

City of Evansville Common Council
Regular Meeting
City Hall, 31 S Madison St, Evansville WI 53536
Monday, June 9, 2025, 6:00 p.m.

MINUTES

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

2. **Roll Call:**

Mayor, Dianne Duggan	P	Leah Hurtley, City Clerk
Aldersperson, Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson, Abbey Barnes	P	Bronna Lehmann, Library Director
Aldersperson, Erika Stuart	P	Chief Jones, Police Chief
Aldersperson, Kelly Shannon	P	Jon Frey, Evansville Jay's Baseball
Aldersperson, Chuck Boyce	P	Jeff Stevens: Citizen
Aldersperson, Joe Geoffrion	P	John Brandon: Citizen
Aldersperson, Ben Corridon	P	
Aldersperson, Lita Droster	P	

3. **Motion to Approve the Agenda, changing 7C-2 to Discussion and First Reading, and changing the day to Tuesday in 13A, by Barnes, seconded by Lathrop. Motion passed 8-0.**

4. **Motion to Waive the Reading of Minutes of the May 13, 2025 Regular Meeting and Approve as Presented by Barnes, seconded by Lathrop. Motion passed 8-0.**

Corridon pointed out cut off sentence for 6B. Hurtley reported that "on website and handing out flyers with web address." should be added.

5. **Civility Reminder:** Duggan noted the City's commitment to civility and decorum at Council Meetings.

6. **Special Presentations:**

A. **Rob Stietz and Jon Lange from Ace Materials Placing and Hatch Building Supply:** Spranger began by reminding Council that the City still owns 11.5 of acres land on County M that is zoned Industrial Use, by Alcivia. Stietz has reached out to Spranger to purchase the land. Stietz shared that the goal is to move the Madison location to Evansville when the lease in Madison expires in 2026.

7. **Public Comments on Items on the Agenda not Requiring a Public Hearing and on Matters Which can be Affected by Council Action.** (Individuals wishing to address the City Council are required to sign in on the roster and must keep their comments under three minutes. Any materials must be delivered only to the City Clerk.)

John Brandon, 460 Almeron, voiced concerns about the City minute taking.

8. **Reports of Committees.**

A. **Library Board Report:** Lehmann read from a written report: General Updates-We are working with Destree Design Architects to submit a proposal for state and local historic preservation approval to repair the hail-damaged library roof. Tile samples have been reviewed for profile and color accuracy. There is a 4-6 month lead time to get replacement clay tile delivered. Hail damaged HVAC rooftop unit fan blades

have been repaired. We received good news that the condenser coil testing showed no leakage from the hail. Program Updates-We were busy today with families coming in to register on the first day of our Color Our World summer reading program for kids, teens, and adults. Thanks to the Prairie Lakes Library System we will have a circus arts performance on June 17 and a dance and story celebration of India's Festival of Colors on June 24. Both are at 10am. Check our website calendar for other art-related summer activities. A save-the-date reminder from the Friends of the Library for their Ice Cream Social and Cake Auction on Friday, June 27, from 4-7pm at Emma's Table.

B. Parks and Recreation Board Report.

- 1) *Motion to Waive the deposit (\$100) and fees (\$325) for the Evansville Jays baseball team for the 2025 season by Stuart, seconded by Lathrop. Motion passed 8-0.*

C. Plan Commission Report:

- 1) *Motion to Approve the Land Division Application LD-2025-06 (525/527 S Seventh Street/Parcel ID 6-27-533.502) and a Certified Survey Map to divide parcel 6-27-533.502 into two lots for a two-family twin residence addressed at 525/527 South Seventh Street, 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:*

A. The final CSM is recorded with Rock County Register of Deeds.

B. The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.

Motion by Barnes, seconded by Lathrop. Motion passed 7-0-1, with Geoffrion recused.

- 2) **Motion to Approve Discussion and First Reading of Ordinance 2025-03, An Ordinance to Reimburse Building Permit Fees for Affordable Housing Projects:** Spranger explained that there was a prior version that had had a first reading a couple months ago. There have been some changes in the interim to the WHEDA housing program. The ask has been to make housing more affordable city wide. The challenge is that the City of Evansville doesn't charge a lot of extra charges. Developers would received a 1% interest loan for a developer to apply. Spranger is also look to update zoning code to reflect current usage. Spranger would like to remove "fitness uses" from indoor commercial entertainment. This would recognize that they wouldn't have the same level of impact of cafes, restaurants, or bars. The comprehensive plan does recognize that locations that are zoned light use industrial, may have commercial uses that would work well in those areas. Studio or Instructional Service in B1, B5, and I-1 Districts would allow for Conditional Use Permits that would look closer at parking and shared uses.
- 3) **Summary from Building Blocks: Housing Development and Financing Seminar:** Boyce, Corridon, Droster, and Spranger attended the Seminar that was hosted by some Developers in the Madison area. Spranger explained that Evansville is starting to get noticed due to the lower housing prices, even though they feel high by Evansville standards. There were a lot of good pointers that were shared for items to be looking for such as tax credits, and what the Developer is asking for.

