

**CITY OF EDGERTON
REGULAR COMMON COUNCIL MEETING
EDGERTON CITY HALL, COUNCIL CHAMBERS
12 ALBION STREET**

Monday, March 21, 2022 at 7:00 p.m.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to order; Roll call
2. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, March 18, 2022.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
 - A. Consider approval of minutes from March 7, 2022 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider license applications.
 - a. Consider new "Class A" Combination Liquor and Beer License to Day's Family Foods Inc, dba Piggly Wiggly, 1211 N Main St, Agent Nathan Perry.
 3. Consider City of Edgerton Resolution 08-22: Authorizing the Issuance and Sale of \$1,988,000 General Obligation Promissory Notes.
 4. Consider awarding Lead Lateral Replacement bids.
 5. Consider amendment to Edgerton Community Outreach agreement.
 6. Consider bids for bath house repairs.
 7. Consider phone system for Police Department.
 8. Consider Supersized ED Grant for access stairway 104 W Fulton St.
 9. Consider Supersized Facade Grant for tuck pointing at 203 S Main St.
 10. Consider Supersized Facade Grant for tuck pointing at 401 W Fulton St.
 11. Consider Supersized Facade Grant for tuck pointing at 351 W Fulton St.
 12. Consider Supersized Facade Grant to re-side the building and pave a parking lot at 202 S Main St.
 13. Consider Supersized Facade Grant for second exit at 115 Henry St.
 14. Consider Supersized Facade Grant for roof at 11 W Canal St.

15. Consider Supersized ED Grant for HVAC at 10 W Fulton St.
16. Consider Supersized ED Grant for HVAC at 10 1/2 W Fulton St.
17. Consider Supersized Facade Grant for roof at 10 W Fulton St.
18. Consider Supersized Facade Grant for roof at 10 1/2 W Fulton St.
19. Consider Supersized Facade Grant for tuck pointing at 10 W Fulton St.
20. Consider Supersized Facade Grant for tuck pointing at 10 1/2 W Fulton St.
21. Consider creation of an Economic Development Fund.
22. Consider funding for grant ineligible private lead lateral replacement.
23. Consider City of Edgerton Resolution 09-22: Authorizing the Issuance of a \$800,000 Tax Increment Project Revenue Bond of the City of Edgerton, WI to IKI Manufacturing Co, Inc.
24. Consider Request for Proposals for 5 Albion St.

B. Library Board:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

C. Utility Commission:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

D. Parks Committee:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

E. Redevelopment Authority:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

F. Plan Commission

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.
2. Consider extraterritorial land division to reconfigure several lots into 3 lots in Section 36 of the Town of Albion on Hillside Road and Lake Drive Road for Jaskula.

8. Mayor, alderperson and staff reports.

9. Adjourn

Notice: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: (608) 884-3341.

**MARCH 7, 2022 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:00 p.m.

Present: Sarah Braun (remote), Casey Langan, Candy Davis, Tim Shaw, Paul Davis, and Jim Burdick.

Others Present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Municipal Services Director Howard Moser, Fire Chief Randy Pickering, Police Chief Robert Kowalski, City Attorney Bill Morgan, and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, March 4, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

ACCEPT THE AGENDA: A Casey Langan/Jim Burdick motion to accept the agenda as printed passed on a 6/0 roll call vote.

MINUTES: A Tim Shaw/Casey Langan motion to approve the minutes from the February 21, 2022 Common Council meeting passed on a 6/0 roll call vote.

COMMITTEES:

Finance Committee: A Candy Davis/Sarah Braun motion to approve the bills and payroll list in the amount of \$179,823.40 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve a Temporary Class “B” Wine and Beer license for the Chamber of Commerce for April 2, 2022 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve an events packet for the Edgerton Farmer’s Market passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve an events packet for Concerts in the Park Series passed on a 6/0 roll call vote.

Worldwide Predator Hunter submitted an event packet for a fundraiser. The petition was withdrawn by the event organizers due to conflicts with other park rentals. No action was taken.

