

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

Monday, January 17, 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, January 14, 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 January 3, 2022 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider license applications.
 3. Consider loan subordination for 351 & 401 W Fulton St.
 4. Consider City of Edgerton Resolution 01-22: Support of the North Rock River Drive Multipurpose Trail WISDOT 2022-2026 Transportation Alternatives Program (TAP) Application.
 5. Consider quotes for pool pump repair.
 6. Consider installation of blinds at City Hall.
 - B. Utility Commission
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.
 2. Consider introducing and approving the first reading of the City of Edgerton Ordinance 22-01: Amend Chapter 12, Section 12.15(4)(j) "Swimming Pool Fills" and Section 12.015(5) "Policy for Leakage Adjustments to Water and Sewer Customers" of the Code of General Ordinances.
 - C. Public Works:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

D. Library Board:

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

**JANUARY 3, 2022 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:02 p.m.

Present: Casey Langan, Candy Davis, Tim Shaw, and Jim Burdick.

Excused: Sarah Braun and Paul Davis

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

Heggglund confirmed the meeting agendas were properly posted on Wednesday, December 29, 2021 at the Post Office, Edgerton Library, City website, and City Hall.

ACCEPT THE AGENDA: A Casey Langan/Tim Shaw motion to accept the agenda as printed passed, all voted in favor.

MINUTES: A Candy Davis/Jim Burdick motion to approve the minutes from the December 20, 2021 Common Council meeting passed, all voted in favor.

COMMITTEES:

Finance Committee: A Candy Davis/Tim Shaw motion to approve the bills and payroll list in the amount of \$315,225.89 passed on a 4/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve an operator license for Angela Johnson contingent upon all fines due to the City of Edgerton are paid passed on a 4/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the police department's Fines for Food Program for December and January passed on a 4/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve a "Supersized" ED Grant for 6 W Fulton St in the amount of \$6,000 passed on a 4/0 roll call vote.

ORDINANCE 12-21: A Casey Langan/Tim Shaw motion to approve the second reading and adopt City of Edgerton Ordinance 21-12: Amend Chapter 12, Section 12.08(13) "Lead and Galvanized Water Service Line Replacement" and Section 12.08(16) "Disconnection of Service" of the Code of General Ordinances passed on a 4/0 roll call vote.

Being no other business before the Council, a Casey Langan/Sarah Braun motion to adjourn passed, all voted in favor except Jim Burdick.

Cindy Heggglund/wl
City Clerk-Treasurer

Adopted January 17, 2022

Memo

To: Common Council
From: Staff
Date: 1/14/2022
Re: January 17, 2022 Meeting

Quotes for Pool Pump Repair: The 2022 swimming pool budget includes \$6,000 for repairs to 2 existing pumps and seals. Staff contacted several vendors and received two quotes. The lowest responsible quote was from In Depth Pool Service in the amount of \$9,270.00 with possible additional repairs of \$1,695. Staff recommends approving the quote from In Depth Pool Service for up to \$10,965. Funding for the project is coming from the Capital Surplus Fund. Funding for the shortfall could also come from the Capital Surplus Fund.

City Hall Blinds: The need for window shades in the City Hall Council Chambers has increased with the use of the room during the day. The estimated cost to install blinds similar to those in the conference room is \$1,800. Staff obtained one quote from Jim Edwardson, who provided and installed the other blinds at City Hall. The Committee should determine if they wish to have shades installed in the Council chambers and if so, is the single quote adequate or should additional quotes be obtained. Funding for this project can be taken from the residual in the City Hall building fund.

Utility Bill Amendments ordinance: The Utility commission recommended the Council modify the bill adjustment section of the ordinance as follows:

- Allow billing credits for the sewer portion of a utility bill for the water used when filling a swimming pool. During the discussion of this ordinance, the commission also decided to not allow for credits for landscaping such as watering a new lawn or tree. Utility customers who wish to use water for landscaping but do not want to pay for sewer charges for that water can install an irrigation meter.
- Update the ordinance regarding leak credits to allow technicians other than plumbers to certify that a leak occurred and to allow a home owner to certify the leak occurred if the leak is under 20,000 gallons.

