

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

Monday, September 19, 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, September 16, 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 September 6, 2022 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider loan subordination for Rinehart Properties at 206-208 S Main St
 3. Consider loan subordination for Rinehart Properties at 218-224 S Main St.
 4. Consider event packet for Edgerton FFA Alumni Pork Chop Dinner.
 5. Consider City of Edgerton Resolution 16-22: Authorizing a Signatory Municipality to Exceed the Levy Limit for the Edgerton Fire Protection District.
 6. Consider road salt bids.
 7. Consider City of Edgerton Resolution 17-22: Authorizing an Application to the Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Programs.
 8. Consider funding for holiday tree lights.
 - B. Utility Commission:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.
 2. Consider Water Utility rate increase.
 - C. Plan Commission:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.
 2. Consider preliminary 3 lot CSM for IKI Manufacturing at Stoughton Rd and IKI Dr.

3. Consider Extraterritorial land division for Knepfel on Academy Dr in Section 22 in the Town of Albion.
4. Consider Extraterritorial land division or Jakula on Hillside Rd and Lake drive Rd in Section 36 in the Town of Albion.

D. Library Board:

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

8. Consider 2023 Budget.

9. Mayor, alderperson and staff reports.

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.

**SEPTEMBER 6, 2022 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:03 p.m.

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

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

Loveland confirmed the meeting agendas were properly posted on Friday, September 2, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

ACCEPT THE AGENDA: A Sarah Braun/Tim Shaw motion to accept the agenda passed, all voted in favor.

MINUTES: A Tim Shaw/Paul Davis motion to approve the minutes from the August 15, 2022 Common Council meeting passed on a 6/0 roll call vote.

COMMITTEES:

Finance Committee: A Candy Davis/Tim Shaw motion to approve change order #2 for Fischer Excavating, Inc for the South Main St improvement project with a decrease of \$9,757.34 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the final pay request for Fischer Excavating, Inc for the South Main St improvement project in the amount of \$57,992.20 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the bills and payroll in the amount of \$336,117.06 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the contract with Vandewalle & Associates for the CORP Plan in the amount of \$25,190 passed on a 6/0 roll call vote.

JOINT POWERS AGREEMENT: A Sarah Braun/Casey Langan motion to approve the 2023 Joint Powers Agreement with Rock County 911 Communications passed on a 6/0 roll call vote.

CLOSED SESSION: Casey Langan/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 6/0 roll call vote.

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

Wendy Loveland
City Clerk

Adopted September 19, 2022

Memo

To: Common Council
From: Staff
Date: 9/16/2022
Re: September 19, 2022 Meeting

Salt Bids: The City opened bulk rock salt bids for the 2022/23 winter season on September 9th. We received six bids with the lowest responsible bid coming from Morton Salt. Staff recommends awarding the bid to Morton Salt in the amount of \$81.08 per ton.

Fire District Levy Limit Resolution: The Fire District is allowed to increase its charges to the municipalities by CPI plus 2% if all the municipalities in the District pass a resolution allowing for the increase. If the resolution is not allowed, the City and the Fire District would “share” the allowable levy increase. Passing the resolution does not require the City use levy limit exemption.

Urban Forestry Grant: The Tree Board recommended the city apply for a WDNR Urban Forestry Grant to complete a tree inventory. The attached resolution authorizes the City Administrator to administer the grant.

2023 Budget: The 10-year capital plan for large projects is attached.

Earlier this year, the City borrowed for those projects listed in the 10 year plan that are planned to be completed between now and 2025. In 2014, the City Council established a goal of maintaining an annual debt service payment of approximately \$600,000. This practice helps to stabilize the tax levy and support long term project planning. This procedure has also served to keep the City’s overall debt low. State Statutes restrict the amount of debt cities can have. The current GO Debt is 15% of the state-imposed limit. The debt service levy for next year will be \$610,499. Debt service is an exemption to the levy limit thus it does not impact funds available for operating.

