

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

Monday, February 17, 2025 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, February 14, 2025
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
 - A. Consider approval of minutes of February 3, 2025 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 - B. Library Board:
 1. Report on discussion and action taken at previous meeting.
 - C. Utility Commission:
 1. Report on discussion and action taken at previous meeting.
 - D. Historic Commission:
 1. Report on discussion and action taken at previous meeting.
 - E. Public Safety Committee:
 1. Report on discussion and action taken at previous meeting.
8. Consider MOU with Rock County for 210 W Fulton St HOME Grant.
9. Mayor, alderperson and staff reports.
10. 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 development agreement for 116 Swift St.

11. Return to open session and consider taking action on items discussed in closed session

12. 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.

**FEBRUARY 3, 2025 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

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

Present: Shawn Prebil, Michelle Crisanti, Candy Davis, Tim Shaw, Jim Burdick and Paul Davis

Others Present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Library Director Beth Krebs-Smith, Municipal Services Director Zach Nelson, Police Chief Bob Kowalski, Fire Chief Randy Pickering and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, January 31, 2025 at the City Hall, Library, Post Office and the City's website.

ACCEPT THE AGENDA: A Shawn Prebil/Michelle Crisanti motion to accept the agenda passed, all voted in favor.

UPPER 90 PRESENTATION OF ENERGY INVESTMENT GRADE AUDIT: Mario Malonzi, and Adam Prohaska from Upper 90 presented the results of the Energy Investment Grade Audit. The presentation gave recommendations for upgrades to some city facilities and infrastructure to improve energy efficiency.

MINUTES: A Shawn Prebil/Candy Davis motion to approve the January 20, 2025 Council meeting minutes passed, all voted in favor.

COMMITTEES:

Finance Committee: A Tim Shaw/Candy Davis motion to approve the bills and payroll in the amount of \$453,488.78 passed on a 6/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve declaring the leaf vacuum surplus and setting the minimum bid at \$200 passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to adopt City of Edgerton Resolution 02-25: Intention to Join the Statewide Public Safety Interoperable Communication System for the City of Edgerton passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to adopt City of Edgerton Resolution 03-25: Resolution Authorizing the 2024 Property Tax Equivalent charged to the Water Utility passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to adopt City of Edgerton Resolution 04-25: Resolution approving Budget Transfers and Amendments for the Year Ending December 31, 2024 passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to adopt City of Edgerton Resolution 05-25: Resolution Approving the Assigned Fund Balance for the Year Ending December 31, 2024 with the addition of \$20,000 for the Sensory Room at the library passed on a 6/0 roll call vote.

Redevelopment Authority: A Michelle Crisanti/Candy Davis motion to approve a Backdoor Improvement Grant for Tri-county Community Center to replace four windows, in the amount of \$5,000 passed on a 6/0 roll call vote.

A Michelle Crisanti/Shawn Prebil motion to approve an Exterior Improvement Grant for Tri-county Community Center to replace five windows in the amount of \$5,000 passed on a 6/0 roll call vote.

A Michelle Crisanti/Shawn Prebil motion to approve a Downtown Interior Improvement Grant for Tri-County Community Center to relocate the main electrical distribution panel in the amount of \$3,000 passed on a 6/0 roll call vote.

ORDINANCE 25-01: A Candy Davis/Jim Burdick motion to approve the second reading and adopt City of Edgerton Ordinance 25-01: Ordinance to amend Chapter 442 “Review and Approval of Extraterritorial Land Divisions” Section 442-29 A.(2) of the City of Edgerton Code of General Ordinances, City of Edgerton Rock and Dane Counties, Wisconsin passed on a 6/0 roll call vote.

ORDINANCE 25-02: A Jim Burdick/Paul Davis motion to approve the second reading and adopt City of Edgerton Ordinance 25-02: Ordinance to amend Section 450-20 “Official Zoning Map” of the Edgerton Code of Zoning Ordinances for 0.54 Acres Located West of Diane Dr, City of Edgerton Rock and Dane Counties, Wisconsin passed on a 6/0 roll call vote.

Being no other business before the Council, a Candy Davis/Shawn Prebil motion to adjourn passed on a 6/0 roll call vote.