A Candy Davis/Tim Shaw motion to declare a lawn mower, 6 chainsaws, a welder and a backpack leaf blow as surplus passed on a 6/0.

A Candy Davis/Casey Langan motion to approve the Cedar Corporation contract for engineering design for the W Fulton St project passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the high bid for the sale of a squad car in the amount of \$13,500 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the city pay the dumpster charges in the amount of \$236.68 for the Tobacco Days event and \$758.52 for the Chilimania event and make modifications to the event packet passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve City of Edgerton Resolution 07-22: USDA Rural Development Loan Resolution for S. Main St sewer passed on a 6/0 roll call vote.

Plan Commission: A Jim Burdick/Paul Davis motion to approve the second reading and adopt City of Edgerton Ordinance 22-02: Amend Section 22.210 “Official Zoning Map” of the code of Zoning Ordinances to amend the zoning for the Edgerton Apartments located south of Lake Drive and west of Dairyland Drive passed on a 6/0 roll call vote.

CLOSED SESSION: A Candy Davis/Casey Langan motion to go into closed session pursuant to Wis. Stat. 19.85(1) (e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.” Discuss and consider land sale passed on a 6/0 roll call vote.

Being no other business before the Council, a Casey Langan/Candy Davis motion to adjourn passed on a 6/0 roll call vote. Jim Burdick voted against the motion.

Wendy Loveland
City Clerk

Adopted March 21, 2022

Memo

To: Common Council
From: Staff
Date: 3/18/2022
Re: March 21, 2022 Meeting

Resolution 08-22 GO Notes: As discussed during budget deliberations, the City is scheduled to borrow for projects and equipment in 2022. Please recall the city borrows funds to pay for projects approximately every 4 years. Potential projects to be funded by the borrowing include: a plow truck, a loader, S Main Street, Quigley Street, Albion Street, IKI Drive, W Fulton Street, and the retaining wall on E Fulton St. The details of the borrowing include: the repayment schedule allows for another borrowing in 2027 for future projects; the interest rate will be 2.34%; the loan has no prepayment restrictions; and the repayment schedule complies with the Council's objective of consistent debt service payments of approximately \$600,000 annually.

Amendment to Development Agreement with Edgerton Community Outreach: The timelines in the Outreach Agreement for 210/212 W Fulton Street need to be extended. The following changes are recommended: the substantial completed date be changed from December 31, 2022 to December 31, 2023; and continue to require the City's funds are provided at the same rate as bank funding but eliminate that requirement for other funding sources, since some state and county agencies may have more restrictive requirements.

Bath house fascia repair: The 2022 Capital Projects Fund includes \$5,000 for the repair/replacement of the fascia at the pool house. This will include the removal and replacement of damaged wood fascia and the installation of new custom bent fascia and drip edge. Staff contacted several vendors and the lowest responsible quote came from Ridge Top Exteriors. Staff recommends awarding this project to Ridge Top Exteriors in the amount of \$7,798.60.

PD Phone System Replacement: The contract for the PD phone system expires in May 24. The 3-year contract extension offered by the current vendor costs \$3,864 per year. Staff researched other options to this contract and believes the purchase of new phone hardware as opposed to signing a very expensive maintenance contract is a more cost-effective solution. Based on 4 quotes, Phones Plus offered the best price of \$5,295.50. (See attached) Additionally, the City may have to buy out the current vendor. Staff is investigating these costs. The State recently announced all PDs in the state will receive an allocation of ARPA funding. Edgerton will receive \$12,723.75. Technology is an acceptable use of these funds and therefore could be used for the phone system replacement.

Application for a Supersized ED Grant for 104 W Fulton St: The owner of 104 W Fulton (C&M Printing) is requesting funding to rebuild the stairway serving the upstairs apartment. The one quote for the project is for \$6,025.17 The maximum Supersized 50% ED grant amount would be \$3,012.59.

