City of Evansville Common Council
Regular Meeting
City Hall, 31 S Madison St, Evansville WI 53536
Tuesday, October 13, 2026, 6:00 p.m.

MINUTES

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

Members	Present/Absent
Mayor, Abbey Barnes	P
Alderperson, Bill Lathrop	P
Alderperson, Bill Hurtley	P
Alderperson, Erika Stuart	P
Alderperson, Kelly Knoble	P
Alderperson, Chuck Boyce	P
Alderperson, Norman Barker	P
Alderperson, Ben Corridon	P
Alderperson, Lita Droster	P (6:05-8:50 p.m.)

Others Present
Leah Hurtley, City Clerk
Jason Sergeant, City Administrator
Colette Spranger, Comm. Dev. Director
Scott Kriebs, Municipal Services Director
Ryon Riggan, City Treasurer
Bronna Lehmann, Library Director
Nick Bubolz, Town & Country Engineer
Mark Kopp, City Attorney
Jim Graham, CHS
Casey Griffiths, Ehlers
Joe Daggett, WPPI CFO

Others Present: Steve Hagan, Sue Miller, Vicky Norton, Dave Solsberry, Megan Devorak, Hudson Daly, Randi Soldner, Jolene Klitzman, Maureen & Rick Nelson, Brian & Jenifer Holms, Todd & Kristy Zalucha, Mike Hillard, Shannon Mackey, Margaret Lucchesi, Mary Wileman, Theresa Gassman, John Brandon, Krista Maynard, Tami Speich, Cory & Sue Neeley, Derek Heydn, Alex Christensen

3. ***Motion to Approve the Agenda* by Lathrop, seconded by Stuart.** *Motion passed 7-0.*

4. ***Motion to Waive the Reading of Minutes of the September 8, 2026, Regular Meeting and the September 16, 2026 Special Meeting and Approve as Presented* by Lathrop, seconded by Corridon.** *Motion passed 7-0.*
5. **Civility Reminder:** Barnes issued a reminder that all City business is held with civility and decorum.

6. **Special Presentations**
   A. **CHS Presentation, Jim Graham:** Graham gave updates on the CHS project as the project begins, along with additional activities to prepare the site and protecting environmental resources as work begins.

   B. **WPPI Presentation, Joe Daggett:** Daggett went over the materials in the slide presentation in the packet. Daggett shared that WPPI is not a vendor, but part of a long-term partnership that provided a member stake in everything that WPPI does. In addition, the membership has built a diverse set of resources, services, and advocacy. Daggett would like to encourage City of Evansville to extend their long-term contract to 2073, to help facilitate long-term infrastructure planning.

   *Droster Arrived 6:05 p.m.
7. **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. ***Public Hearing: Special Assessments for the 2026 City Sidewalk Assessment for select addresses on Lincoln St, Gunther Dr, Windsor Ln, Debbie Dr, Deanna Dr, North Water St, East Countryside Dr, Joshua Dr, East Main St, West Main St.***
      1) **Staff Report:** Bubolz shared the information that covers the scope of the project for sidewalk spot repair work.
      2) **Initial Discussion by Council:**

a. Corridon: shared that if ever there are concerns regarding streets or sidewalks, Residents should feel free to come to Municipal Services Committee Meeting.
b. Lathrop: explained the responsibility of Council on this agenda item isn't to vote to reverse course of the City's long history of sidewalk assessments, rather to decide if the assessments have been determined fairly and equitably. Lathrop shared statistics on the value that sidewalks provide to property owners.
c. Boyce: Boyce voiced sidewalks that have been damaged due to the trees that the City owns, should be paid for by the City.
d. Stuart: City is making efforts to care for the trees and the City's goal is to get as many sidewalks as possible to a good useable condition.

3) **Public Hearing:** Public Hearing opened at 6:34 p.m.
   a. Randi Soldner: Soldner asked questions regarding assessments and the percentage of cost applied to homeowners. Also, suggested an Ordinance to stop planting trees in the terrace.
   b. Alex Christensen: Christensen shared safety concerns regarding visual blockage by trees when pulling out of driveway and would like to reduce the elevation of the sidewalk on his property.
   c. Rick Nelson: Liberty Street was supposed to redone a few years ago from 4th to 5th Street, wants to put a new driveway in but doesn't want to replace the driveway for it to be ripped out when the remainder of Liberty Street is replaced.