Capital Items: The attached schedule summarizes the capital projects and equipment that will be included in the first draft budget. The schedule also includes any notable modifications made to operating accounts.

Rinehart loan subordinations: The City has loans on the duplex at 206 S Main and the townhouses at 224-218 S Main Street with Dan Rinehart. Mr. Rinehart also has bank loans on these properties which he plans to refinance. The City’s current loans are subordinate to the bank financing. The bank is requesting the City subordinate our loans to the bank’s new refinanced loans.

The remaining principal on the City’s original \$215,000 loan is \$115,430. The difference between the current appraised value and the proposed new bank loan is \$370,000. The loan does not take any cash out of the property and reduces Mr. Rinehart’s payments to the bank.

The bank made the following statement regarding the strength of Mr. Rinehart's businesses, "...his company is having another great growth year. He has year over year consistently performed better ever since I have started working with him. It's been impressive for sure."

Water Rate Increase: After reviewing the five-year forecast, the Utility Commission recommended a 4.5% water rate increase next year. The rate increase is primarily being driven by increase in operating expenses. A 4.5% water rate increase would result in a \$3.00 / quarter increase in costs for the average residential customer. The Commission recommended no rate increase for sewer. The proposed water rate increase will equate to a 1.4% increase in combined sewer and water rates. The financial forecast includes many capital projects, including a continuation of the lead lateral replacement program and borrowings for capital projects.

Holiday lighting: In prior years, the costs to install holiday lighting on the depot tree were paid for with a TIF. Now that the TIF is closed, what funding source should be used? Options include the Economic Development fund established for the facade program (this is a limited fund) or as a regular operating expense.

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: September 19, 2022

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary 3 lot certified survey map