Wendy Loveland
City Clerk
Adopted February 17, 2025

Memo

To: Common Council
From: Staff
Date: 2/14/2025
Re: February 17, 2025 Meeting

MOU with Rock County: Rock County agreed to provide \$300,000 in HOME funds to the 210 W Fulton project. One of the requirements of the HOME program is that an Environmental Review is completed and filed with HUD. City staff completed the same Environmental Review that is required by the HOME program for the other Federal fundings the project received. The attached MOU would allow Rock County to use the "City's" Environmental Review for their project.

**Memorandum of Understanding Between the City of Edgerton and County of Rock for
Purposes of Designating the City of Edgerton as the Responsible Entity for the
Environmental Review for Development Project at 210 Fulton St, Edgerton**

WHEREAS, the City of Edgerton, a Wisconsin Municipal Corporation (hereinafter the “City”), together with: the City of Janesville, a Wisconsin Municipal Corporation; the City of Beloit, a Wisconsin Municipal Corporation; the City of Evansville, a Wisconsin Municipal Corporation; the City of Milton, a Wisconsin Municipal Corporation, the Village of Clinton, a Wisconsin Municipal Corporation; the Village of Footville, a Wisconsin Municipal Corporation; the Village of Orfordville, a Wisconsin Municipal Corporation; and the County of Rock County, a political subdivision of the State of Wisconsin (hereinafter the “County” and collectively with the City, the “Parties”) (the “Members”), entered into a Mutual Cooperation Agreement (“MCA”) in 2016 to form a HOME Program Partnership Consortium (“Consortium”) under the National Affordable Housing Act to receive Federal assistance from the HOME Investment Partnership Program (HOME) to create affordable housing opportunities; and

WHEREAS, under the terms of the MCA, the County is responsible for administering the HOME Program on behalf of all Members, except for the Cities of Janesville and Beloit, and including those within the municipal boundaries of the City of Edgerton; and

WHEREAS, under the terms of the MCA, the County is responsible for undertaking eligible HOME Program activities to expand the supply of decent, safe and affordable housing in compliance with the regulations at 24 CFR Part 92, which include the environmental review requirements; and

WHEREAS, the County, via the Rock County Housing Authority, has agreed to lend HOME Funds in the amount of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) (“HOME Funding”) to Edgerton Community Outreach, Inc. to finance the renovation, reconstruction, rehabilitation and construction at 210 W Fulton St, Edgerton (the “Property”), so that a portion of the Property can be used to provide affordable rental housing to individuals with low-income levels under the HOME Program (“Project”); and

WHEREAS, the environmental effects of each activity carried out with HOME funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD’s implementing regulations at 24 CFR parts 50 and 58.

WHEREAS, the City has completed an environmental assessment for the project as required by another federal funding source under the Community Programs Funding Grant (the “Environmental Assessment”); and

WHEREAS, in accordance with 24 CFR, Part 58, the addition of supplemental assistance to a project (e.g. HOME Funding), may be approved if it is made under an agreement with a responsible entity, as that term is used by Title 24, Part 58 §58.2(a)(7), which conducted an initial environmental review without requiring a re-evaluation of the environmental findings; and

WHEREAS, the Property is located within the municipal boundaries of the City and as such, the City is a responsible entity as it relates to the HOME Funding; and

WHEREAS, the City and the County mutually agree that the Project will be a value to the community and wish to collaborate in completing an environmental review and designate the City as the responsible entity for the purpose of the County’s review.

NOW THEREFORE the City of Edgerton agrees to complete a brief environmental review record in the US Department of Housing and Urban Development’s (HUD) online HEROS system to reflect the addition of Three Hundred Thousand and 00/100 Dollars (\$300,000) in HOME funding to the project by linking the narrative to the full Environmental Assessment already completed and approved by HUD.

IN WITNESS WHEREOF, by signing below, the Parties agree to the terms the Memorandum of Understanding.

Date: _____

CITY OF EDGERTON

By: _____
Chris Lund, Mayor

COUNTY OF ROCK, WISCONSIN

By: _____
Andrew Baker, Director of Planning and Land Conservation