   Public Hearing closed at 6:45 p.m.
4) **Final Discussion by Council:** Shannon questioned the percentage of amount to be assessed. Lathrop added clarification that the City isn't paying for the replacement. If the property owner isn't paying for the work, then every other resident of the City is paying for the work.
5) ***Motion to Adopt Resolution 2026-26, A Preliminary Resolution Declaring Intent to Levy Special Assessments Under Municipal Police Power Pursuant to §66.0703, Stats. by Lathrop, seconded by Knoble.*** *Motion passed by Roll Call 5-3, with Knoble, Boyce, and Droster opposed.*

Public Comment: Barnes shared that Public Comment was being limited to a total of 15 minutes.

a. Megan Dvorak: Dvorak owner of Dysfunctional Fitness. Dvorak expressed zoning approval concerns as she claimed the June 2nd Plan Commission meeting wasn't properly noticed making a void to any actions handled at the meeting, including the gym permit and window film conditions for Dysfunctional Fitness.
b. Hudsyn Daly: Daly addressed the pattern of rule enforcement and administration hostility directed towards Dysfunctional Fitness.
c. Shannon Mackie: Mackie shared a personal story and expressed her concerns regarding window film covering the windows at Dysfunctional Fitness and the City's requirement of 50% of visibility. Mackie wants the City to recognize that not all businesses serve the community in the same way, and a fitness facility should be viewed differently than a retail space.
d. Tommy Hanna: Hanna has received 2 violations stating it should have been verbal communication vs. the certified letter that was received from an out-of-city contractor.
e. Todd Zalucha: Zalucha stated concerns about the traffic coming off of Hwy C onto 4th Street at a high speed. Zalucha would like for the topic to be on the agenda of the Safety Committee.

f. Vicky Norton: stated support of having natural light with privacy at Dysfunctional Fitness. Norton suggested a variance so that there are no more citations issued.

Barnes called for recess 7:06 p.m. - 7:10 p.m.

8. **Reports of Committees**

A. **Library Board Report:** Lehmann read from written report: General Updates: We recently worked with the vendor to update the dialer on the fire alarm panel, replace a failed security camera, and replace a water-damaged door sensor. Recent rain has resulted in three incidents where water leaked in from above the Main Street door area. This has happened before during heavy or extended rains. Water also puddles on a storeroom floor and has damaged plaster in two downstairs rooms. Renaissance Historic Exteriors and Destree Design Architects were onsite Oct. 12 to troubleshoot these various water leak issues in the historic portion of the building. They were able to identify how water is infiltrating the building and will have a report by Oct. 27. Several library staff and a Library Board trustee will be attending the Wisconsin Library Association conference in Middleton next week. The Friends of the Eager Free Public Library annual meeting will be on Tuesday, Oct. 20, at 6pm. Election of new board members will occur. There are also fundraiser committee positions available. Meg Wiltse, Beth Amato, and Carol Schneider are retiring from the Friends. We thank them for the years they spent supporting our Library. Teams can still sign up for the Puzzle Master competition this Saturday. Bring your friends or family to see how fast you can put together a 500-piece puzzle. Our free costume swap is happening this month. Clean, gently used costumes for all ages can be dropped off at the Library through Oct. 21. A donation isn't required to "shop" the swap on Oct. 23-24. We are participating in the Wisconsin Science Festival, a ten-day statewide celebration of science, art, and technology. Our programs include Building Your Baby's Brain, The Sweaty Stories of Perimenopause, Unpoppable Bubbles, and Alien Blood: Crime Scene Investigation.

B. **Parks and Recreation Board Report:** Next meeting will be at a special time where work will be done for the Outdoor Recreation Plan. Discussion has also been regarding the Budget and Capital Improvement Plan for the Parks-including a request for the Recreational Coordinator position.

C. **Plan Commission Report**

1) **Second Reading and *Motion to Approve Ordinance 2026-07, Rezoning Parcel 6-27-173 from Residential District One (R-1) to Local Business District (B-1) by Lathrop, seconded by Droster.*** *Motion passed 8-0.*
Spranger, along with the Applicants Brian & Jenifer Holms, shared they are looking to open Cornerstone Quilt Shop, which would require the site to be rezoned from Residential (R-1) to Business (B-1).