Application for a Supersized Facade Grant for tuck pointing at 203 S Main St: Rinehart Properties, owner of 203 S Main Street, is requesting funding to tuck point the building. The one quote for the project is for \$21,845. The maximum Supersized 50% facade grant amount would be \$10,000.

Application for a Supersized Facade Grant for tuck pointing at 401 W Fulton St: Rinehart Properties, owner of 401 W Fulton Street, is requesting funding to tuck point the building. The one quote for the project is for \$22,865. The maximum Supersized 50% facade grant amount would be \$10,000.

Application for a Supersized Facade Grant for tuck pointing at 351 W Fulton St: Rinehart Properties, owner of 351 W Fulton Street, is requesting funding to tuck point the building. The one quote for the project is for \$28,400. The maximum Supersized 50% facade grant amount would be \$10,000.

Application for a Supersized Facade Grant to reside the building and pave a parking lot at 202 S Main St: Rinehart Properties, owner of 202 S Main Street, is requesting funding to pave the parking lot and reside the building. The property is not in the historic district. The paving will require the approval of the city engineer. The one quote for the project is for \$27,787. The maximum Supersized 50% facade grant amount would be \$10,000.

Application for a Supersized Facade Grant for second exit at 115 Henry St: The owners of 115 Henry Street (Campbell Boys) are requesting funding to replace the pavement in the rear of the building to allow accessible access to the building. The front of the building has 3 steps to get to the first floor so the rear entrance is the accessible entrance. The one quote for the project is for \$12,300. The maximum Supersized 50% facade grant amount would be \$6,150.

Application for a Supersized Facade Grant for roof at 11 W Canal St: The owner of 11 W Canal Street is requesting funding to replace the roof. The one quote for the project is for \$12,000. The maximum Supersized 50% facade grant amount would be \$6,000.

Application for a Supersized ED Grant for HVAC at 10 W Fulton St: The owner of 10 W Fulton St (Abruzzo Salon) is requesting funding to replace the HVAC unit serving both floors of the building. The condenser will be placed on the roof. The one quote for the project is for \$9,789. The maximum Supersized 50% ED grant amount would be \$4,894.50. The applicant owes the City \$239.07 in personal property taxes (without interest charges) and \$289.73 in utility charges.

Application for a Supersized ED Grant for HVAC at 10 1/2 W Fulton St: The owner of 10 1/2 W Fulton St (Abruzzo Salon) is requesting funding to replace the HVAC unit serving both floors of the building. The condenser will be placed on the roof. The one quote for the project is for \$9,189. The maximum Supersized 50% ED grant amount would be \$4,594.50.

Application for a Supersized Facade Grant for roof at 10 W Fulton St: The owner of 10 W Fulton Street (Abruzzo Salon) is requesting funding to replace the roof. The one quote for the project is for \$28,000. The maximum Supersized 50% facade grant amount would be \$10,000.

Application for a Supersized Facade Grant for roof at 10 1/2 W Fulton St: The owner of 10 1/2 W Fulton Street (Abruzzo Salon) is requesting funding to replace the roof. The one quote for the project is for \$17,650. The maximum Supersized 50% facade grant amount would be \$8,825.

Application for a Supersized Facade Grant for tuck pointing at 10 W Fulton St: The owner of 10 W Fulton Street (Abruzzo Salon) is requesting funding to tuck point the building. The quote indicates some brick will need to be replaced. The proposal will be referred to the Historic Commission to review the details of the masonry work. The one quote for the project is for 13,750. The maximum Supersized 50% facade grant amount would be \$6,875.

Application for a Supersized Facade Grant for tuck pointing at 10 1/2 W Fulton St: The owner of 10 1/2 W Fulton Street (Abruzzo Salon) is requesting funding to tuck point the building. The quote indicates the top 7 courses of bricks will be replaced with new brick. The wall has a cap. The proposal will be referred to the Historic Commission to review the details of the masonry work. The one quote for the project is for \$24,900. The maximum Supersized 50% facade grant amount would be \$10,000.

