

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date/Time: Tuesday, May 26, 2015 @ 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, Regina Hirsch, Tim Swadley, Sonny Swangstu, Pat O'Connor

CALL TO ORDER

Mayor Olson called the meeting of the Common Council to order at 7:00pm.

Roll Call, Communications, and Presentations:

Clerk Kropf called the roll and noted that eleven alderpersons were present, Eric Hohol was absent.

Mayor Olson thanked Lt. Conlin for his exceptional work planning and coordinating all of the activities for Syttende Mai.

Mayor Olson received a thank you card from the family of Marilyn Granrud, thanking Amy Jo Gillingham and Pat Conlin for all of their help.

Mayor Olson announced that she would be speaking at the Dane County Housing Summit at the Alliant Energy Center in Madison on May 27, 2015.

Mayor Olson proclaimed the week of May 17 through May 23, 2015 as the National Public Works Week.

Mayor Olson proclaimed that the week of May 15 through May 23, 2015 as Emergency Medical Services Week.

Kettle Park West Update

Planning Director Scheel stated that the developer did received bids and they are being evaluated and may need to be rebid.

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

Minutes: Finance Committee (4/28/2015), Community Affairs and Council Policy Committee (4/9/2015), Landmarks Commission (4/9/2015), Planning Commission (4/13/2015), and Utilities Committee (4/20/2015)

Reports: April Treasurer's Report & Utilities Financial Reports

Public Comment Period:

Buzz Davis; 1021 Riverview Dr; Spoke in favor of the creation of the Ad Hoc Committee for the Kettle Park West Development.

CONSENT AGENDA

Council Minutes: May 12, 2015

R-80-2015- Confirming the Mayor's Committee Appointment of Amy Kahl to the Police and Fire Commission

Motion by Jenson, to approve the consent agenda, second by Swangstu. Motion carried unanimously by acclamation 11-0.

PUBLIC HEARING: to consider special assessments for sidewalks, driveways, aprons, carriage walks, roof drain piping, drainage flumes, sanitary sewer laterals, water service laterals and curb and gutter for the Washington/Fifth Street Project, the South Alley Project between Division Street and Forrest Street, and the 2015 Street Pulverization Project, within the City of Stoughton and levying of special assessments to pay for same.

Mayor Olson closed the meeting and opened the Public Hearing at 7:08pm. Scheel discussed that the Public Hearing is regarding the use a special assessments for various street projects to be completed in the City in 2015.

Hohol joined the meeting at 7:10pm.

Brian Moll; 139 E Main St; Questioned how the street is going to be changed and where is the City at in that process.

Scheel addressed Mr. Moll and discussed what would be changed on the streets. Scheel also welcomed Moll to come to his office so it could be discussed further in detail.

Mayor Olson closed the public hearing at 7:13pm.

OLD BUSINESS

NONE

NEW BUSINESS

R-81-2015- Authorizing and directing the proper city official(s) to approve the City of Stoughton Audit Report and Management Letter

Motion by Christianson, to approve R-81-2015, second by Swadley. Heather Acker from Baker Tilly addressed the Council about the findings of the 2014 Audit Report. She explained that overall the City's

audit report showed consistency and very healthy numbers. Selsor asked what the impact of borrowing for KPW would be on the City's overall debt. Heather concluded that the borrowing would keep the debt at about 50%, which she noted is a healthy number.

Motion carried 12-0 by a roll call vote.

O-7-2015- An Ordinance to Amend Section 6-2(a) of the Stoughton Municipal Code relating to the keeping of animals

Christianson read the ordinance and noted that it would be voted on at the June 9, 2015 meeting.

O-9-2015- An Ordinance to amend section 78-206(4)(j) of the City of Stoughton Municipal Code Relating to Commercial Animal Boarding

Christianson read the ordinance and noted that it would be voted on at the June 9, 2015 meeting.

R-79-2015- Approving a Conditional Use Permit for Spanrie Properties to construct a 7- unit Multiplex Residential Building at 2301 Lincoln Avenue, Stoughton, Wisconsin.

Motion by Christianson, to approve R-79-2015, second by Hohol. Swadley wondered what the demographics for this building would be. Scheel explained that he understood that this building would be not be subsidized housing, but would be available at a market rate. Motion carried unanimously by acclamation 12-0.