Location: 107 Maple Court - South corner of Stoughton Road and IKI Drive

Applicant: IKI Manufacturing

Current Zoning/Land Use: M-2 and M-1 / manufacturing facility

Proposed Lot sizes: 5.8 acres, 7.2 acres, and 13.4 acres

STAFF REVIEW COMMENTS

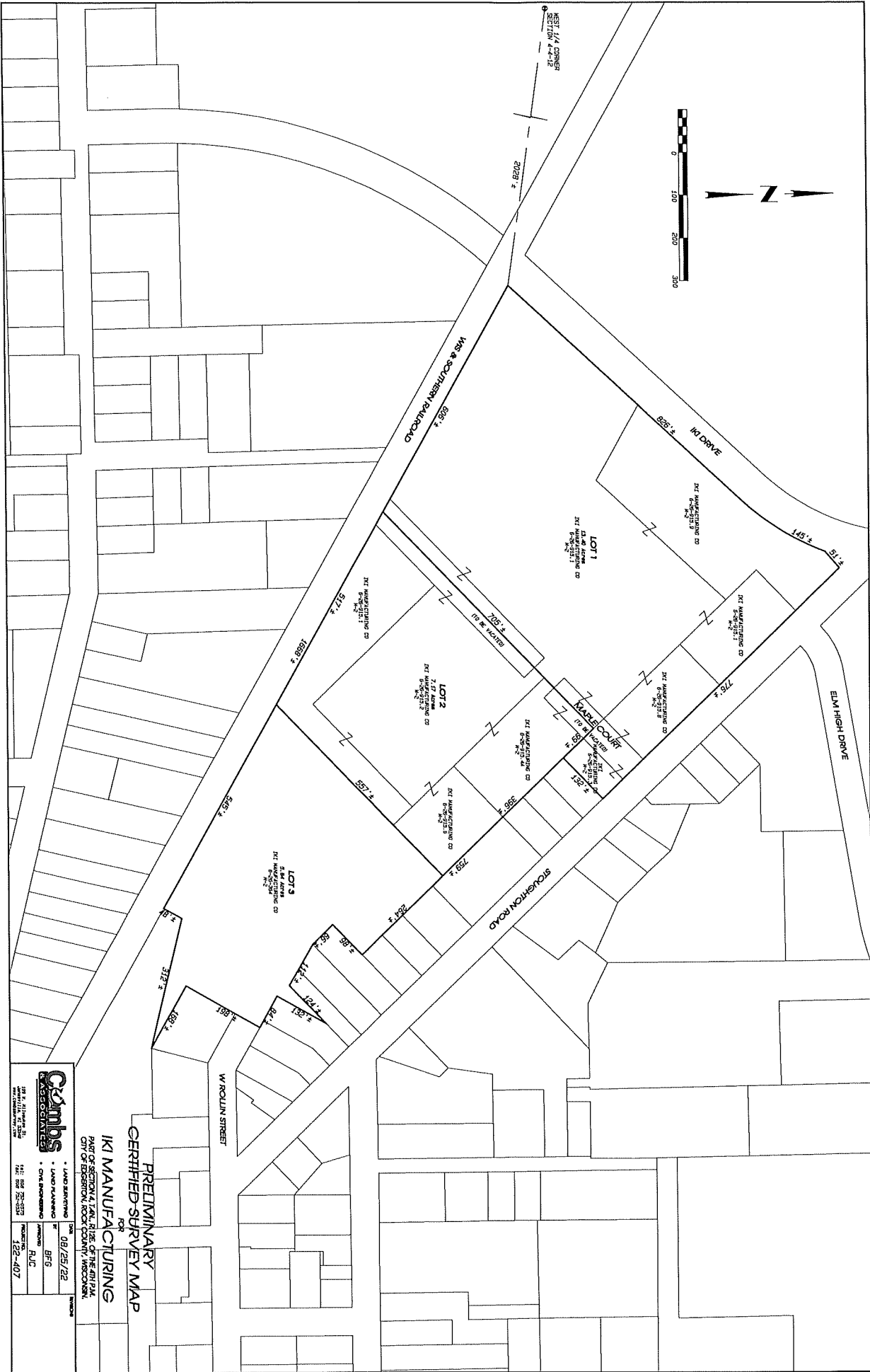
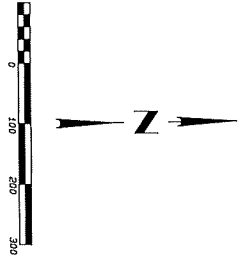
Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner proposes to consolidate 10 lots into 3 lots.
3. The final CSM will modify the boundary of Lot 2 so that it have street frontage on Stoughton Road.
4. The petitioner will not be required to pay the parkland and park improvement impact because the lots are not residential.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary 3 lot CSM located at 107 Maple Court subject to the following conditions:

1. The final CSM indicates all easements for public utilities currently located on the site.



Cyprus
 SURVEYING & CONSULTING, INC.
 122 S. HILLYARD ST.
 MILWAUKEE, WI 53233
 TEL: 414-224-2523
 FAX: 414-224-2523
 122-407

DATE: 08/25/22
 DRAWN BY: JACOB J. JACOBSON
 CHECKED BY: JACOB J. JACOBSON
 PROJECT NO: 122-407

**PRELIMINARY
 CERTIFIED SURVEY MAP
 FOR
 I-90 MANUFACTURING**

PART OF SECTION 4, T. 2N., R. 12E., OF THE 4TH P.M.
 CITY OF EBERTON, ROCK COUNTY, WISCONSIN.

TO: Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 19, 2022

GENERAL DESCRIPTION

Address: Academy Drive and Church Street, Town of Albion, Dane County, Section 22

Applicant: Knepfel

Parcel Size: Approx. 845 sf

Description of Request: Move lot line between adjoining 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 petitioner proposes to move a lot line between two developed lots and will not create any new lots.