Economic Development Fund: During budget discussions, the RDA discussed the creation of an Economic Development Fund that would provide funding for the current smaller downtown rehab programs – façade and ED grants - after May 1, 2022, which is the closing date of the TIF expenditure period. To continue to support building renovations, the RDA recommends the Council fund an Economic Development Fund using \$100,000 in TIF funds.

Use of Rate Payer funds for private lead laterals: Please recall the Council voted to pay for the cost to replace private lead laterals serving properties that are not eligible for the WDNR grant program as follows: 50% ARPA funds and 50% utility funds. (Non-residential properties are not eligible for DNR grant funding.) At the time the Council made that decision, staff estimated that there could be 26 commercial/non-residential properties with private-side lead laterals. Since that time, staff has inspected almost all commercial properties and now believes that there are no more than 10 properties with lead laterals that are ineligible for the DNR grant program.

To use rate payer funds to pay for private laterals, the Utility Commission would have to get PSC approval. Staff began the PSC application process and learned it takes 3-6 months to obtain PSC approval and the statutory restrictions may result in denial of the application. Considering these hurdles and because we have very few properties with lead that are not eligible for the DNR grant, staff is recommending the City Council not pursue PSC approval to use rate payer funds for private lead lateral replacement. Funding options include 100% ARPA (federal stimulus) funds and/or special assessments.

RFP for 5 Albion: The Council directed staff to prepare a request for proposals for the sale of the back portion of 5 Albion Street. An (unformatted) RFP is in your packet.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 21, 2022

GENERAL DESCRIPTION

Address: Hillside and Lake Drive Roads, Section 36, Town of Albion, Dane County

Applicant: Jaskula

Parcel Size: 36, 11 and 8 acres

Description of Request: Reconfigure several lots into 3 lots

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates three lots that are not in the City's future growth area.

STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.

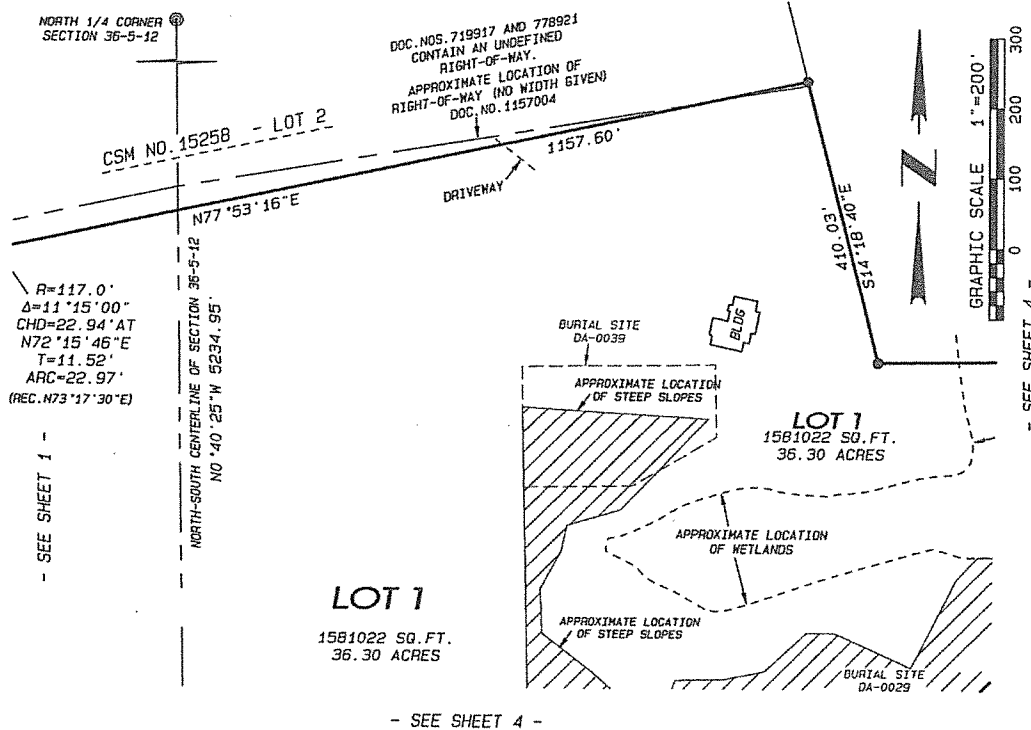
CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E, TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS".)