Transportation Alternatives Program (TAP) grant application: The PW committee recommends the City apply for TAP grant funding in conjunction with the Town of Fulton to construct a multipurpose trail from Hwy 59 (E Fulton Street) to either Watts Springs Road or Edgewood Shores Road. The grant provides up to 80% of the construction costs. The estimated cost to the City for the trail section from Hwy 59 to N Marian Drive is \$100,000.

Rinehart Properties Loan Subordination: The owners of Rinehart Properties wish to refinance their properties at 351 and 401 W Fulton Street. The bank requires the City agree to subordinate our two loans to the new bank loan as we did in 2019 for the first refinancing.

The City's mortgages will be paid off in 2027. The remaining principal balance on the two loans is \$250,006. As part of the refinancing, the owner wishes to have a line of credit using available equity

up to 80% of the appraised value. The repayment of the City's loan is made from the taxes paid on the property so the property value is the critical factor in the City's loan security. The City's decision should be based on what will increase or promote a stable property value.

The loan to value ratio in 2019 for the bank loan was 72%, it is currently 61.5% but could be up to 80% if the entire line of credit were utilized.

The lender believes the subordination is in the City's and owner's interest for the following reasons:

"1. Refinancing will increase the properties cash flow and funds for all payments due; 2. These two refinances and Line of Credit [5 year] terms will get the City of Edgerton to within one and two years remaining on payments due from Rinehart Properties, and 3. The Line of Credit is for property expenses, repairs and upkeep. The properties are on the older side and have and will require upgrades and work in the next couple years. This ensures that the properties are kept up, in good visible condition."

CITY OF EDGERTON ORDINANCE No. 22-01

AN ORDINANCE TO AMEND CHAPTER 12, SECTION 12.15 (4)(j) “SWIMMING POOL FILLS” AND SECTION 12.015(5) “POLICY FOR LEAKAGE ADJUSTMENTS TO WATER AND SEWER CUSTOMERS” OF THE CODE OF ORDINANCES

WHEREAS, the City of Edgerton has adopted certain regulations for the adjustment of water bills; and

WHEREAS, the City of Edgerton Utility Commission recommends the following modifications to the ordinance regulating the adjustment of water bills for pool filling and leak credits.

NOW, THEREFORE, the Common Council of the City of Edgerton, Wisconsin does hereby ordain as follows:

Chapter 12 Municipal Water Utility – section 12.15 (4)(j) Swimming Pool Fills and section 12.015(5) Policy for Leakage Adjustments to Water and Sewer Customers” shall be amended as follows:

12.15(4) Adjustments of Bills

12.15(4)(j) Swimming Pool Fills. Where a customer contacts the Utility to provide the water meter reading prior to, and after, filling a swimming pool, the Utility may provide a sewer credit for the quantity of water used to fill the pool. Failure to notify the Utility prior to commencing the pool filling may result in a denial of the credit. No more than one swimming pool fill credit shall be given in any calendar year. Pools less than 1,000 gallons are not eligible for a pool fill credit.

12.15 (5) Policy for Leakage Adjustments to Water and Sewer Customers

(a) Water Leakage Credits.

1. A customer of the Edgerton Municipal Water Utility may apply for a credit for water loss to offset a charge imposed in any one (1) billing period. To apply for a credit the customer shall:

- a. Submit a written request for the credit to the Water Utility at City Hall within thirty (30) days of the charge for which a credit is desired.
- b. For leak credit requests that are more than 50,000 gallons over the average usage, attach to the request a signed statement from a certified technician/contractor or licensed plumber containing the following information:
 - i. The location of the leak, to include a statement the leak occurred on the customer’s property.

- ii. The probable cause of the leak, to include whether the leak occurred because of the customer's act or negligence.
- iii. Identification of the licensed plumber or certified technician/contractor to include name, address, telephone number and ~~plumber~~ their Wisconsin Trades Credential/ license number.

c. For leak credit requests that are more than 20,000 gallons but less than 50,000 over the average usage, attach an executed Leak Credit Affidavit.

This Ordinance shall be in full force and effect after its passage and publication.

Motion by Alderperson:

Seconded by Alderperson:

Roll Call: Ayes Noes --

Christopher Lund, Mayor

1st Reading:

2nd Reading:

Adopted:

Published:

Dated:

Ramona Flanigan, City Administrator

STATE OF WISCONSIN)

)ss.

COUNTY OF ROCK)

I, Ramona Flanigan, City Administrator, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the ___ day of _____, 2022.

Ramona Flanigan, City Administrator