STAFF RECOMMENDATION

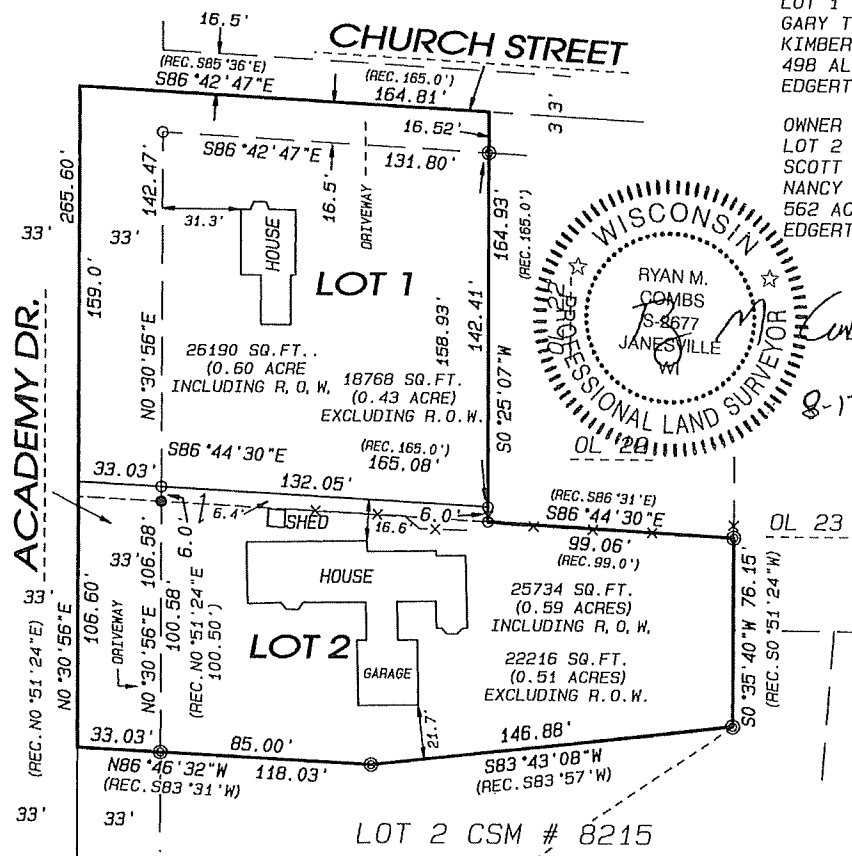
Staff recommends the City Council approve the proposed land division.

CERTIFIED SURVEY MAP NO. _____

OUTLOT 21, ASSESSOR'S PLAT OF THE VILLAGE OF ALBION (UNINCORPORATED) AND LOT 1 OF CERTIFIED SURVEY MAP NO. 8215, RECORDED IN VOLUME 44, PAGES 139 AND 140 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 2763433, WHICH WAS FORMERLY PART OF OUTLOT 19 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF ALBION (UNINCORPORATED). ALL BEING LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:
 LOT 1
 GARY TELLEFSON
 KIMBERLY TELLEFSON
 498 ALBION RD
 EDGERTON WI 53534

OWNER OF RECORD:
 LOT 2
 SCOTT D. KNEPFEL
 NANCY L. KRAUS-KNEPFEL
 562 ACADEMY DR.
 EDGERTON WI 53534



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON REBAR 3/4" DIA. UNLESS OTHERWISE SHOWN
- ⊙ FOUND 1" IRON PIPE
- △ FOUND DRAG TOOTH

—X—X— FENCE SOUTH 1/4 CORNER OF SECTION 22-5-12

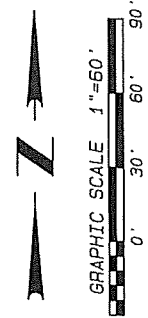
SW CORNER OF SECTION 22-5-12

SOUTH LINE OF THE SW 1/4 OF SECTION 22-5-12
 N89°51'37"W 2646.89'

NOTE: FIELDWORK COMPLETED JUNE 27, 2022.