R-82-2015- Resolution Authorizing Improvement and levying Special Assessments against benefited property in the City of Stoughton for the improvements of sidewalks, driveways, aprons, carriage walks, roof drain piping, drainage flumes, sanitary sewer laterals, water service laterals and curb and gutter for the Washington/ Fifth Street project, South Alley project between Division Street and Forrest Street, and the 2015 Street Pulverization project with the City of Stoughton, Wisconsin.

Motion by Christianson, to approve R-82-2015, second by Lawrence. Mayor Olson corrected that this item was before the Finance Committee on May 12, 2015, not May 26, 2015 as indicated on the agenda. Swangstu asked what the impact would be for home owners in regards to the amount of the special assessments. Scheel noted that it depends on the property and all of that information is located in the packet. Motion carried unanimously by acclamation 12-0.

R-83-2015- Authorizing and directing the proper city official(s) to Request Proposals for qualified firms to provide property assessment services for the City of Stoughton, Wisconsin.

Motion by Christianson, to approve R-83-2015, second by Swadley. Sullivan noted that this request for proposals would include provisions that the assessor would conduct actual walkthroughs for the City. She also noted that this is a preliminary move, not a binding contract.

Hirsch stated that she wanted to see the request for proposals to include a seven year and ten year price for the walkthroughs. Motion carried unanimously by acclamation 12-0.

Discussion and possible action regarding the City Council forming an ad hoc committee to meet with Forward Development for the purpose of examining, evaluating, and advising regarding the form and content of any existing contracts for the sale or purchase of Kettle Park West land and property, and on the nature and contents of any future such contracts to insure such contracts meet the requirements of the terms of the Developer Agreement.

Aldersperson Selsor stated that he would like to see the Council's involvement to create this committee. He also stated that he felt that there should be four realtors on this committee and any alderpersons who wish to be a part of it as well. He also noted that this is not an attempt to torpedo the project. Lawrence asked how many people would be on this committee. Selsor stated that he was unsure as to how many people should be on the committee. Selsor explained that this committee would be responsible for protecting the city's finances and asking if there is a time line for building on the other lots in the Kettle Park West Development. Selsor explained that the committee would exam, evaluate, and advise regarding the contracts. Hohol explained that the standing committees have certain jurisdictions and that the committee would be strictly advisory. He also noted that the City attorney is primarily the one who would review these contracts versus a realtor. Attorney Dregne informed the Council if they created this committee it would be subject to open meetings and questioned how members are going to be appointed. Christianson explained that he felt that this committee suggested was being brought up too late in the process, although it would be beneficial in the future, just not for KPW. Selsor mentioned that his request to create this committee is driven by the concern of any potential buyers pulling out of the project and not having that project completed. Selsor explained that the committee would have a chair person who would be responsible for conducting the meeting and taking notes at the meetings. He also noted that they would report back to Council either in a written or verbal report.

Motion by Selsor that the Council create an ad hoc committee to meet with Forward Development for the purpose of examining, evaluating, and advising regarding the form and content of any existing contracts for the sale or purchase of Kettle Park West land and property, and on the nature and contents of any future such contracts to insure such contracts meet the requirements of the terms of the Developer Agreement this committee is to be formed immediately and shall consist of all council members who would like to be included and to include the City attorney as a staff attendant, second by Lawrence.

Hohol questioned the forum and mentioned that this should be done in front of the full Council and televised.

Lawrence suggested that this be taken care of as a Committee of the Whole versus an ad hoc committee.

Amendment to the motion by Engelberger, to replace the words Ad Hoc Committee with Committee of the Whole in the previous motion, second by Lawrence.

Amendment to the motion to read: Motion by Engelberger that the Council hold a committee of the whole or a Council meeting with Forward Development for the purpose of examining, evaluating, and advising regarding the form and content of any existing contracts for the sale or purchase of Kettle Park West land and property, and on the nature and contents of any future such contracts to insure such contracts meet the requirements of the terms of the Developer Agreement, second by Lawrence.

Boersma asked the City Attorney if there will be a Public Comment period at the Committee of the Whole meeting. Attorney Dregne stated that decision is the president's discretion and the Committee of the Whole can have citizen dialogue at any time.

The amendment to the motion carried by a voice vote 11-1, with Swangstu voting no.

The original motion carried by a voice vote 11-1, with Swangstu voting no.

ADJOURNMENT

Motion by Lawrence, to adjourn the meeting of the Common Council, second by Jenson. Motion carried unanimously by acclamation 12-0. Mayor Olson adjourned the meeting of the Common Council at 8:43pm.