

CITY OF STOUGHTON
OFFICIAL MEETING MINUTES OF THE
COMMON COUNCIL

Date/Time: Tuesday, October 14, 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

Mayor Olson presided at the Regular Meeting of the Common Council of the City of Stoughton, Dane County, Wisconsin, held in the Council Chambers, Public Safety Building, on October 14, 2014.

CALL TO ORDER: Mayor Olson called the meeting to order at 7:00 PM

Roll Call, Communications, and Presentations: Clerk Lana Kropf called the roll and noted that all 12 alderpersons were present.

Voter ID

A presentation was given by the City Clerk stating that the Voter ID law no longer in effect for the November 4 Election as of October 9, 2014, but the information is still available on the website.

Kettle Park West Update

Planning Director Scheel noted that the Finance Committee continued to look at the development agreement. Planning commission looked over the certified survey maps and specific implantation plans for WalMart and Kwik Trip.

Citizen Presentation on Kettle Park West Economic Impact Study

Roger Springman gave the presentation to the Council. He noted that the KPW project is a public project and the tax payers deserve quality information. He stated that Mary Bujold, the consultant from the Maxfield Consulting firm, did a very poor job putting together the tax information and also noted that the moratorium must remain in effect until the study items are completed. He was also concerned that no local labor costs were included within the Economic Impact Study.

Freedom from Workplace Bullies Proclamation

Mayor Olson proclaimed October 19- 25, 2014 as Freedom from Workplace Bullies Week.

Resolution honoring Chris Johnson

The Mayor honored Chris Johnson for his extensive and excellent work with the Parks Department throughout the summer of 2014. He had volunteered over 150 hours since the spring of 2014.

Arts Council Presentation

Marlene Widra gave a presentation on the designation of the Stoughton Arts and Entertainment District. She included that the designation of the district would not prohibit non-art related

businesses from being included and welcomed. Planning Director Scheel noted that the district would follow along the Yahara River, to Main St and down to encompass Mandt Park.

Presentation of the Mayor's 2015 Executive Budget Proposal

Mayor Olson addressed the Council with the 2015 Budget Proposal, "Paying for today's needs with today's dollars". She briefly reviewed the Results Team's findings. Working with our Leadership team, the gap was bridged and a balanced budget for 2015 was presented. Finance Director Sullivan then began her presentation and explanation of total revenues and BFO Fund Allocation. The City of Stoughton is working hard to have financial stability through the debt service, CIP, and operating budget. Budget workshops are scheduled for October 21, 23, and 30, 2014.

Minutes and Reports: The following minutes and reports were entered into the record: Public Works 8/19/2014; Redevelopment Authority 8/13/2014; Finance 9/9/2014.

Public Comment Period:

Marlene Widra; 524 Lowell St; Spoke in opposition of approving the economic impact study.

Lisa Reeves; 708 E Main St; Spoke in opposition of approving the economic impact study.

Dennis Kittleson; 109 E Taft St; Spoke in opposition of approving the economic impact study.

John Hallinan; 109 W Prospect; Spoke in opposition of approving the economic impact study.

Susan Pastor; 2502 Green Ridge Dr; Spoke in opposition of approving the economic impact study.

Erica Dial; Stoughton Chamber of Commerce; Spoke in favor of the Kettle Park West Development.

Elisabeth Milner; 3725 Halvorson Rd; Spoke in opposition of the Kettle Park West Development.

Teri Parisi; 3718 Halvorson Rd; Spoke in opposition of the Kettle Park West Development and the introduction of a Wal-Mart to Stoughton.

Phil Caravello; 225 E Main St; Spoke in opposition of approving the economic impact study.

Deb Piper; 1109 Vernon St; Spoke in opposition of approving the economic impact study.

Peg Schuett; 324 S Monroe St; Spoke in opposition of the Kettle Park West Development and the addition of the Wal-Mart.

Crista Westerberg; 333 W McKinley St; Spoke in opposition of approving the economic impact study.

Mary Condon; 214 W Washington St; Spoke in opposition of the Kettle Park West Development and the addition of a Wal-Mart.

Heather Hasenstein; Spoke in opposition of approving the economic impact study.

Emily Meier; 302 Hoel Ave (read via email); Spoke in opposition of the addition of a Wal-Mart.

Matt Kozlowski; 626 E Johnson St, Madison; Spoke in opposition of the Kettle Park West Development and of the economic impact study.

Kathy Andrews; 608 W Main St; Spoke in opposition of the Kettle Park West economic impact study.

Cindy Cwik; (read via email); Spoke in opposition of the Kettle Park West development and the economic impact study.

Deborah & Jack Bicksler; 1200 Overlook Dr; Spoke in opposition of the addition of a Wal-Mart.

