

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

Tuesday, September 7, 2021 at 7:00 p.m.

REMOTE PARTICIPATION: To participate or 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.

1. Call to order; Roll call
2. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, September 3, 2021.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
 - A. The public will be allowed to speak on agenda items during the meeting.
6. Minutes:
 - A. Consider approval of minutes from August 16, 2021 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider licenses applications.
 3. Consider public event packet for Gravity Racers Classic and consider waiving fees.
 4. Consider public event packet for Chili Burn to Benefit Jordan and consider waiving fees.
 5. Consider awarding bid for salt.
 6. Consider awarding bid for asphalt mill and overlay.
 7. Consider high bid of sale of air compressor.
 8. Consider "Supersized" Façade Grant application for 16 W Fulton St.
 9. Consider increasing amount of "Supersized" Façade Grant for 102 and 104 W Fulton St window replacement.
 - B. Fire District:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.
 - C. Plan Commission:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.

2. Consider extraterritorial land division to combine 2 lots on N Riverview Drive in Section 11, Town of Fulton for Spindler.

D. Public Works Committee:

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

E. Redevelopment Authority

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

8. Consider second reading and adoption of City of Edgerton Ordinance 21-09: Amending Section 22.503(1) Sign Prohibitions and Limitations by changing the duration of minimum rotation of message signs.
9. Consider street closing for block party on Dakota St.
10. Consider speed tables on S. Main St.
11. Consider 2022 Borrowing and Capital Improvement Plan
12. Mayor, alderperson and staff reports.
13. 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 on Marshview Ct., and discuss and consider the purchase of land in the North Gateway neighborhood and downtown.
14. 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.

**AUGUST 16, 2021 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

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

Present: Sarah Braun (arrived late 7:01), Casey Langan, Candy Davis, Tim Shaw, Paul Davis and Jim Burdick.

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

Hegglund confirmed the meeting agendas were properly posted on Friday, August 13, 2021 at the Post Office, Edgerton Library, City website, and City Hall.

ACCEPT THE AGENDA: A Candy Davis/Sarah Braun motion to move item #11 after item #5 and accept the agenda as amended passed, all voted in favor.

DECLARATION: A Candy Davis/Sarah Braun motion to adopt City of Edgerton Declaration recognizing Police Department employee, Jondell Lawler for organizing 2021 National Night Out passed on a 6/0 roll call vote.

MINUTES: A Sarah Braun/Paul Davis motion to approve the minutes from the August 2, 2021 Common Council meeting passed, all voted in favor.

A Paul Davis/Jim Burdick motion to approve the minutes from the August 10, 2021 Joint Council/Plan Commission meeting passed, all voted in favor.

COMMITTEES:

Finance Committee: A Candy Davis/Sarah Braun motion to approve the bills and payroll list in the amount of \$272,189.51 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the event packet for Ice Cold Classics Car and Bike Show, extending Racetrack Park hours until 10:30 pm, requiring the organization to contact the Fire Department, and waiving fees passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the event packet for Transportation Girl Scout Patch Event and waive the fees passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the event packet for Country Edge and Chilimania and waive the fees except for ½ of the police overtime actual costs passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve a Temporary Class “B” alcohol license for Chilimania Inc on September 10th & 11th passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to award the bid for the lead service lateral replacement program to the lowest bidder, KS Energy Services in the amount of \$130,604.40 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve an amendment to the Edgerton Home Revival Program to allow applicants to provide one bid for projects but strongly encourage more than one passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve a Supersized Façade Grant for 11 Henry St for stucco repairs in the amount of \$1,100 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve a Supersized Façade Grant for 102 W Fulton St for tuckpointing in the amount of \$3,150 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve a Supersized Façade Grant for 102 and 104 W Fulton St for window replacements in the amount of \$1,705 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 21-08: Amend the Comprehensive Plan for unplatted areas north of Brailsford Junction Way and west of Dairyland Drive passed on a 6/0 roll call vote.

