

**Common Council
Regular Meeting**

Tuesday, July 10, 2018, 6:30 p.m.
City Hall, 31 S. Madison Street, Evansville, WI

MINUTES

1. **Call to order.** The meeting was called to order by Mayor Bill Hurtley at 6:31 p.m.
2. **Roll Call.** Members present: Mayor Bill Hurtley, Alderpersons Jim Brooks, Rick Cole, Larry Dobbs, Dianne Duggan, Ben Ladick, and Joy Morrison. Alderpersons James Montgomery and Erika Stuart were absent. Others present: City Administrator/Finance Director Ian Rigg, City Clerk/Treasurer Judy Walton, City Attorney Mark Kopp, Library Director Megan Kloeckner, Greg Johnson from Ehlers, Kelly Gildner from the Review, and Roger Berg.
3. **Approval of Agenda.** Brooks made a motion, seconded Dobbs to approve the agenda. Motion approved 6-0.
4. **Approval of Minutes.** Brooks made a motion, seconded by Cole to waive the reading of the minutes of June 12, 2018 and approve as presented. Motion approved 6-0.
5. **Civility reminder.** Recognition of the commitment to civility and decorum at Council meetings.
6. **Citizen appearances.** None
7. **Reports of Committees**
 - A. **Library Board Report.** Kloeckner reported the library will be closed on Monday in order to relocate the public computers and copier and after this is completed Vogel Brothers will start to take down the walls. Overdrive Big Read – *Cowboy Pride* ebook is available for simultaneous checkout through July 23; access to Lynda.com, a database containing thousands of video tutorials taught by industry experts that allow you to acquire software, creative, and business skills, is now available. This is a great resource for continuing education and personal development along with Gale Courses. August 2nd at 10:00 a.m. will be another program in which they partner with Vogel Brothers. Kids age 6-12 can come and learn about construction and check out building equipment and hopefully get a sneak peak of the new space as construction activities allow. There have been 13 kids programs to date with 192 attending and 4 teen programs with 37 attending.
 - B. **Youth Center Advisory Board Report.** Brooks reported there is a lot of water and it is very damp at the Center, mostly due to the age of the building and the work needed on it. The Ducky Derby was successful but the numbers were down.
 - C. **Plan Commission Report.**
 - (1). Cole made a motion, seconded by Brooks to approve the Certified Survey Map to create two lots on parcel 6-27-580.001 located at 210 Cemetery Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:

- 1) The applicant files the final CSM with Rock County Register of Deeds.
- 2) Applications SP-2018-03 and RZ-2018-02 are approved and any conditions are satisfied.

Hurtley stated this has received Municipal Services Committee and Plan Commission approval. Brooks added that this would split off the commercial buildings from the residential.

Motion approved 6-0.

D. Finance and Labor Relations Committee Report

- (1). Cole made a motion, seconded by Duggan to Approve Resolution 2018-20, Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 9, City of Evansville, Wisconsin. Rigg stated that no further expenses can be charged to TID 6 after September, 2021. By adding this new TID the clock for expenses will be reset.

Greg Johnson went over the Project Plan for the Creation of TID 9. This is a 1 parcel TID district, mixed use district with 3 buildings proposed. He explained the plan/project costs, Pay as You Go financing, development assumptions, increment revenue projections, and cash flow. He explained the process of the Joint Review Board.

Rigg added that with this project, we are still well below the 12% of equalized value that can be in TIF Districts.

Motion approved 6-0 on a roll call vote.

- (2). Cole made a motion, seconded by Brooks to accept the City bills as presented in the amount of \$966,930.00. Motion approved 6-0 on a roll call vote.
- (3). There was discussion to possibly approve a development agreement between Morning Berg LLC and the City of Evansville previously in closed session. There was additional discussion to clarify the required job creation as part of the agreement.

Dobbs made a motion, seconded by Cole to approve the development agreement between a corporate entity to be created by John Morning and Roger Berg, and the City of Evansville.

Motion approved 6-0 on a roll call vote.

- (4). Rigg reported on the 2017 Fiscal Year Audit. Under performances in revenues resulted in an approximate \$77,000 shortfall, this was corrected in the 2018 budget. The PILOT payment was estimated too high due to an over projection in valuation. The majority of the auditor comments are common among municipalities of our size.

Brooks noted the auditor's praise to Rigg and the staff for the quality of input and the cooperation level and extended praise to city staff for their work on the audit. He asked about the increase in budgeted amounts for Public Safety and if that was comparable to municipalities of our size and Rigg stated that the department is always a large slice of the budget.