Buzz Davis; 1021 Riverview Dr (read via email); Spoke in opposition of the Kettle Park West development and the addition of the Wal-Mart. He also included a petition with 218 signatures.
Regina Hirsch; (read via email); Spoke in opposition of the Kettle Park West development and the addition of the Wal-Mart.

Allison Sorg; 109 S Madison St; Spoke in opposition of the Kettle Park West development and the addition of the Wal-Mart.

Consent Agenda:

Motion by Jenson, second by Swadley to approve the Consent Agenda. Motion carried unanimously by acclamation 12-0.

Old Business:

O-21-2014 - Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 78, Section 78-810(1), related to avenue banner requirements. **SECOND READING**
Motion by Christianson, second by Swadley to approve O-21-2014. This ordinance would allow the McFarland State Bank to be able to display banners on the light pole on their property. Motion carried unanimously by acclamation 12-0.

R-102-2014- Authorizing and directing the proper city official(s) to approve the construction of a retaining wall at 103 Manilla St/ Brickson St at seven (7) feet into city right-of-way. Motion by Hohol, second by Christianson to approve R-102-2014. This resolution would allow the homeowner, at their expense, to build a retaining wall that would extend seven feet into the city right-of-way. Attorney Dregne noted that this encroachment would be written into their deed and would require a license agreement with both the homeowner and the city council. Alderperson Hohol inquired if such an implementation would help decrease run off into to the Yahara River. Streets Superintendent, Karl Manthe, stated that he didn't feel that it would decrease the run-off. Motion failed 9-3.

New Business:

R-125-2014- To designate the location of Stoughton's Art & Entertainment District.
Motion by Jenson, second by Suess to approve the designation of the Stoughton Arts & Entertainment District. Motion carried unanimously by acclamation 12-0.

R-121-2014- Authorizing and directing the proper city official(s) to recommend and approve the Winter Road and Sidewalk Procedure.
Motion by Majewski, second by Christianson to approve the Winter Road and Sidewalk Procedure. Motion carried unanimously by acclamation 12-0.

R-123-2014- Authorizing and directing the proper city official(s) to recommend and approve the

Snow Removal and Salt Use Policy.

Motion by Majewski, second by Hohol to approve the Snow Removal and Salt Use Policy.

Aldersperson Hohol asked what changes would be made to the current policy? Streets

Superintendent, Karl Manthe, noted that the only change would be to include the use of brine to prolong and to make efficient use of the salt. Motion carried unanimously by acclamation 12-0.

R-120-2014- Deeming that the Common council has received an appropriate economic impact analysis of the proposed Kettle Park West Development. Motion by Lawrence, second by Christianson to deem the economic impact study as appropriate. Aldersperson Engelberger stated that he felt that the study was not appropriate due to the lack of information in the study. Aldersperson Boersma noted that after reading the study and calling other communities, he was concerned that there wasn't sufficient information in the study regarding the potential increase of police and EMS calls and involvement in the Kettle Park West development. Mary Bujold, with Maxfield, INC., was on the phone and available for questions during the discussion. Mary noted that not all of the information she asked for was obtained prior to completing the study. More specifically she mentioned contacting the downtown businesses and those businesses never responded with the information she needed. She also noted that while the concerns of bringing a Wal-Mart into town are very real, she also asked the citizens to remember that there already is a Wal-Mart in Stoughton. Tom Selsor inquired of Mary that if she was to receive the current study back, would she be able to address the concerns of the citizens in a new study? And she concluded that yes, she would be able to. Aldersperson Suess inquired if the Highway 51 bypass were to move forward, would it change the findings of the study at all? The Mayor concluded that the Highway 51 bypass was not yet in motion by the WI DOT, and that the DOT is not ready to proceed. Aldersperson Swadley asked Mary if Stoughton had leakage and if that leakage could be reduced by this development. Mary stated that yes, Stoughton has leakage because majority of Stoughton residents are traveling to other cities to do their shopping. While this development will not stop leakage completely, it will greatly reduce the amount of leakage to other cities. Aldersperson Jenson then asked of Attorney Dregne, if the current Economic Impact Study met all of the criteria? Attorney Dregne then concluded that all of the issues required by ordinance have been addressed. Council doesn't have to agree with the conclusion, but it has been met in a legal defensible matter. Aldersperson Hohol then stated that even if the development is built without TIF money they still need to have an economic study per big box ordinance; council will still need to decide if the study is satisfactory to the big box ordinance. Aldersperson Swadley then made a motion to table this agenda item until a later date, second by Aldersperson Selsor. Motion passed 7-5. Aldersperson Lawrence then made a motion to convene a Committee of Whole session for October 21, 2014 to discuss this matter further, second by Aldersperson Hohol. Motion passed 7-5.

Adjournment: Motion to adjourn made by Aldersperson Lawrence, second by Aldersperson Christianson. Motion carried unanimously by acclamation 12-0. The Meeting of the Common Council adjourned at 10:41 PM.