

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

**Monday, July 18, 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](http://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, July 15, 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 July 5, 2022 Council meeting.
7. Committee Reports:
  - A. Finance Committee:
    1. Consider change order #1 for JB Johnson Bros for the E Fulton St Retaining Wall Project.
    2. Consider final pay request for JB Johnson Bros for the E Fulton St Retaining Wall Project.
    3. Consider pay request #1 for KS Energy for the 2022 Private Side Lead Lateral Replacement Project.
    4. Consider approval of bills and payroll vouchers.
    5. Consider licenses applications.
    6. Consider contract with Slipstream for Energy Planning.
    7. Consider contract with Accurate Appraisal for assessment services.
    8. Consider 2022 budget amendment for Fire Department budget discrepancy.
    9. Consider quotes for 5 Albion survey work.
  - B. Plan Commission:
    1. Consider second reading and adopt City of Edgerton Ordinance 22-05: Repealing and Recreating Chapter 23 of the Municipal Code pertaining to the division of land.
  - C. Historic Preservation Commission:
    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. 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.

10. 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.

**JULY 5, 2022 COMMON COUNCIL MEETING MINUTES  
CITY OF EDGERTON**

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

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

Excused: Sarah Braun

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

Loveland confirmed the meeting agendas were properly posted on Friday, July 1, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

**ACCEPT THE AGENDA:** A Jim Burdick/Paul Davis motion to accept the agenda passed on a 5/0 roll call vote.

**MINUTES:** A Paul Davis/Jim Burdick motion to approve the minutes from the June 20, 2022 Common Council meeting as amended passed on a 5/0 roll call vote.

**COMMITTEES:**

**Finance Committee:** A Candy Davis/Tim Shaw motion to approve the bills and payroll in the amount of \$195,526.64 passed on a 5/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the event packet for the Edgerton Tobacco Days Car & Truck Show and waive all fees passed on a 5/0 roll call vote.

Candy Davis/Tim Shaw moved to approve \$50,000 from ARPA funds to the library for the construction of 2 meeting rooms.

Casey Langan felt it was time to start the conversation regarding spending ARPA funds before agreeing to allocate funds to any specific project. There have been many projects suggested that would be eligible for the ARPA funds and by approving this project, without discussing the others, he feels it is essentially "cutting in line". He would like to discuss all the projects and decide which ones will be funded using ARPA funds before any more money is allocated.

The motion failed on a 2/3 roll call vote. Casey Langan, Paul Davis and Jim Burdick voted against the motion.

A Candy Davis/Tim Shaw motion to award the bid for the public side lead lateral replacement project to BKS Excavating for parts A & B in the amount of \$690,690 but reject the alternate work passed on a 5/0 roll call vote.

**Plan Commission:** A Paul Davis/Jim Burdick motion to introduce and approve the first reading of City of Edgerton Ordinance 22-05: Repealing Subdivision of Land passed on a 5/0 roll call vote.

A Paul Davis/Jim Burdick motion to approve an extraterritorial land division for Fox in Section 5 in the Town of Fulton passed on a 5/0 roll call vote.

A Paul Davis/Jim Burdick motion to approve an extraterritorial land division for Middleton in Section 25 in the Town of Albion passed on a 5/0 roll call vote.

A Paul Davis/Jim Burdick motion to approve an extraterritorial land division for Showers in Section 15 in the Town of Fulton passed on a 5/0 roll call vote.

**RESOLUTION 14-22:** A Jim Burdick/Tim Shaw motion to approve City of Edgerton Resolution 14-22: Resolution to Adopt the City of Edgerton Annex to the Dane County Natural Hazard Mitigation Plan passed on a 5/0 roll call vote.

**CLOSED SESSION:** A Candy Davis/Jim Burdick moved 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. The motion passed on a 5/0 roll call vote.

Being no other business before the Council, a Candy Davis/Tim Shaw motion to adjourn passed on a 4/1 roll call vote. Jim Burdick voted against the motion

Wendy Loveland  
City Clerk  
Adopted July 18, 2022

**CITY OF EDGERTON  
ORDINANCE No. 22-05**

**AN ORDINANCE PROVIDING FOR THE REPEALING AND RECREATING OF  
CHAPTER 23 OF THE MUNICIPAL CODE OF THE CITY OF EDGERTON  
PERTAINING TO THE LAND DIVISION ORDINANCE**

Aldersperson 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:

The recreation of Chapter 23 "Land Division Ordinance" is attached as Exhibit A and can be viewed at city Hall, 12 Albion St, Edgerton, Wisconsin.

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

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

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Christopher Lund, Mayor

Public Hearing: June 22, 2022  
1st Reading: July 5, 2022  
2nd Reading: July 18, 2022  
Adopted: July 18, 2022  
Published: July 20, 2022  
Dated: July 18, 2022

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Wendy Loveland, City Clerk

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 18<sup>th</sup> day of July, 2022.

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Ramona Flanigan, City Administrator



# Memo

**To:** Common Council  
**From:** Staff  
**Date:** 7/15/2022  
**Re:** July 18, 2022 Meeting

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**Energy Planning Consultant Contract:** The City received a grant from the PSC to create comprehensive energy plans for Edgerton, Milton, and Evansville. Edgerton is the lead entity meaning we will enter into the contract with the PSC. The three municipalities worked with a consultant, Slipstream, to prepare the grant application. Given Slipstream's commitment to, and knowledge of the project, the Finance Committee directed staff to negotiate a contract with Slipstream.

Included in your packet is the contract with Slipstream.

**Assessor Contract:** The Finance Committee directed staff to negotiate a contract with our current vendor, Accurate Assessors. Accurate Assessors has offered several options to consider with a new contract, all options continue with the Full Value Maintenance or Annual Revaluations process we have used for several years. (See attached) One option is a 3-year contract and the other options are all 5-year options.

The difference in the 5-year options are inspections. Five-year Option A is our current process in which the only properties that are inspected are those that have sold, had a building permit, are new, or have had some other activity that causes the inspector to flag a parcel for inspection. This process results in some properties not being inspected for many years. The advantage of inspecting is that the assessor can update files and values based on changes that were made without the assessor's knowledge.

Five-year Option B includes the inspection of the interior and the exterior of all properties. Due to a recent statute change, property owners are not required to allow the assessor into their property so interior inspections are never complete.

Five-year Option C includes the inspection of the outside only of all properties.

At some point, the Council may decide that there is a need to complete inspections of all properties. Staff does not think inspections are warranted at this time. Staff recommends the council enter into an agreement pursuant to Five-year Option A.

For budgeting ease, Accurate averages the cost of the service over the contract term so the amount the city pays each year is the same. The increase from 2022 to 2023 for Option A is \$4,000 or 15%. The average annual increase over from 2018 (the start of the last contract) and 2027 is \$611 or \$2.3%

**Budget Amendment:** Staff recommends the Council approve a budget amendment to transfer \$9,628 of General Fund fund balance to the debt service fund. This is required to rectify the discrepancy in the Fire District Budget that related to the CPI+2% exemption. The General Fund will be repaid in 2023.

**Survey for 5 Albion Street:** Please recall the city intends to divide 5 Albion Street, the vacant lot across from City Hall, to allow the back half to be sold and the front half to be used for parking for the 210 W Fulton project. An easement description must also be created. Staff obtained two quotes with the low quote of \$3,000 from Cedar Corp, the city engineer.