ALSO PART OF THE SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E, OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT



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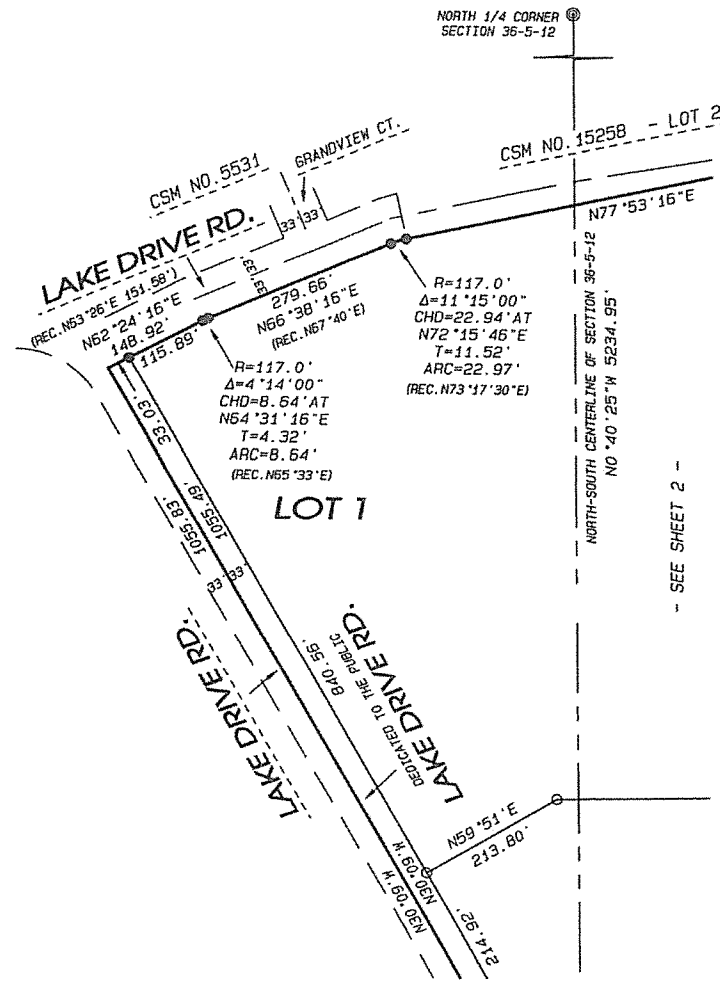
tel: 608 752-0575
fax: 608 752-0534

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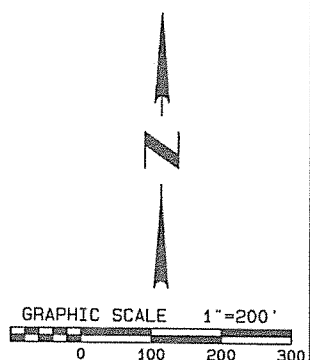
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OWNER OF RECORD - LOT 1:
 RYAN DEDOLPH
 ASHLIE NELSON
 132 LAKE DRIVE RD
 EDGERTON, WI 53546



- SEE SHEET 2 -



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
 - ⊙ FOUND 1" IRON PIPE
 - ⊗ FOUND ALUMINUM MONUMENT