NOTE: ASSUMED N89°51'37"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 22-5-12.

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



Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combssurvey.com
 tel: 608 752-0575
 fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 19, 2022

GENERAL DESCRIPTION

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

Applicant: Jaskula

Parcel Size: approx. 36.3 and 19.9 acre lots

Description of Request: Combine lots

STAFF REVIEW COMMENTS

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

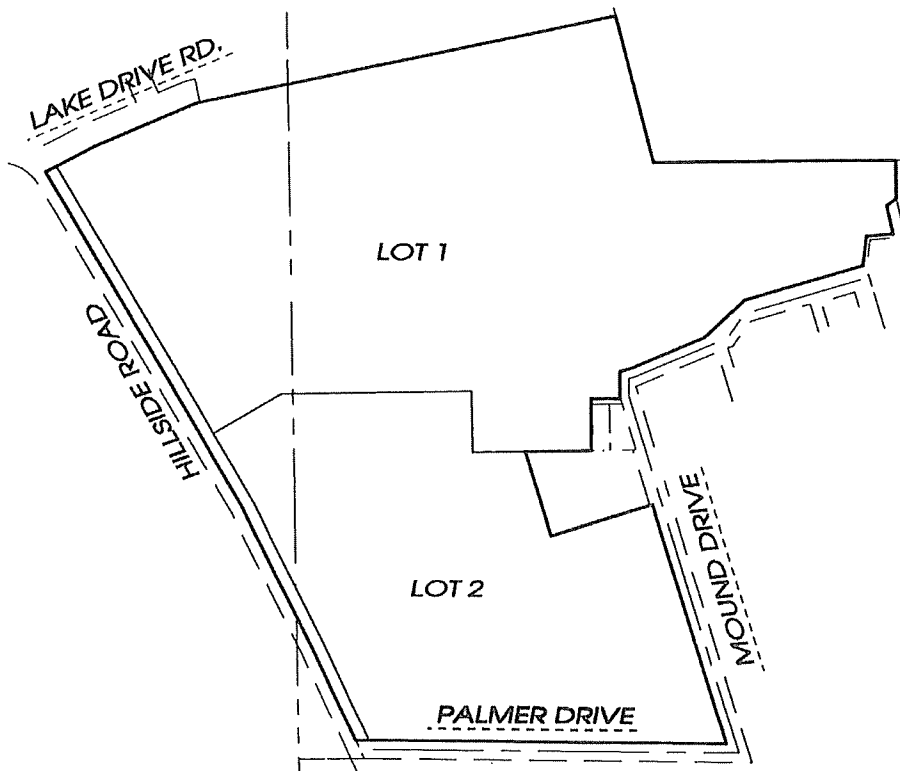
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines several lots.

STAFF RECOMMENDATION

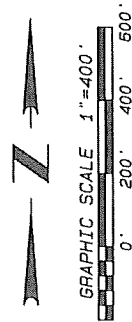
Staff recommends the City Council approve the proposed land division.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1525B, 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 SW 1/4 OF THE SE 1/4, 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.



