study. He then cited Roberts Rules for making a point of order. He just wanted that rule to be recognized and he felt that he was ignored. He mentioned that real decorum is following the rules so it can be handled properly. The solution is that you can make your point of order three times and then you can stand up and take over the meeting and then incur a vote from the body.

Minutes and Reports: The following minutes and reports were entered into the record: Finance Minutes 10/14/14, Planning Commission Minutes 10/13/14, Special Planning Commission Minutes 10/27/14, Opera House Board Minutes 09/16/14

Public Comment Period:

1. Chuck Redjinski; 4602 S Biltmore Ln, Madison; Spoke about TIF (Tax Incremental Financing) and listed various other location that used TIF for retail purposes and he spoke in favor of using it.
2. Roger Springman; 812 Kreideman Rd; Spoke in opposition of KPW (Kettle Park West).
3. Erica Dial; Chamber of Commerce; Spoke in favor of KPW.
4. Christa Westerberg; 333 W McKinley St; Spoke in opposition of the KPW Development and TIF.
5. John Hallman; 109 W Prospect Ave; Spoke in opposition of KPW and TIF.
6. Dan O'Callaghan; 1 S Pickney St, Madison; Attorney representing the developer. Thanked the Mayor and President Engelberger for their efforts. He also commended them on having a well knowledged staff. He spoke in favor of KPW.
7. Dennis Steinkraus; Verona, WI; Developer of KPW. Spoke in favor of KPW.

PUBLIC HEARING: 2015 City of Stoughton Operating and Capital Budget

Finance Director Sullivan addressed the Council with the 2015 City of Stoughton Budget. This budget allowed for a new police officer, additional hours to the Senior Center, additional hours for seasonal help for streets, and allowing for a 3% wage increase for City employees. They were able to reduce operating costs such as Police Overtime, part time police hours, and police vehicle expense. Some increased revenues included: Utility pilots, title fees and snow removal fees. This is a continuing servicing budget. The estimated mill rate increase is 2.79%. Mayor Olson closed the regular meeting for the public hearing. There was no discussion. Mayor then opened the regular Council meeting.

CONSENT AGENDA

Approval of October 28, 2014 Council minutes of

Motion by Lawrence, to approve the minutes from the October 28, 2014 Council meeting, second by Christianson. Motion passed unanimously by acclamation 12-0.

OLD BUSINESS

R-135-2014: To approve Revisions to the Agreement to Undertake Development relating to the Kettle Park West Development

Motion by Christianson, to approve R-135-2014, second by Jenson. The biggest changes to the agreement were the dates and times of the project. Attorney Dregne then listed all of the changes in the agreement. Selsor asked about the four lots for purchase and if there was a time line to be followed. Dregne stated that yes there was and they would need to

be purchased by June 30, 2015. Selsor raise an objection to that information. Dregne noted that the developer will close on those properties first before the city has any obligations to them. Selsor disagreed to this and we need proof that they've been sold.

Motion by Selsor to amend the agreement to say that the city will pay no on site cost to include no onsite grading or water retention grading or storage or pumping facilities on the site, the rough cost of these items is 1.65 million dollars, second by Swadley. Motion failed 7-6 with the Mayor voting no to break a tie vote.

Motion by Selsor to amend the original motion to state that we require either the developer or the buyer of the lots to pay \$40,000 per year for the first 15 years of this development, second by Boersma. A roll call vote was conducted and the amendment to the motion failed 7-5.

Chief Leck addressed the Council about the concerns of Alderperson Boersma in regards to the possible increased calls and costs to Police, Fire, and EMS. He noted that he contacted the Police Departments in the cities of Monroe and Jefferson, as they have similar demographics to Stoughton. He also noted that even if the amount of Wal-Mart Police calls were to increase 100% with the addition of the Super Wal-Mart, they would only receive an extra fifty calls in a year's time. Chief Lamers also concluded that his findings of other communities that had a Wal-Mart noted that there were very few increases in fire calls.

The original motion on the floor was then re-read to state "to approve Revisions to the Agreement to Undertake Development relating to the Kettle Park West Development".

Motion by Christianson to approve R-135-2014, second by Jenson. Motion passed 7-6 with the mayor voting aye to break a tie vote.

Mayor recessed for a ten minute break at 9:25PM and reconvened at 9:35PM.

O-26-14- Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 78, Section 78-105(5)(a)3b and to Appendix C. This ordinance is related to allowing outdoor storage as a conditional accessory use within the Planned Industrial district. **SECOND READING**

Motion by Christianson, to approve O-26-2014, second by Jenson. This would allow as a conditional use. Motion passed unanimously by acclamation 12-0.

