

City of Evansville Common Council
Regular Meeting
City Hall, 31 S Madison St, Evansville WI 53536
Monday, June 10, 2024, 6:00 p.m.

MINUTES

1. **Call to Order:** Duggan called the meeting to order at 6:00 p.m.
2. **Roll Call.**

Members	Present/Absent	Others Present
Aldersperson, Jim Brooks	P	Jason Sergeant, City Administrator
Aldersperson, Cory Neeley	A	Leah Hurtley, City Clerk
Aldersperson, Ben Corridon	P	Colette Spranger, Comm. Dev. Director
Mayor, Dianne Duggan	P	Mark Kopp, City Attorney
Aldersperson, Joe Geoffrion	P	Bronna Lehman, Library Director
Aldersperson, Abbey Barnes	P	Greg Johnson, Ehlers
Aldersperson, Gene Lewis	P	Amy Floan, Director of Aware
Aldersperson, Lita Droster	P	Julie Hermanson, Founder of Aware
Aldersperson, Erika Stuart	P	William Corfman
		Suara Meade & Michael Leigh

3. **Motion to Approve the Agenda by Brooks, seconded by Corridon. Motion passed 7-0.**
4. **Motion to Waive the Reading of Minutes of the May 14, 2024 Regular Meeting and the May 28, 2024 Special Meeting and Approve as Presented by Brooks, seconded by Corridon. Motion passed 7-0.**
5. **Civility Reminder:** Duggan noted the City’s commitment to civility and decorum at Council Meetings.
6. **Citizen Appearances** (Public comments on items on the agenda not requiring a public hearing and on matters which can be affected by Council action.)
 - A. **Mayoral Proclamation 2024-09, The Patriotic Concert 2024:** read by Brooks.
 - B. **Presentation by AWARE Agency, Program Manager Amy Floan**

Floan thanked the City for their support for their programs. Floan shared that AWARE was able to serve 348 people in 90 families in 2023. Floan shared information about programs that are offered to help the families of the Evansville School District. There was additional discussion about the space needs regarding location and size of space to operate.
7. **Reports of Committees.**
 - A. **Library Board Report:** Lehman read from her written report: General Updates: Destree Design Architects will be providing a condition assessment of the library, with the primary focus being on the older portion. Their report will document the building’s existing condition and make recommendations for maintenance and repair for planning purposes. The Library Board has entered into an HVAC preventative maintenance agreement with NAMI to begin July 1 when the current Sun Mechanical agreement ends. Coverall is now providing janitorial services for the library. Our new Library Aide started on June 6. We will be posting the open Library Clerk position at the end of June with an August start date. Program Updates: Our summer reading program starts today and runs through August 10th. The theme this year is “Adventure Begins at your Library”. Children choose an adventure path to track their reading. Teens and adults record the books they read on a Bingo Card. Completing the challenge earns a drawing entry and a book. We have lots of fun programs

scheduled this summer. In addition to our regular Storytime programming, in June we will have programs about snakes, science experiments, and music. There will also be hands-on activities and a stuffed animal sleepover. Teens will have an after-hours lock-in, art contest, and adventure movie trivia contest this month.

B. Parks and Recreation Board Report: Did Not Meet

C. Plan Commission Report:

1) **Motion to approve the Preliminary and Final Plat Application for the Windmill Ridge First Addition subdivision, finding that is in the public interests and substantially complies with Chapter 110 of the Municipal Code, subject to the following conditions.**

- i) Land Divider's Agreement completed and executed by both City and Developer.
- ii) Applicant submits Irrevocable Letter of Credit for City Engineer approval.
- iii) Applicant submits to City amended preliminary and final plats showing additional area acquired for recreational trail easement along west edge of plat prior to recording.

Motion by Brooks, seconded by Barnes. Motion passed 6-0-1, with Geoffrion recused.

2) **Motion to Approve Land Divider's Agreement for Windmill Ridge First Addition by Brooks, seconded by Barnes. Motion passed by Roll Call 6-0-1, with Geoffrion recused.**

D. Finance and Labor Relations Committee Report

1) **Motion to Accept the May 2024 City bills in the amount of \$1,462,865.77 by Brooks, seconded by Corridon. Motion passed by Roll Call 7-0.**

There was discussion about some of the items that were discussed during the Finance/Labor meeting. Sergeant shared that the items were mostly for the utilities and that Deputy Clerk Klitzman was going to fix the descriptions.