- SEE SHEET 3 -

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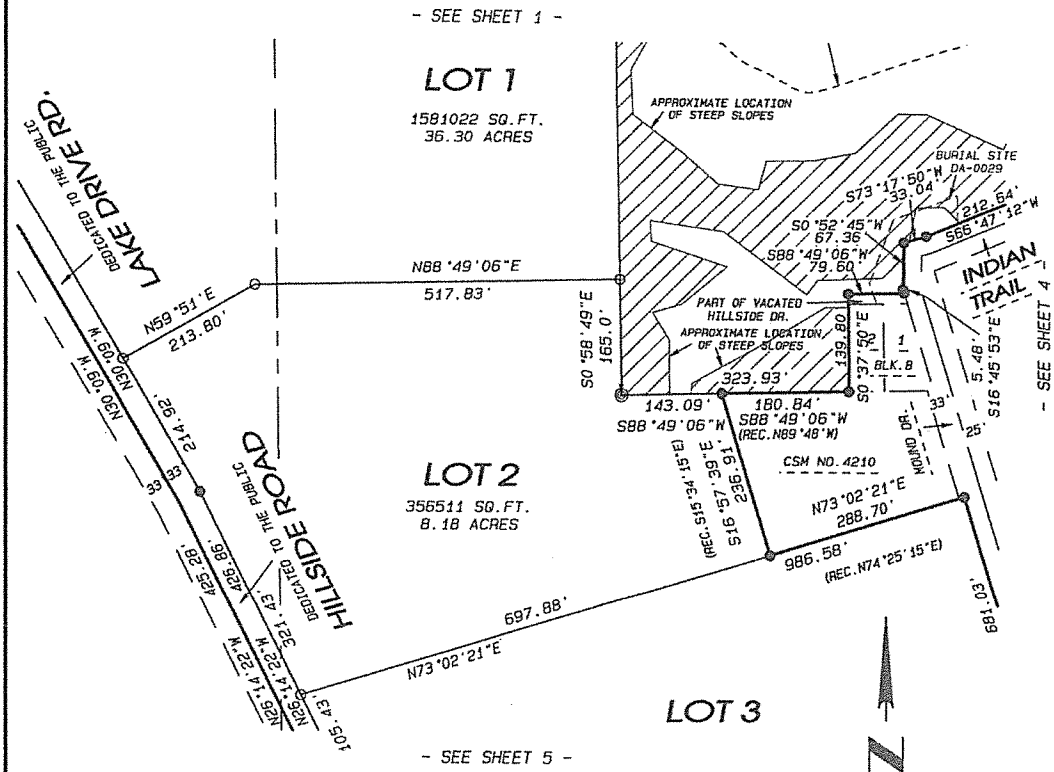
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LEGEND:

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- FOUND 3/4" IRON PIN
- ⊗ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT

Project No. 121 - 463 For: JASKULA SHEET 3 OF ___ SHEETS

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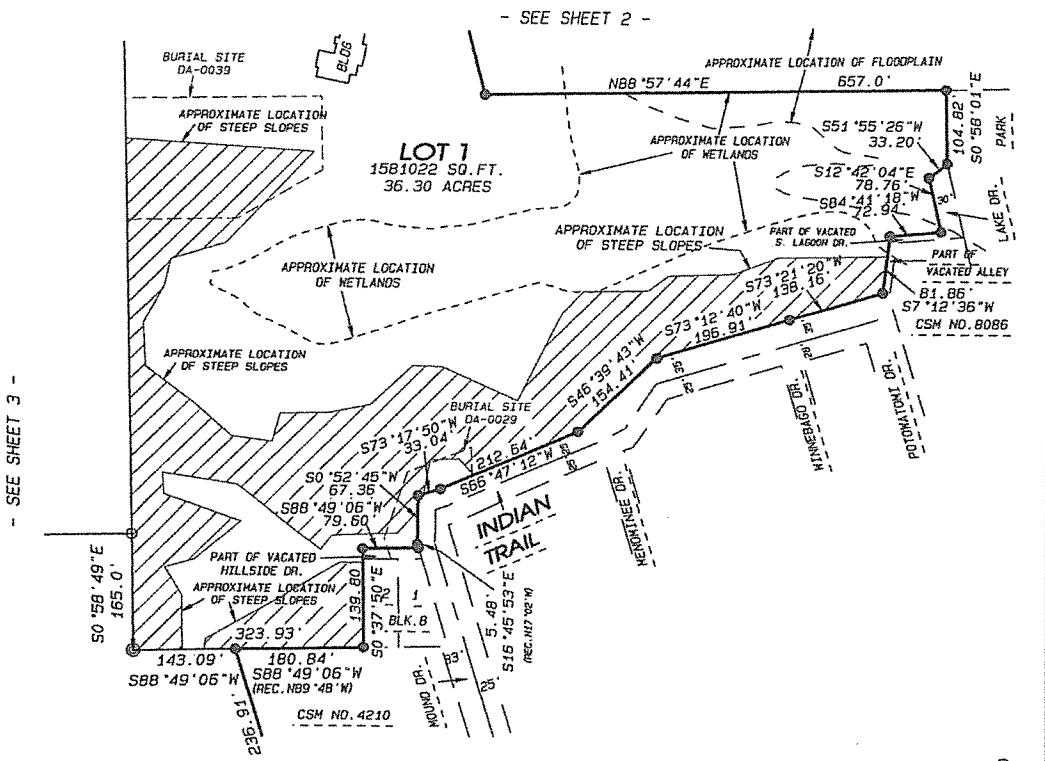
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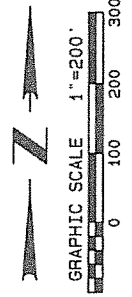
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 - ⊗ FOUND ALUMINUM MONUMENT