2) ***Motion to Approve Resolution 2026-29 Renaming Five Streets in the Capstone Ridge subdivision plat, City of Evansville, County of Rock, State of Wisconsin by Lathrop, seconded by Knoble.*** *Motion passed 8-0.*
Spranger reported the Developer submitted a request for street name changes and proposed changes would not affect streets currently occupied.

3) ***Motion to Approve Resolution 2026-30 Amending the City of Evansville's Fee Schedule – Adjustments for Commercial Electric Permitting by Lathrop, seconded by Corridon.*** *Motion passed by Roll Call 8-0.*
Spranger reported GEC, City's Commercial Permitting Contractor, would ideally oversees the city's electic permits, but the State didn't delegate GEC to be the electrical provider. Until the State delegates GEC, staff is seeking to strike the electric from the fee schedule so that permits stop getting hung up. Electric will continue to be approved at the State level. Can be reinstated once the State issues delegation.

D. **Finance and Labor Relations Committee Report:** Lathrop asked to have Ehler's move in front of the City Payments.

1) ***Motion to Accept the September 2026 City Payments in the amount of $3,311,729.97 by Lathrop, seconded by Corridon.*** *Motion passed by Roll Call 8-0.*
Lathrop gave overview of some payments made for the month.

2) **Ehlers Presentation on General Obligation Bond:** Griffiths shared the information in the packet. Part of the process will be a credit rating review, which is currently at an AA-.

i) ***Motion to Approve Resolution 2026-28 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $1,985,000 General Obligation Promissory Notes, Series 2026C by Lathrop, seconded by Stuart.*** *Motion passed by Roll Call 7-1, with Boyce opposed.*

3) **Review and Discussion of 2027 Draft Budget & CIP:** Lathrop reported work is being done on the government side and things are pretty close. The electric budget needs the rate case that was submitted, as the electric side is tight. The water budget is close but still needs some work. The stormwater and sewer budgets are going to be tight and may need to look at Capital Improvements for next year. There was some additional discussion on Strategic Planning and Comprehensive Improvement Plan (CIP) updates and website updates.

4) ***Motion to Approve Resolution 2026-27 to Create Fund 211 for Separately Held Library Funds by Lathrop, seconded by Corridon.*** *Motion passed by Roll Call 8-0.*
Riggan shared this is a recommendation the auditors had made to separate Library donations from the operating budget.

5) ***Motion to Approve the Intergovernmental Emergency Medical Service Contract with Towns of Union, Porter, Magnolia, and Brooklyn for 2027 by Lathrop, seconded by Stuart.*** *Motion passed by Roll Call 8-0.*

6) ***Motion to Approve Park Store Phase 1 Rehabilitation Contract to Bauer Builders in the amount of $181,058.00, contingent on approval of request of funding from the Robert J. Antes Park Fund by Lathrop, seconded by Boyce.*** *Motion passed by Roll Call 8-0.*
Lathrop explained $6,000 over budget, which is the ask to increase the requested amount in the next agenda item by that amount. Sergeant explained the extended bid process trying to get additional bids, but this bid was the only one received.

7) ***Motion to Approve the Common Council Request to have $42,000 from the Robert J. Antes Leota Park Fund at the Community Foundation of Southern Wisconsin sent to the City of Evansville for Rehabilitation of the Historic Park Store in Leonard-Leota Park by Lathrop, seconded by Corridon.*** *Motion passed 8-0.*
Lathrop shared some nice words from Ruth Ann Montgomery about Robert J. Antes. Lathrop added sentiment regarding the foresight that Antes had to set up a fund for rehabilitation.

8) ***Motion to Approve Resolution 2026-31 Amending the City's Fee Schedule for Sewer Credits by Lathrop, seconded by Corridon.*** *Motion passed by Roll Call 7-1, with Boyce opposed.*
Sergeant reported the Utility Billing Policy was updated earlier this year to limit sewer credits for excessive water usage. There was a separate resolution hanging around with separate rules for sewer credits. This will eliminate sewer credits from the Fee Schedule which is common among other cities. Residents can install a deduct meter that would reduce the amount of sewer charge. Will have to update Utility Billing Policy as well.

9) ***Motion to Approve the Memorandum of Understanding (MOU) for the Wisconsin Professional Police Association (WPPA) Contract by Lathrop, seconded by Droster.*** *Motion passed by Roll Call 8-0.*
This will change chapter 18 to match what was in the rest of the contract that was previously approved.

