

CITY OF STOUGHTON  
OFFICIAL MEETING MINUTES OF THE  
COMMON COUNCIL

Date/Time: January 14, 2014 @ 7:00 P.M.

Location: Council Chambers/Public Safety Building

Members: David Kneebone, Sonny Swangstu, Tim Swadley, Michael Engelberger, Ron Christianson, Paul Lawrence, Tricia Suess, Greg Jenson, Eric Hohol, Tom Majewski, Tom Selsor, Ross Urven

Mayor Donna Olson presided at a Regular Meeting of the Common Council of the City of Stoughton, Dane County, Wisconsin, held in the Council Chambers, Public Safety Building, on Tuesday, January 14, 2014, convening at 7:00 P.M.

**CALL TO ORDER**

*Mayor Olson called the meeting to order at 7:00 P.M.*

City Clerk Maria P. Hougan called the roll and noted 12 alders present, constituting a quorum: Christianson, Engelberger, Jenson, Kneebone, Lawrence, Majewski, Selsor, Suess, Swadley, Swangstu, Urven, Hohol.

Roll Call, Communications, and Presentations: Alderperson Jenson stated this is the first meeting of the New Year and wanted to thank the Mayor, staff and volunteers for all their dedication and hard work. Mayor Olson welcomed our new City Clerk, Maria Hougan. Mayor Olson announced EMS Director Cathy Rigdon's retirement effective March 1, 2014, and thanked Cathy for all of her years of service and dedication to the City of Stoughton.

- Kettle Park West Update: Planning Director Scheel stated plat materials have been submitted, and the Planning Commission will hold a meeting and public hearing in the near future. They continue to work with the developer.

Public Comment: Denise Duranczyk, 324 Sherman Ave, spoke in opposition of TIF Funding-Kettle Park West.

Buzz Davis, 1021 Riverview Dr, Stoughton, spoke in opposition of TIF District-Kettle Park West.

Consent agenda: Approval of Council minutes of: 09/24/2013, 11/12/2013, 11/26/2013, and 12/10/2013. *Moved by Jenson, second by Christianson, to approve the minutes as presented. Motion carried unanimously by acclamation.*

**R-04-2014:** Authorizing and directing the proper City official(s) to approve a Pre-Annexation Agreement between the City of Stoughton-PJB-II, BUD-MAR and BEEANDBEE Investment Company LLP. Planning Director Scheel explained changes to the Pre Annexation Agreement. (Removal of one of the parties previously involved) Further discussion followed. *Moved by Lawrence, second by Hohol, to approve the revised agreement. Motion carried 10-2 on a roll call vote with Kneebone and Engelberger voting in opposition.*

Discussion regarding negotiating Tax Increment Financing and a development agreement relating to the proposed Kettle Park West development. Ronald M. Trachtenberg, the attorney for Kettle Park West, LLC, stated the Kettle Park West Commercial Center, a proposed seven lot retail center located at the northwest corner of the intersection of USH 51 and STH 138. The commercial center is to act as the anchor for a multi-phase development, comprised of single family, multi-family and office buildings. He stated there has been significant speculation as to who the anchor tenant will be, and that on a professional and personal basis no major retailer wishes to disclose a new store until all the I's are dotted and the T's are crossed. This is a standard procedure in the industry. As the developer they have been subject to a confidentiality agreement and for that reason they have been unable to disclose the name of the anchor to anyone, including city officials. They have asked the anchor for authorization to release the anchor's name. The anchor pursuant to standard protocol would still prefer confidentiality, has given consent to release the name of the Kettle Park West Commercial Center. The anchor is Wal-Mart. They will continue to use standard protocol at this time and are not authorized to disclose any other terms of the agreement between Kettle Park West, LLC and Wal-Mart. *Moved by Hohol, second by Lawrence, to meet in closed session per State Statute 19.85 (1) (e), when competitive or bargaining reasons require closed session discussion or deliberation regarding the terms and conditions of possible Tax Increment Financing and the terms and conditions of a development agreement relating to the proposed Kettle Park West development. Motion carries 7-5 on a roll call vote, with Kneebone, Majewski, Engelberger, Urven, and Selsor voting in opposition. The meeting convened into closed session at 7:25 pm.*

## **ADJOURNMENT**

*Moved by Lawrence, second by Urven, to adjourn at 9:25 p.m. All in favor.*

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