3-10-22



| 10 Year Capital Projects and Equipment Plan | | | | | | |
|---|-------------------|----------------------------------|--------------|-----------------|---------------|----------------------|
| Borrowing Year | Construction Year | Projects | Borrowing | Total Borrowing | Other Funding | Other Funding Source |
| 2022 | 2022 | So Main | \$ 825,000 | | | |
| 2022 | 2022 | Retaining wall E Fulton | \$ 175,000 | | | |
| 2022 | 2023 | Quigley St * | \$ 109,100 | | \$ 12,390 | LRIP, water utility |
| 2022 | 2022 | Loader | \$ 68,750 | | | utility |
| 2022 | 2022 | Plow Truck | \$ 185,835 | | | TIF |
| | 2023 | Henry St* | | | | |
| 2022 | 2023 | W Fulton (Hwy 59 to Dallman) | \$ 267,277 | | | DOT grant utility |
| | 2023 | Lead Lateral replacement program | | | | |
| | 2024 | Albion * | | | \$ 547,850 | TIF Interest |
| 2022 | 2025 | Crescent and Ridgeway* | \$ 332,115 | | \$ - | Capital Surplus |
| | | Available | \$ 17,923 | \$ 1,981,000 | | |
| 2027 | 2026 | IKI | \$ 322,000 | | | |
| 2027 | 2027 | Plow truck | \$ 155,000 | | | |
| 2027 | 2026 | Washington Street* | \$ 392,250 | | | |
| 2027 | 2027 | W Rollin (Head to Albion)* | \$ 382,600 | | | |
| 2027 | 2028 | Stoughton RD (IKI -Head) | \$ 300,000 | | | |
| | | Available | \$ (333,965) | \$ 1,550,000 | | |
| 2031 | | South Ave (Lord to Martha)* | \$ 320,000 | | | |
| 2031 | | Shannon St * | \$ 70,000 | | | |
| 2031 | | Little York Rd * | \$ 70,000 | | | |
| 2031 | | Pool Painting | \$ 60,000 | | | |
| 2031 | | Ladd Lane * | | | | |
| 2031 | | Plow Truck | \$ 155,000 | | | |
| | | E High * | | | | |
| 2031 | | TBD | \$ 440,000 | | | |
| | | Available | \$ 751,035 | \$ 2,200,000 | | |

* May require sewer and water replacement

| OPERATING INCREASES (DECREASES) | CAPITAL EQUIPMENT | CAPITAL PROJECTS |
|---------------------------------|-------------------------------------|---|
| DPW | DPW | DPW |
| Planer/Boxbroom rental \$ - | Tool Cat \$ 70,000 | Quigley Street \$ 109,000 |
| Tree inventory \$ 5,000 | | W Fulton (Hwy 59 to Dallman) (1) \$ 267,277 |
| DPW Working foreman \$ 9,022 | | Henry St (3) |
| Stormwater | Stormwater | Stormwater |
| | | Ladd Lane pond (5) |
| Cemetery | Cemetery | Cemetery |
| | 60" Mower (1) \$ 9,500 | |
| Parks | Parks | Parks |
| | 72" mower (1) \$ 7,000 | Netting RTP \$ 10,000 |
| | Picnic table RTP \$ 4,000 | Bleacher Shade Structures RTP \$ 10,000 |
| | Fibar chips \$ 2,000 | RTP concession stand roof \$ 2,000 |
| Pool | Pool | Pool |
| | Automatic fill \$ 3,300 | Diving boards anti-slip coating \$ 200 |
| | Popcorn machine \$ 600 | |
| | Grates pool edge | |
| | Rescue tubes \$ 350 | |
| | Practice AED \$ 119 | |
| | Lounge chairs 12 \$ 1,500 | |
| | Funbrella \$ 6,000 | |
| | Child cpr training manikin \$ 200 | |
| General Government | General Government | General Government |
| City Hall internet | | |
| Library | Library | Library |
| | Computers 5 \$ 4,000 | Roof replacement |
| | HVAC controls | Meeting Rooms (10) and (11) \$ - |
| | Furnace | |
| Police | Police | Police |
| | Door access control \$ 9,334 | |
| | Hybrid patrol vehicle (1) \$ 35,000 | |
| Refuse and Recycling | Refuse and Recycling | Refuse and Recycling |
| Brush grinding \$ - | | |

Note: does not include operating increases due to wages

- (1) Net of trade in or grant
- (2) funded with park improvement fees or advertising fees
- (3) TIF
- (4) borrowing
- (5) Stormwater Utility
- (6) partially paid by sewer and water utilities
- (7) Capital Surplus Funds
- (8) designated funds