A Jim Burdick/Paul Davis motion to introduce and approve the first reading of City of Edgerton Ordinance 21-09: Amending Section 22.503(1) Sign Prohibitions and limitations by changing the duration of minimum rotation of message signs from 60 seconds to 30 seconds passed on a 6/0 roll call vote.

A Jim Burdick/Paul Davis motion to approve an extraterritorial land division to create two lots on the corner of Jacobas Rd and Edgerton Rd, Sections 34, Town of Albion for Ellifson passed, all voted in favor.

A Jim Burdick/Paul Davis motion to approve an extraterritorial land division to combine two lots on N Ellendale Rd, Section 11, Town of Fulton passed, all voted in favor.

COMMITTEE APPOINTMENTS: A Candy Davis/Tim Shaw motion to approve the Mayor's recommendation to appoint Todd Wescott to the Utility Commission passed, all voted in favor.

DECLARATIONS: A Tim Shaw/Sarah Braun motion to adopt City of Edgerton Declaration recognizing Edgerton Native Steve Stricker as the 2021 Ryder Cup Captain passed, all voted in favor.

A Candy Davis/Jim Burdick motion to adopt City of Edgerton Declaration recognizing the volunteers who made the 2021 National Night Out a success passed on a 6/0 roll call vote.

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

Cindy Hegglund/wl
City Clerk-Treasurer

Adopted September 7, 2021

Memo

To: Common Council
From: Staff
Date: 9/3/2021
Re: September 7, 2021 Meeting

South Main Street speed tables: During the recent public information meeting, several citizens expressed concern about the proposed speed tables, a traffic calming measure, that are included in the South Main Street reconstruction project. The attached letter was sent to all residents of S Main describing the speed tables and providing links to additional information about the speed tables. Consideration of the installation of the speed tables on Tuesday's agenda.

Increase in façade grant for windows at 102 and 104 W Fulton. The RDA approved a façade grant for C&M Printing for window replacement. The project costs for the commercial windows at 104 W Fulton increased due to unforeseen complications. C&M is requesting a grant increase of \$349 to \$2,054.

Application for Façade Grant for 16 W Fulton St: The owner of 16 W Fulton Street (Pat's Realty) is requesting approval of a façade grant for tuckpointing. The one bid is for \$300 The Supersized 50% facade grant amount would be \$150.

Asphalt Mill and Overlay Bid Award

At the Public Works Committee meeting on August 2, 2021, Staff recommended advertising for bids to perform additional street improvements this year. The streets recommended for mill and overlay were Marlboro, East Salem, East Winston, Heritage Court and the section of Gear Drive from West Fulton to Marshview Court.

We received two bids with the lowest responsible bid coming from Payne and Dolan in the amount of \$128,992.20. This project would be funded by remaining funds in the 2021 Street Maintenance budget along with extra appropriations from TIF repayments. Staff recommends awarding the contract for the Mill and Overlay to Payne and Dolan in the amount of \$128,992.20.

Bulk Rock Salt Purchase

The City advertised for bids to provide bulk rock salt for the 2021/22 winter season. Four bids were received with the lowest responsible bid coming from Ninja De-Icer, LLC. In the amount of \$65.55 per ton. Staff recommends awarding the contract to Ninja De-Icer, LLC. In the per ton amount of \$65.55.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 1, 2021

