

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date/Time: Tuesday, August 22, 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 7:01 p.m.

Roll Call, Communications, and Presentations:

Finance Director LaBorde called the roll and noted that eight alderpersons were present with Hirsch, Kittleson, O'Connor, and Truehl being absent and excused.

Finance Director LaBorde reviewed the tentative 2018 Budget Schedule. She noted that she will get out the CIP dates for mid to late September.

Aldersperson Johnson met with School Board Representative John Coughlin and are reaching out to the members of the Ad Hoc City Council and School Board committee to obtain a frequency for meetings and the subjects that will be discussed. They are trying to hold a meeting on September 6, 2017 to develop a mission statement.

Aldersperson Reeves reminded the Council to send Clerk Kropf their feedback and recommendations for the Economic Developer position by August 30, 2017. This item will be addressed at the September 5, 2017 Community Affairs and Council Policy Committee meeting.

Finance Director LaBorde gave the Council an update regarding the Redevelopment Authority. The RDA reviewed the status of various projects and will be holding joint meeting with the Council on September 13, 2017.

President Swadley noted that there will be a meeting scheduled with the WI DOT and Forward Development Group, to discuss access issues on Hwy 138 in regards to the Kettle Park West development on September 8, 2017.

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

- Finance Committee (7/25/2017), Tree Commission (7/13/2017), Redevelopment Authority (7/18/2017) Personnel Committee (6/5/2017, 6/20/2017, and 7/10/2017), Utilities Committee (7/17/2017) and Public Works Committee (7/18/2017)
- June 2017 Treasurer's Report
- July 2017 Treasurer's Report
- Utilities Financial Report

Public Comment Period:

Dave Porterfield, 4110 ½ Moha Ave, Madison; Spoke to the Council to follow up on the letter he sent out today regarding the possible use of the Highway Trailer Building for subsidized housing. He noted that he would need to conduct a feasibility study first.

CONSENT AGENDA

August 8, 2017 Council Minutes

Motion by Jenson, to approve the consent agenda, second by Boersma. Motion carried 8-0.

PUBLIC HEARING: to consider special assessments for sidewalks, driveways, aprons, carriage walks, and curb and gutter regarding the street and utility construction for Giles Street from Henry Street to Morris Street.

Mayor closed the council meeting and opened the Public Hearing to discuss the levy of special assessments at 7:10 p.m. Director Scheel explained that the work on this street in particular has already been completed, but the updates to the scope of the work would bring the street to current standards. He noted that the bill amounts range from \$599 to \$1047.00. Residents were informed of public hearing in a letter and a notice was published in the Hub. These citizens would be able to pay their special assessments through November 1, 2018. No citizens registered to speak during the public hearing. Mayor Olson closed the public hearing at 7:12 p.m. and reopened the Common Council meeting.

OLD BUSINESS

O-8-2017- Amending Chapter 70-176 (47) of the City of Stoughton Municipal Code; relating to parking restrictions in Business Park North.

Motion by Jenson, to approve O-8-2017, second by Johnson. Chief Leck noted that this restriction had been discussed in 2014, but was never brought to Council for final consideration. This area has already been posted with the restriction, but needs the municipal code to reflect it as well. Motion carried 8-0.

O-9-2017- Creating Chapter 70-176 (73) of the City of Stoughton Municipal Code; relating to parking restrictions on the north side of the 300 block of West Taft Street.

Motion by Jenson, to approve O-9-2017, second by Engelberger. Chief Leck noted that this request was brought forth by the Public Works Department. The cars that park along that side of the street restrict the water flow during a rainfall and it is causing erosion of the curb. Alderperson Majewski asked if this ordinance had been reviewed by the Public Works Committee. Public Works Director Hebert gave an overview of the memo that was included in the packet. He noted that parking restrictions are the sole responsibility of the Public Safety Committee and he felt that the Public Works Committee did not need to review the ordinance. Motion carried 8-0.