D. Finance and Labor Relations Committee Report:

1) *Motion to Accept the May 2025 City bills in the amount of \$1,182,482.64 by Barnes, seconded by Corridon. Motion passed by Roll Call 8-0.*

2) **Union Townline (UTL) Substation Improvement Project:**

i) *Motion to Approve the Recommendation for award of Contract to Border States; for (2) 69 kV Circuit Breakers by Barnes, seconded by Lathrop. Motion passed by Roll Call 8-0.*

ii) *Motion to Approve the Recommendation for award of Contract to Virginia Transformer Corporation; for (1) substation transformer by Barnes, seconded by Corridon. Motion passed by Roll Call 8-0.*

3) *Motion to Approve Completing the Pre-Award Authority with the Federal Railroad Administration (FRA) by Barnes, seconded by Corridon. Motion passed by Roll Call 8-0.*

E. Public Safety Committee Report: Stuart shared that Brooks had come to update the plans for the July 4th festival and will be providing their own security for the event. Start also shared that the EPC has been asked to attend the March 2026 meeting to include the Public Safety Committee in preparation talks for the July 4th events for next year. There have also been some police calls to Pete's already. Hurlley also provided an update on the status for the licensing status at the Mobil station.

F. Municipal Services Report:

1) *Motion to Approve Resolution 2025-13, Approval of the 2024 Compliance Maintenance Annual Report (CMAR) by Corridon, seconded by Droster. Motion passed 8-0.*

Corridon shared that Upper 90 had given an in-depth presentation of potential projects and costs for energy efficiency efforts. There was also discussion on changes to the Municipal Code in regards to Lead Service Laterals that would allow for more flexibility in replacing the laterals.

G. Economic Development Committee Report: Geoffrion shared that they had met at Gordie Miller's Woodworks. Spranger had handed out a lists of businesses that are encouraged for visits by the end of the year.

H. Youth Center Advisory Board Report: No Quorum

I. Historic Preservation Commission Report: Shannon shared that the Wisconsin Historical Society was in attendance to talk about the tax credits that are available for the homeowners doing repairs for the hail storm damage.

J. Fire District Report: Stuart shared that to date there have been 116 calls this year to the 102 at this point last year. There are 41 firefighters on the roster, with interviews beginning for the accounting position for the Fire District.

8. **Communications and Recommendations of the Administrator:** Sergeant shared that there was nothing new to report since the Friday report.

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

A. *Motion to Approve the Citizen Appointment of Gene Lewis, 354 Union St, Evansville, WI 53536 to the Historic Preservation Commission for the unexpired*

two-year term ending in 2026 by Barnes, seconded by Lathrop. Motion passed by Roll Call 8-0.

10. **Old Business:** None
11. **New Business:** None
12. **Introduction of New Ordinances:**
 - A. **First Reading Ordinance 2025-04 Rezoning Territory from R-1 to R-2 in the Capstone Ridge Subdivision.** Read by Barnes.
13. **Upcoming Meeting Reminder:**
 - A. Regular Common Council Meeting, ~~Monday~~ Tuesday, July 8, 2025, at 6:00 p.m.
 - B. 2025 Meetings: August 12th, September 9th, October 14th, November 11th, and December 9th, 2025 at 6:00 p.m.
14. **Closed Session:** *Motion that the Common Council shall convene in closed session pursuant to section 19.85 (1) (e) of the Wisconsin statutes to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and where discussion in open session would negatively impact the city's competitive or bargaining position. Upon completion, the Common Council will reconvene in open session by Barnes, seconded by Droster. Motion passed by Roll Call 8-0.*
15. Reconvene into Open Session: Motion to reconvene into Open Session pursuant to Wis. Stats. §19.85(2) for possible discussion and/or action concerning any matter discussed in closed session.
16. **Open Session began at 7:37 p.m.**
17. **Adjourn:** Duggan adjourned the meeting at 7:38 p.m.