GENERAL DESCRIPTION

Address: N Riverview Drive in Section 11 of the Town of Fulton

Applicant: Spindler

Parcel Size: 28,105 sf

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

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

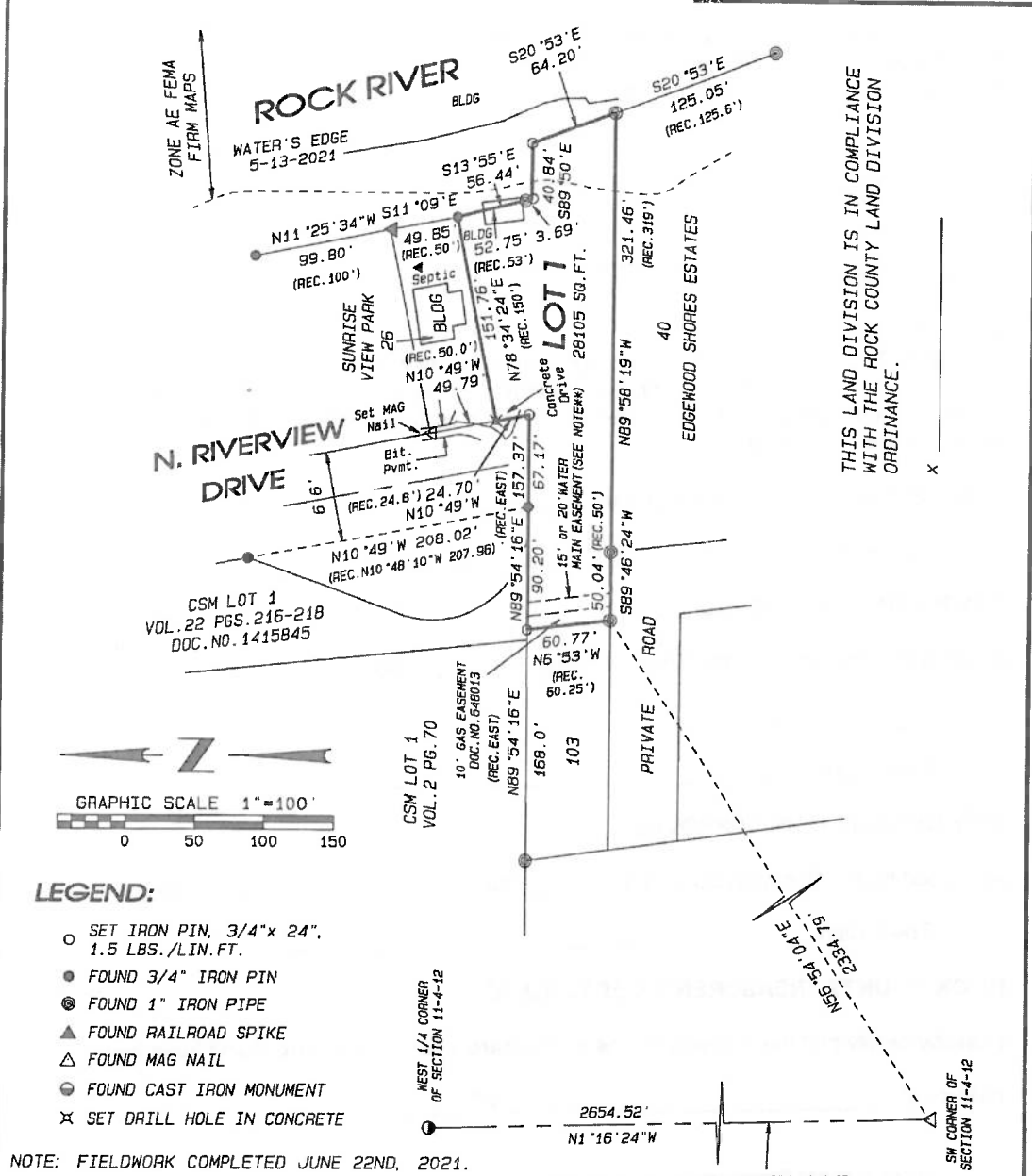
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines 2 lots and does not create any additional lots.

STAFF RECOMMENDATION

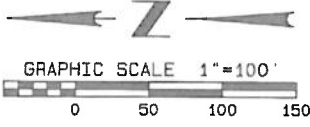
Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

CERTIFIED SURVEY MAP

LOT 39, EDGEWOOD SHORES ESTATES AND LOT 27, SUNRISE VIEW PARK, LOCATED IN GOVERNMENT LOTS 3 AND 4 OF FRACTIONAL SECTION 11, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



THIS LAND DIVISION IS IN COMPLIANCE WITH THE ROCK COUNTY LAND DIVISION ORDINANCE.