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED NO°40'25"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 36-5-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD CONDITION AND FIELD VERIFIED.

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& ASSOCIATES

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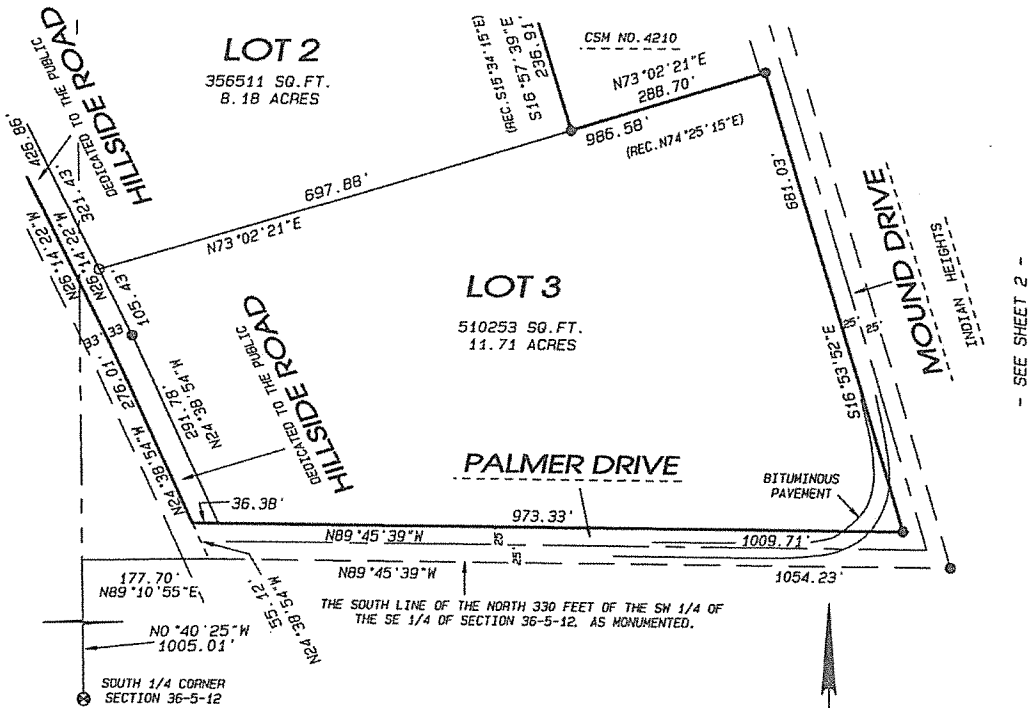
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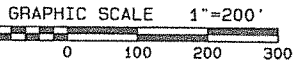
- SEE SHEET 3 -



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