O-29-2014- Proposed ordinance amending and restating the General Development Plan (GDP) Zoning Ordinance for the property at the Northwest corner of US Highway 51 and State Highway 138. (Kettle Park West Commercial Center.) **FIRST READING**

Presented by Christianson as a first reading and would be back for Council approval on November 25, 2014.

O-28-2014- Proposed ordinance approving a Specific Implementation Plan (SIP) on the North Side of STH 138 and West of USH 51 (Kwik Trip) **FIRST READING**

Presented by Christianson as a first reading and would back for Council approval on November 25, 2014.

O-30-2014- Proposed ordinance approving a Specific Implementation Plan (SIP) on the North Side of STH 138 and West of USH 51 (Wal-Mart) **FIRST READING**

Presented by Christianson as a first reading and would be back for Council approval on November 25, 2014.

NEW BUSINESS

R-124-2014 Approving Certified Survey Maps (CSM's) for Kettle Park West Commercial Center (KPWCC) at the corner of State Highway 138 and US Highway 51, Stoughton, Wisconsin

Motion by Christianson, to approve R-124-2014, second by Hohol. Scheel then outlined the certified map for HWY 51 and HWY 138. Motion passed unanimously by acclamation 12-0.

R-136-2014: Designating proposed boundaries and approving a project plan for Tax Incremental District No. 7, City of Stoughton.

Motion by Christianson, to approve R-136-2014, second by Hohol. Finance Director Sullivan addressed the purpose of the proposed TIF. She also talked about the difference between TIF 3 (a City as Developer TIF) and the proposed TIF 7 (Outside Developer). Mikaela Huot from Springsted addressed the Council about what TIF is and what it can do. She noted the benefits of City financing including that there are lower interest rates. Cash flows in the project plan show that the TIF is viable as projected. Engelberger stated that in regards to this resolution he is against it. He also stated that he is not against TIF in general or KPW, but in this instance he is. Christianson stated that the TIF money is only going to be used for public improvements. Roll call vote was called and motion passed 7-6 with the mayor voting aye to break a tie vote.

Mayor Olson called for a five minute recess at 10:37PM and reconvened at 10:43PM.

R-137-2014: Authorizing and directing the proper City official(s) to adopt the 2015 City of Stoughton Budget and Capital Improvement Plan.

Motion by Suess, to approve R-137-2014, second by Lawrence to adopt the 2015 City of Stoughton Budget as presented.

Motion by Swadley to divide the two items of the resolution, second by Majewski. Motion passed unanimously by acclamation 11-1.

Motion to approve the capital improvement plan by Swadley, second Lawrence. A roll call vote was called, motion passed 12-0.

Motion by Swadley to amend the operating budget to reduce the proposed wage increase by 50% and reallocate \$40,000.00 of the savings towards an IT person or an economic development director position, \$14,000.00 for a city wide survey, and \$6,000.00 for library Sunday hours, second by Majewski. Lawrence, Christianson, Engelberger all stated that they were not going to endorse this amendment. Boersma questioned if the city could explore the option of contracting out the IT services instead of hiring an employee. A roll call vote was called to accept the amendment, motion failed 11-1.

Motion by Hohol, to approve the 2015 Budget as presented, second by Suess. Majewski questioned the city contingency fund and if that could be used to pay for an IT position. Finance Director Sullivan stated that it can be used for onetime expenses not something that is reoccurring. A roll call vote was called and the motion to approve the 2015 Budget carried 10-2.

R-138-2014: Authorizing and directing the proper City official(s) to approve the 2015 Stoughton Utilities (SU) Budget and Capital Improvements Plan (CIP).

Motion by Engelberger to approve R-138-2014, second by Lawrence. Motion carried unanimously by acclamation 12-0.

R-139-2014: Approving the Stoughton Area Emergency Medical Services budget for 2015.

Motion by Engelberger to approve R-139-2014, second by Lawrence. Motion carried unanimously by acclamation 12-0.

R-140-2014: Approving the Storm Water Utility budget for 2015.

Motion by Engelberger, to approve R-140-2014, second by Lawrence. Motion carried unanimously by acclamation 12-0.

R-141-2014: Authorizing and directing the proper city official(s) to approve the starting salary and step compensation structure for the second police lieutenant position.

Motion Suess, to approve R-141-2014, second by Swangstu. Motion carried unanimously by acclamation 12-0.

O-32-2014: To create Article XVII in Section 14 and Amend Section 14-461 of the Stoughton Municipal Code – RE: Special Events **FIRST READING**

Presented by Swadley as a first reading and would be back for council approval on November

25, 2014.

The Special Event fee in the ordinance as presented will be changed from \$100 to \$30.

ADJOURNMENT

Motion by Lawrence to adjourn, second by Sues. Motion passed unanimously by acclamation 11-1 with Hohol voting noe. Meeting adjourned at 11:15PM.