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- △ FOUND MAG NAIL
- ⊙ FOUND CAST IRON MONUMENT
- ✕ SET DRILL HOLE IN CONCRETE

NOTE: FIELDWORK COMPLETED JUNE 22ND, 2021.

NOTE: ASSUMED N1°16'24"W ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 11-4-12.

NOTE: DOC. NO. 556650 STATES DEED IS SUBJECT TO GRANTS, EASEMENTS AND RIGHT OF WAY TO WPSL. NO LOCATIONS WERE DEFINED.

**NOTE: DOC. NO. 1311628 IDENTIFIES THE EASEMENT WIDTH IN THE NARRATIVE AS 15 FEET IN WIDTH. AN EXHIBIT IN THE DOCUMENT SHOWS THE WIDTH AS 20 FEET.

Combs

& ASSOCIATES

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- LAND PLANNING
- CIVIL ENGINEERING

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**CITY OF EDGERTON
ORDINANCE No. 21-09**

AN ORDINANCE TO AMEND SECTION 22.503(1) “SIGN PROHIBITIONS AND LIMITATIONS” OF CHAPTER 22 “ZONING ORDINANCES” TO REDUCE THE DURATION OF AN IMAGE/TEXT ON MESSAGE CENTER SIGNS, IN THE CODE OF ZONING ORDINANCES, CITY OF EDGERTON ROCK AND DANE COUNTIES, WISCONSIN

Aldersperson Jim Burdick introduced the following Ordinance and moved its adoption:

THE COMMON COUNCIL OF THE CITY OF EDGERTON, ROCK AND DANE COUNTIES, WISCONSIN, DO ORDAIN AS FOLLOWS:

Chapter 22 sections 22.503(1) shall be amended as follows:

22.503 (1) Sign Prohibitions and Limitations.

(c) No illuminated flashing signs or chasing lights shall be permitted. Flashing signs are those that change their appearance more than once every thirty (30) ~~sixty (60)~~ seconds. Electronic message center (EMC) including video screen signs are permitted in the B-1 Local Business District and in any residential district for Indoor Institutional land uses with a conditional use permit; and in the B-3 Large Scale Commercial District, the B-4 Suburban Commercial District, and the M-1 Light Industrial District as a special use under the following conditions: the sign does not change its appearance more than once every thirty (30) ~~sixty (60)~~ or more seconds; the sign contains no chasing lights; the sign message does not advertise an off premises business; when located in a residential zoning district or visible from a residential unit, the EMC shall not be illuminated between 10:00 p.m. and 5:00 a.m.; the EMC utilizes an auto-dimming feature to adjust the brightness of the display based on ambient outside light; the EMC is equipped with a manual and scheduled brightness control so that the brightness of the sign does not negatively impact adjoining properties; and the sign is not incandescent bulbs or rotating louvers. Electronic message center and video signs shall be considered part of the total sign area allowed (except in the case of a community information sign).

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

Seconded by Aldersperson: Paul Davis

Roll Call: Ayes Noes

Christopher Lund, Mayor

Public Hearing: August 10, 2021

1st Reading: August 16, 2021

2nd Reading:

To Whom It May Concern,

We are requesting to close part of Dakota Street for one evening, September 11, 2021 starting at 1:00pm and reopening the section of the road at midnight, for the safety everyone during our annual block party. This closure will include 105 Dakota Street, 113 Dakota Street, 122 Dakota Street and 123 Dakota Street. If you require any further information, please contact Rachel Maurer at (608)289-7578.

Thank you.

Below are signatures of properties owners that will be affected by this closure.



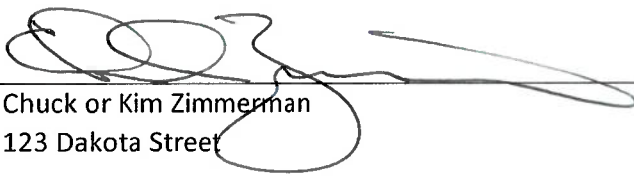
Andy or Katie Wellnitz
105 Dakota Street



Rob or Rachel Maurer
113 Dakota Street



Tina O'Reilly
122 Dakota Street



Chuck or Kim Zimmerman
123 Dakota Street

August 31, 2021

Name
Address
Edgerton, WI 53534

Dear Name:

Based on comments made at the South Main Street Reconstruction Public Information Meeting, the City Council will discuss the proposed installation of speed tables as part of the 2022 South Main Street Reconstruction Project. The City Council will discuss the advantages and disadvantages of speed tables at the September 7, 2021 City Council meeting at 7:00 PM.