2) **2024 Financial Management Plan Presentation:**

Johnson shared that this is to update the comprehensive 5-year financial model that is in place. S & P G.O. has given Evansville a rating of AA- due to the several financial policies that are currently in place. The City has adhered to a reserve policy and had good financial practices with formal policies. Growth forecast TID IN represents all the property within the community and sets borrowing limits. TID OUT sets the tax rate projection to help set a budget. To look at TID OUT value projections, Ehlers looked at a 5-year trend and reduced it 50% and added in projected TIF district closures. The Water Utility cash flow projection shows a rate case in 2026 and again in 2030. Rate cases for the Electric Utility now require PSC approval for any projects that require dept issuance. The anticipated rate cases for the Electric Utility are scheduled to occur in 2026 and again in 2029. The Sewer Utility is currently in a better cash flow position and will just need about a 3% increase in fees every other year to account for inflation.

3) **Motion to Approve Resolution 2024-16 Amending the 2024 Budget by Brooks, seconded by Corridon. Motion passed by Roll Call 7-0.**

Sergeant shared that there was an issue with the poor condition of a pipe under Walker Street. This is to reflect the extra money coming in and going out to replace the pipe.

4) **Motion to Approve Resolution 2024-17 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,065,000 General Obligation Promissory Notes, Series 2024A by Brooks, seconded by Corridon. Motion passed by Roll Call 7-0.**

Johnson explained that this is implementation of the financing of the CIP and FMP.

5) **Motion to Approve Resolution 2024-18 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,860,000 Sewerage System Revenue Bonds, Series 2024B of the City of Evansville, Rock County, Wisconsin, and Providing for the Payment of the Bonds and Other Details with Respect to the Bonds by Brooks, seconded by Corridon. Motion passed by Roll Call 7-0.**

Johnson explained that the process will be the same as the previous Resolution.

E. Public Safety Committee Report.

- 1) **Motion to Approve of the Original Alcohol Beverage License applications for a Class “B” Beer/ “Class B” Liquor License for:** (background check recommendations provided by Chief Reese, unless otherwise noted)

- A. **Creative Collaborative Ventures, LLC, William Corfman, Agent, 4687 W. Rutland Rd., Brooklyn, WI 53521, d/b/a Picture This Creative Workshop, 7 E. Main Street, Evansville, WI 53536.**

Motion by Stuart, seconded by Lewis. Motion passed 7-0.

- 2) **Motion to Approve the Renewal Alcohol Beverage License Applications for a Class “A” Beer/ “Class A” Liquor License for:** (background check recommendations provided by Chief Reese, unless otherwise noted)

- A. **Casey’s Marketing Company, Melissa A. Frank, Agent, 539 Yosemite Ave, Hartford, WI 53027 d/b/a Casey’s General Store # 3583, 230 E. Main Street, Evansville, WI 53536.**

- B. **Consumers Cooperative Oil Company, Jessica Golz, Agent, 6909 N. County Rd. M, #65 d/b/a Consumer Coop Oil Company, 9 John Lindemann Dr., Evansville, WI 53536**

- C. **Kopecky’s Worldwide Foods, Inc., James Dean Kopecky, Agent, 8017 N. Ridge Court, Evansville, WI, 53536, d/b/a Kopecky’s Piggly Wiggly, 8 N. County Road M, Evansville, WI 53536.**

- D. **Madison Street Express, Inc., Parminder K. Sekhon, Agent, 2644 Granite Road, Fitchburg, WI 53711, d/b/a All-N-One, 104 S. Madison Street, Evansville, WI 53536.**

- E. **SD Evansville Minimart, Inc., Manvir Singh, Agent, 905 E. 10th Street, Brodhead, WI 53520, d/b/a SD Evansville Minimart, Inc., 350 Union Street, Evansville, WI 53536.**

Motion by Stuart, seconded by Lewis. Motion passed 7-0.

Corridon inquired on the incompleteness of the forms. The concern is over the blank spots and inconsistencies between the applications. Hurtley reminded the Council that the turnaround time on getting the applications turned in was about 2 weeks due to the wait for the new forms from the state.

- 3) **Motion to Approve the Renewal Alcohol Beverage License applications for a Class “B” Beer/ “Class B” Liquor License for:** (background check recommendations provided by Chief Reese, unless otherwise noted)

- A. **139 E. Main Street LLC, Tawfick (Tommy) Hanna, Agent, 3018 Maple Grove Dr., Madison, WI 5379, d/b/a Allen Creek Coffeeshouse, 137 E. Main Street, Evansville, WI 53536.**

- B. **Bessire Bowl, LLC, Joel Bessire, Agent, 221 Noah’s Arc Ct, Evansville, WI 53536, d/b/a Blue Devil Bowl, 108 E. Main Street, Evansville, WI 53536.**

- C. **Creekside Place Inc., Jennifer Widell, Agent, 112 W. Liberty Street, d/b/a Creekside Place Inc., 102 Maple Street, Evansville, WI 53536.**

- D. **El Vallarta De Evansville LLC, Marco Lugo, Agent, 438 Almeron St, WI 53536, d/b/a El Vallarta, 609 E Main Street, Evansville WI 53536.**