E. Public Safety Committee Report. Duggan reported they had a very short meeting. They approved several operator's licenses, there is a delay in the bathroom project at EVPD; the 4th of July festivities went well; and there was more discussion about speeding within the city.

Brooks extended a thank you on behalf of the 4th of July Committee to Public Safety, EMS, and Fire for their work during the event.

F. Municipal Services Report. Brooks reported they discussed the capital plan, priorities for 2019, and pedestrian safety at the round-a-bout on South 6th Street.

(1). Review of West Side Water Booster Station Plan. Rigg stated the most economical scenario is a booster station on the northwest corner but there is no formal plan for paying for that. Modifying our existing water tower or constructing a new water tower are not options due to cost. Development in that area is an unknown.

(2). Brooks made a motion, seconded by Cole to approve an agreement for Shared Meter Technician Services with WPPI. Brooks stated we would receive one 40 hour increment of the WPPI employee's time to train linemen. Good for capacity development, technical development, and it's cost effective.

Motion approved 6-0 on a roll call vote.

G. Economic Development Committee Report. Ladick reported they had a short meeting. They discussed the Bauer lot and discussed the 15% limit of light industrial in commercial districts.

H. Redevelopment Authority Report. No report.

I. Parks and Recreation Board Report. Rigg reported they had a citizen request to contribute towards the tennis court backboards; the grass at Westside Park is starting to grow, they are preparing for the 4th; a number of repairs have been done to the pool; and changes were made to the swimming lessons schedule.

Dobbs added that the swim team is in excess of 100 members this year.

J. Historic Preservation Commission Report. No report.

K. Fire District Report. No report.

L. Police Commission Report. No report.

M. Energy Independence Team Report. No report, will meet in August.

N. Board of Appeals Report. No report.

8. Unfinished Business.

A. Brooks made a motion, seconded by Duggan to approve Application Ordinance 2017-12, Rezoning Territory from Agricultural (A) and Rural Residential (RR) to Residential District Two (R-2) Zoning and Business District (B-3), located at 210 Cemetery St, Parcel 6-27-580.001, finding that the public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning, as identified in Section 130-174(3)a-c of City ordinance, with the following condition:

(1). Conditions of Applications RZ-2018-03, LD-2018-06, and SP-2018-03 Application are fulfilled.

Motion approved 6-0.

- 9. Communications and Recommendations of the Administrator.** Rigg stated he attended the Wisconsin City Manager's Association conference in Wisconsin Dells; he is starting work on the budget; the new foreman is starting; there was a resignation of a Department of Public Works employee; and he and staff are reviewing the utility billing policy.

A. Brooks made a motion, seconded by Duggan to authorize signature of contract with AT&T for Centrex Service. Rigg stated he learned our contract expired after we received a \$12,000 bill. Until that time he wasn't aware we had a Centrix agreement.

Motion approved 6-0 on a roll call vote.

- 10. Communications and Recommendations of the Mayor.** Hurtley stated he has an article that will appear in the newspaper thanking everyone for their work on the 4th of July celebration.

- 11. New Business.** None.

12. Introduction of New Ordinances.

A. Brooks presented the first reading of Ordinance 2018 – 07, Providing for Substitution of a Treasurers Bond.

B. Brooks presented the first reading of Ordinance 2018 – 08, An Ordinance Annexing Territory from Agricultural (A) to Residential District One (R-1) on Parcel 6-20-390.11, on South Sixth Street.

C. Brooks presented the first reading of Ordinance 2018 – 09, An Ordinance Rezoning Territory from Agricultural (A) to Residential District One (R-1) on Parcel 6-20-390.11, on South Sixth Street

13. Meeting Reminders

A. The next regular Council Meeting is scheduled for Tuesday August 14, 2018 at 6:30 p.m., City Hall.

- 14. Closed Session.** Brooks made a motion, seconded by Cole to convene in closed session pursuant to Sec. 19.85(1)(c) of the Wis. Stats. to consider employment, promotion, compensation or performance evaluation data of a public employee over which the governing body has jurisdiction. Upon completion, Common Council will not reconvene in open session. Motion approved 6-0 on a roll call vote at 7:39 p.m. The City Clerk left at this time. The City Administrator left at 8:15 p.m.

There was no action taken in closed session and the meeting ended at 8:35 p.m.

Judy Walton, City Clerk/Treasurer