The current plans for South Main include three speed tables. Speed tables are utilized as a traffic slowing or calming device. Information on speed tables can be found on the City's website (see the South Main Street Construction Project button on the home page). Additional information from the National Association of City Transportation Officials can be found at the link below.

<https://nacto.org/publication/urban-street-design-guide/street-design-elements/vertical-speed-control-elements/speed-table/>

If you are unable to attend the meeting but wish to comment, please email edgertongovernment@cityofedgerton.com.

Sincerely,

CITY OF EDGERTON

Ramona Flanigan
City Administrator

Memo

To: Common Council
From: Staff
Date: 9/2/2021
Re: 2022 borrowing

TIF #6: Attached is a summary of the forecast for TIF #6 – the downtown TIF. The expenditure period for TIF #6 expires in May of 2022, and the district must close by 2027 (see exception below). Based on the amount of increment being generated, the TIF forecast indicates the district would collect adequate revenue to pay for approximately \$1.5 million in additional projects before it must close. Potential or committed projects in TIF #6 that could be funded by this \$1.5 million include: downtown trees and crosswalks, creation of an economic development fund, depot Chamber payment, Shoe Factory purchase, downtown parking, 210 W Fulton purchase and incentive, and the majority of Henry Street reconstruction.

TIF #6 is a donor TIF to TIF #7. As a donor TIF, TIF #6 may remain open long enough to collect revenue to pay the debts of TIF #7. Based on the assumption that there is no significant change in increment in either district, TIF #6 could pay off TIF #7 debt by staying open one additional year (2028).

Please note the last full column, as well as the last partial column of the TIF #6 forecast are both “with interest”. The City’s General Fund has been able to loan funds to both TIF #6 and TIF #7 over the two districts’ lives. In the past, the Council has charged the TIFs interest near the end of the life of the TIF so as to leave the City as much flexibility as possible in its project planning. The rate the City has charged has been the rate the City has earned on its savings. This would be the interest income the City did not receive while its funds were on loan to the TIFs. TIF #6 and #7 have borrowed a significant amount of funds over the years and, if the Council decides to charge interest, the TIFs would pay the City more than \$400,000. The timing of the repayment is up to the City.

Henry Street: The Council still has decisions to make regarding several of the projects listed above, but the decision regarding Henry Street has implications for the utilities as well as the Capital Improvements Plan for the City as we plan for the City’s next borrowing. Past financing plans anticipated that funding for the reconstruction of Henry Street would be provided by a City borrowing (tax levy) and utility funds (rate payers). This project is TIF eligible and could be funded by TIF #6. Using TIF funding for this project would free up funding for other utility and City projects. The forecast indicates the TIF could pay for almost all of the cost of the Henry Street project, or if any of the potential projects listed above do not occur, the TIF could pay for all of Henry Street. The decision about funding for Henry Street would need to be made this fall so a bid could be awarded before May 1, 2022.

2022 Borrowing: In 2014, the City Council decided to set a goal of stabilizing the annual debt service payment at approximately \$600,000. Assuming the Council wishes to maintain this debt payment level, the City could borrow approximately \$1.75 million, having a six-year term, for 2022-

2025 capital projects and equipment. The attached Capital Project Schedule includes a list of projects that could be completed with the borrowed funds. Please note that the projects included in the next borrowing are subject to change as we design and take bids for each project. Project costs are also fluctuating significantly at this time. If project costs escalate, some of the projects scheduled would have to be delayed.

If the Council believes the rate at which we are completing projects is too slow, leaving failing streets or equipment, the Council could increase the borrowing and complete additional projects. Cities are allowed to increase the tax levy for capital projects paid for with debt because debt service payments are not part of the levy limit calculation.