- E. Evansville Memorial Post 6905 VFW, John L Schneider, Agent, 15542 W. Francis Road, Evansville, WI 53536, d/b/a VFW Memorial Post, 179 E. Main Street, Evansville, WI 53536.
- F. Lovegood's, LLC, Hannah O'Brien, Agent, 676 Porter Rd, Evansville, WI 53536, d/b/a Lovegood's Coffee & Cocktails, 16 W. Main Street, Evansville, WI 53536.
- G. Pete's Inn Inc., Sheri Biddick, Agent, 694 W. Main Street, Evansville, WI 53536, d/b/a Pete's Inn Inc., 14 N. Madison Street, Evansville, WI 53536.
- H. Slice Golf, LLC, Sarah Kilps, Agent, 300 S. 1st Street, Evansville, WI 53536, d/b/a Slice Golf, 1 E. Main Street, Evansville, WI 53536
- I. The Night Owl Food & Spirits Inc., Gregory P Ardisson, Agent, 217 N. Sixth Street, Evansville, WI 53536, d/b/a The Night Owl Sports Pub & Eatery, 189 E. Main Street, Evansville, WI 53536.
- J. Trappers Bar & Grill LLC, Travis Schuh, Agent, 3942 State Road 213, Footville, WI 53520, d/b/a Trappers Bar & Grill, 50 Union Street, Evansville WI 53536.

Motion by Stuart, seconded by Lewis. Motion passed 7-0.

Stuart did share that there were some concerns about the lack of police presence at the Memorial Day Parade. Stuart explained that the Police haven't been asked to show up, they would just do it. However, this time the officers were all on calls. Lewis added that for next year, it is requested that the July 4th event committee come to Public Safety to help work out some of the details.

F. Municipal Services Report.

- 1) *Motion to Approve Resolution 2024-15 Documenting Review and Approval of the 2023 Compliance Maintenance Annual Report (CMAR) by Brooks, seconded by Stuart. Motion passed 7-0.*

Brooks explained that the report, while not perfect, is a better report than years past.

G. **Economic Development Committee:** Brooks reported that they met at the library and there was some discussion on what can be done between the EDC and the library to get more information into the community.

H. **Youth Center Advisory Board Report:** Did Not Meet

I. **Historic Preservation Commission:** Lewis reported that 129 W Church is doing an addition to rear of the building, 137 E Main is replacing a wood deck with composite. Staff issued some certificates for 11 W Main to replace the roof, 34 N 2nd and 137 E Main Street were both paving gravel driveways.

J. **Fire District Report:** Brooks and Stuart reported that the calls are 2 less than last year and they are celebrating the 150th anniversary of the Fire District on August 10th.

K. **Police Commission Report:** Did Not Meet

L. **Energy Independence Team Report:** Did Not Meet

M. **Board of Appeals Report:** Did Not Meet

8. **Unfinished Business:** None

9. **Communications and Recommendations of the Administrator:**

Sergeant gave an updated schedule for the demolition for 465 W Main. There is an upcoming movie in the park scheduled on June 8th to use some of the money for the Youth Center with the closure of the facility. There was also a situation where a fence post was driven through the sewer line outside

the concession area at the new Aquatic Center. Sergeant shared what work will be done to correct the situation, with the hope of being able to keep the pool open during the fix. There is also a Ribbon-cutting scheduled for June 22nd for the Splashpad at Leonard Leota Park.

10. **Communications and Recommendations of the Mayor.**

- A. *Motion to Appoint Kris Evans, 245 W Church St, to the unexpired three-year term to Park and Recreation Board ending 2027 by Brooks, seconded by Stuart. Motion passed by Roll Call 7-0.*

Duggan asked anyone who wanted to have input to submit items in writing by July 13th for Sergeant's performance appraisal. Duggan also asked for anyone who is reaching out to agencies to check with others to make sure that no one else has already done so, to avoid duplication of efforts.

11. **New Business:** None

12. **Introduction of New Ordinances.**

Spranger explained the items that are in the summary report for both of the Ordinance proposed updates.

- A. **First Reading and Discussion of Ordinance 2024-04: An Ordinance Updating Certain Sections of Chapter 130 (Zoning):** Read by Brooks
- B. **First Reading and Discussion of Ordinance 2024-05: An Ordinance Updating Divisions 12 through 15 and Introducing Section 130-1306 to Chapter 130 (Zoning):** Read by Brooks

13. **Upcoming Meeting Reminder:**

- A. Regular Common Council Meeting, Tuesday July 9, 2024, at 6:00 p.m.

14. **Adjourn:** Duggan adjourned the meeting at 7:54 p.m.

Leah Hurtley, City Clerk