NEW BUSINESS

R-128-2017- Authorizing and directing the proper city official(s) to approve the installation of a siren system in Racetrack Park to be funded and maintained by Dane County.

Motion by Reeves, to approve R-128-2017, second by Engelberger. Parks & Recreation Director Lynch stated that Dane County Emergency Management wanted to use grant money to install a siren in the community in a low income area. The committee felt it was a good location and that it was needed. Chief Leck noted that this also will fill a void on the east side and this siren would reach into the township. President Swadley asked if there was a list of reasons for activating the siren. Chief noted that the County would activate the siren and that there is a list of issues as well as tones that are given off. The City may want to consider another siren for the area in the future. Motion carried 8-0.

O-11-2017- Repeal and Remove Appendix F including all references, of the City of Stoughton Municipal Zoning Ordinance.

Aldersperson Engelberger offered O-11-2017 as a first reading and that this item will be back for Council consideration on September 12, 2017. No action was taken.

O-12-2017- To amend City Ordinance Section 10-2 (d) Construction Standards- Terrace Trees which requires the planting of terrace trees by the property owner seeking a building permit for previously undeveloped lots within the City of Stoughton.

Aldersperson Jenson offered O-12-2017 to the Council as a first reading.

Motion by Jenson, to table this item as there is conflicting language between the proposed ordinance and Chapter 66 of the code that needs to be addressed prior to approval, second by Majewski. Motion carried 8-0.

R-121-2017- Resolution authorizing improvements and levying special assessments against benefited property in the City of Stoughton for the improvement of curb and gutter, retaining walls, sidewalks, driveway aprons, carriage walks, sanitary sewer, storm sewer and water system improvements for the 2017 Street and Utility Construction on Giles Street.

Motion by Majewski, to approve R-121-2017, second by Engelberger. Mayor noted that the resolution was revised to add language to Section 4 related to installments. Majewski stated that additional time was given for the residents to make a payment until November 1, 2018. Boersma asked if underground utilities had been considered. Director Scheel noted that the lines were in the alley area. Brian Hoops noted that home owners would have to improve their electric services and would be an additional cost to the project. Majewski stated that the department may want to consider that this be considered going forward. Engelberger noted that this has been talked about and have asked Utilities Director to plan for this in the future. Reeves noted that the question has been posed to the Director and he provided information. Motion carried on roll call vote 8-0.

R-122-2017 – A resolution approving the 2018 Building Maintenance, 2018 Equipment Replacement, 2018 Capital Outlay Items and to authorize the purchase of 2018 items in 2017.

Motion by Majewski, to approve R-122-2017, second by Swadley. Majewski noted that the Finance Committee approved this items unanimously and recommends approval as well. Motion carried on a roll call vote 8-0.

R-123-2017 – A resolution to authorize and direct the proper city officials to write off the 2011 to 2016 Delinquent Personal property tax bills that have been proven to be uncollectible for a total

amount of \$4,410.95

Motion by Majewski, to approve R-123-2017, second by Engelberger. Majewski noted that the Finance Department has exhausted all avenues to try to collect this money, but must write off the ones deemed uncollectible. Motion carried on a roll call vote 8-0.

R-124-2017- Approving an extra-territorial jurisdictional (ETJ) Land Division request by Brett Olson for property located at 956 Vieum Road, Town of Dunkirk, Dane County, Wisconsin.

Motion by Engelberger, to approve R-124-2017, second by Jenson. Director Scheel outlined the area that the ETJ would apply to and that the Planning Commission recommended approval. Motion carried 8-0.

R-125-2017- Resolution by the City of Stoughton Common Council approving a Certified Survey Map (CSM) to combine the properties at 320 Dvorak Court, City of Stoughton.

Motion by Engelberger, to approve R-125-2017, second by Majewski. Planning Director Scheel noted that this is for the day care center and consolidates two parcels into one parcel. Motion carried 8-0.