Capital Improvement Plan: Attached is a draft of the 10-year Capital Plan. The plan coordinates with the utility forecasts that were recently approved by the Utility Commission. The plan is based on the following assumptions:

- A \$1.75 million borrowing in 2022
- Henry Street being almost entirely paid for by TIF #6
- The East Fulton Street retaining wall and part of Albion Street being funded with Capital Surplus Funds (current balance \$229,646) and/or TIF #6 interest.

Staff will pursue grant funding for IKI Drive (DOT LRIP program) as well as for W Rollin St west of Albion and Stoughton Road (CDBG PF). If we are successful in either of these funding attempts, we will shuffle the 5-year plan to accommodate these projects.

ARPA Funds: As reported earlier, the City is expecting to receive the second half of the ARPA funds next year, for a total of \$589,388. Staff continues to investigate the opportunities these funds provide. The advice from the experts is to not rush into decisions about the use of these funds. The City has until the end of 2024 to commit the funds to projects. Other stimulus programs, such as the Federal Infrastructure Bill, may contain funding that should be considered when planning for the use of the ARPA funds. For this reason, the 5-year capital plan does not include any potential ARPA funded projects or the expenditure of those funds. Staff will continue to study the rules of the program in anticipation of a future discussion with the Council.

Policy Questions:

1. Should the City use TIF #6 funds for Henry Street?
2. Should some of the capital projects associated with the 2022 borrowing be funded with capital surplus funds and/or TIF interest payments? If not, one of the capital projects listed would be moved back a year or two.
3. Should the City increase borrowing and debt service payments to increase the number of capital projects?

TIF District # 6

Summary of Sources & Uses of Funds

Collection Year	Total Revenues	Total Expenditures	Ending Fund Balance with interest		
2000	\$0	\$51,384	(54,508)		
2001	\$335,014	\$49,015	231,491		
2002	\$14,144	\$124,797	120,838		
2003	\$30,936	\$83,458	68,316		
2004	\$185,114	\$408,330	(156,805)		
2005	\$649,800	\$628,186	(139,369)		
2006	\$191,713	\$389,345	(353,480)		
2007	\$184,426	\$352,461	(548,321)		
2008	\$293,228	\$252,855	(520,545)		
2009	\$215,401	\$252,046	(559,885)		
2010	\$339,379	\$390,967	(612,818)		
2011	\$359,556	\$468,423	(722,681)		
2012	\$366,966	\$469,789	(826,808)		
2013	\$318,833	\$515,987	(1,024,986)		
2014	\$427,029	\$270,867	(869,606)		
2015	\$396,631	\$605,900	(1,080,277)		
2016	\$894,381	\$1,087,825	(1,279,070)		
2017	\$419,201	\$662,874	(1,535,534)	Ending Balance	
2018	\$447,811	\$260,544	(1,373,614)	TIF #7 7/26/21	#6&7 w/ interest
2019	\$616,790	\$359,235	(1,137,711)		
2020	\$492,322	\$229,905	(879,669)	(\$405,950)	(\$1,285,619)
2021	\$471,417	\$1,077,500	(1,493,181)	(\$414,691)	(\$1,907,873)
2022	\$461,417	\$667,030	(1,732,770)	(\$405,950)	(\$2,138,720)
2023	\$451,417	\$111,000	(1,420,200)	(\$364,357)	(\$1,784,557)
2024	\$451,417	\$111,000	(1,101,379)	(\$321,931)	(\$1,423,310)
2025	\$451,417	\$111,000	(776,181)	(\$278,657)	(\$1,054,838)
2026	\$451,417	\$111,000	(444,479)	(\$234,517)	(\$678,996)
2027	\$451,417	\$3,000	3,938	(\$189,495)	(\$185,557)
2028	\$451,417	\$3,000	452,355	(\$143,572)	\$308,783
2029				(\$96,731)	
2030				(\$48,952)	
2031				(\$219)	
2032				\$48,519	