R-126-2017- Resolution by the City of Stoughton Common Council approving a Certified Survey Map for property located at 1300 Nygaard Street, City of Stoughton.

Motion by Engelberger, to approve R-126-2017, second by Jenson. Planning Director Scheel explained that the property didn't proceed with recording the CSM within a year prior and they needed to reapply. The building permits for this project were approved even though the CSM had not been recorded. Scheel noted that this type of accident would not happen again in the future. Motion carried 8-0.

R-127-2017- Authorizing and directing the proper City official(s) to enter into an agreement with RHD Plumbing Inc. for the 2017 Nordic Ridge Park Shelter & Splash Pad.

Motion by Majewski, to approve R-127-2017, second by Swadley. Approved by Finance Committee this evening. Director Scheel noted that various committees have reviewed this plan. Developer wants to be operational next Spring. Boersma asked about bidding for the project. Scheel noted that this was publicly bid and that they were the only bid. Swadley noted that discussion took place at the Finance committee regarding adding the bid alternates to the project and the committee decided to go with the bid as is. Majewski noted that he would like to see the alternates added to save money in the long run.

Motion to amend by Majewski, to include the first alternate of \$12,526 to add a steel roof and the second alternate of \$1,974 to complete the brick veneer on the shelter, which equals \$14,500 as noted in the memorandum from Director Scheel, with funding to come from capital outlay fund, second by Engelberger. Amendment carried on a roll call vote of 8-0.

Original motion as amended carried on a roll call vote of 8-0.

Discussion and possible action to schedule a Committee of the Whole meeting regarding the Highway Trailer building.

Mayor noted that Landmarks Commission had met on August 10th to hold a public hearing concerning the Stoughton Highway Trailer complex and tabled the discussion until the Council decided what the plan would be for that area. RDA also asked that the Council make a decision on how to move forward. Council discussion included possibly having a Committee of the Whole to discuss this issue further.

Boersma stated that it is imperative that the Council do take action on this issue, as the project cannot move forward without Council consideration.

The RDA is looking to reach out to Gorman about rehabbing the building possibly, but couldn't do anything more until the state's budget is done and approved.

Mayor noted that a date to have a Committee of the Whole could be established after Sept. 13th. Chief Leck noted that this is a safety concern and it is hard even with the fence to keep people out of the area. He stated that the longer the street is unavailable adds to response time to the east side emergency calls. Majewski noted that even if the Council decided to demolish it could take months to complete. Boersma suggested that the Council adjourn and move into a Committee of the Whole meeting.

Swadley would like to have specific agenda items for the meeting, have Springsted present and have LaBorde give financial update. Mayor noted that needs to be discussions with the RDA in regards to the use of the building and how that item may need to be funded. Johnson would prefer discussion with Council only as the council should come up with idea of what they want. Bartlett noted he has a commitment on the 13th and will supply questions to Council President Swadley.

Moved by Jenson, second by Jenson to hold Joint Committee of the Whole and RDA meeting at on September 13, 2017 at 6pm, second by Boersma. Swadley wants to know what to accomplish at the meeting. Majewski feels that the Council needs to know what the finances are and Jenson would like to know the future of the building before any decisions are made.

Attorney Dregne noted that the City may not have the complete financial picture until developers who are interested in the property have completed a project plan. The City may want to go through the RFP process with a different plan and what is the role of this building in the process. Reeves would like to see a traffic study of the riverfront development area. Director Scheel noted that staff would need project plan information prior to being able to do traffic study. Mayor noted that public safety will also need to make a presentation at the meeting. Johnson stated that she is concerned with the density in the proposed development.

Motion carried on a roll call vote 5-3 with Bartlett, Johnson and Swadley voting no.

ADJOURNMENT

Motion by Jenson, to adjourn the August 22, 2017 Common Council meeting, second by Reeves. Motion carried 8-0. The meeting of the Common Council adjourned at 8:17pm.