10) ***Motion to Approve the Memorandum of Understanding (MOU) with the Grove Society for Bandstand Rehabilitation by Lathrop, seconded by Corridon.*** *Motion passed by Roll Call 7-0-1, with Barker abstained.*
Motion outlines a partnership that has been discussed at different committees. The first phase is set and the remaining phases will be determined once the first phase is completed.

E. **Public Safety Committee Report:** Stuart reported Police have been seeing some complicated calls. Also approved Old Fashioned Christmas. EMS calls continue to be up and continue to do training in the community.
1) ***Motion to Approve the Joint Powers Agreement between the Rock County Communications Center and the City of Evansville for 2027 by Stuart, seconded by Droster.*** *Motion passed by Roll Call 8-0.*

F. **Municipal Services Report:** Corridon reported updates for Longfield Street, Doudlah Farms, and Value of Local Utility Fund distribution.
1) ***Motion to Adopt the Evansville Water & Light Electric Service Manual Effective January 1st, 2027, by Corridon, seconded by Droster.*** *Motion passed 8-0.*

2) ***Motion to Approve Purchase of a Dump Trailer not to Exceed $17,000 by Corridon, seconded by Droster.*** *Motion passed by Roll Call 8-0.*
Kriebs reported sludge hauler has discontinued picking up at the Wastewater Treatment facility. Sergeant added DNR has changed some regulations. Town & Country is working on future options. In the meantime, the product needs to be moved out to the old drying beds to store it until an option is available, which requires something to move the product to the beds.

G. **Economic Development Committee Report:** Knoble reported the Evansville Community School District presented an update on the upcoming Referendum. Other items discussed included the Building Improvement Grant, October 21st Job Fair, CHS planning updates, and updates with Code Enforcement.

~~H. Youth Center Advisory Board Report~~

I. **Historic Preservation Commission Report:** Did Not Meet

J. **Fire District Report:** Stuart reported Firefighters paid for the calendars that were distributed with a recruitment letter, not the Fire Board. Lathrop asked for a copy of the most recent audit report and budget to gain understanding of their financial situation.

~~K. Police Commission Report~~

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

~~M. Board of Appeals Report~~

9. **Unfinished Business:** None

10. **Communications and Recommendations of the Administrator:** Sergeant gave updates on hail damage claims, plans for leaf pickup for this year, CHS webpage to answer questions, Longfield St. progress updates, and information gathered at the League of Municipalities Conference the previous week.
1) **Droster:** brought up concerns regarding TDS work on Almeron Street

2) **Barker:** asked to have leaf pick up added to the Park Agenda as the letter received counter what had been previously discussed.

11. **Communications and Recommendations of the Mayor:** Barnes shared the experience she had with the CHS representatives that arrived hours before the groundbreaking ceremony.

    ***Droster left 8:50 p.m.

    A. **Alderperson Closing Comments:**

        1) **Bill Hurtley:** brought up safety concerns about construction work by WE Energies on Fifth St.

        2) **Bill Lathrop:** wanted to acknowledge receipt of a letter regarding compensation time and would like to have the policy reviewed. Lathrop also had a Resident reach out with concerns about aggressive Code Enforcement.

        3) **Norman Barker:** acknowledged Dysfunctial Fitness and seeks guidance on action that can and can't be taken at the current meeting.

        4) **Chuck Boyce:** offered to pay to correct the concerns regarding the window coverage at Dysfunctional Fitness and was turned down. Boyce shared there are easy solutions to correct the concerns and will not engage with Dysfunctional Fitness until the concerns brought up during the public comment are addressed.

        5) **Abbey Barnes:** reiterated options have been brought to Dysfunctional Fitness that would give privacy and comply with the ordinance such as curtains, and a full wall in front of the windows for displays.

        6) **Ben Corridon:** would like to look at the lighting ordinance for downtown as some of it may be beneficial from a tourist aspect.

12. **New Business:** None

13. **Introduction of New Ordinances:** None

14. **Upcoming Meeting Reminder:**
    A. Regular Common Council Meeting, Tuesday November 10, 2026, at 6:00 p.m.
    B. 2026 Meetings: November 10, December 8, 2026, at 6:00 p.m.
    C. 2027 Meetings: January 12, February 9, March 9, April 13, April 20 (Re-organizational Meeting), May 11, June 8, July 13, August 10, September 14, October 12, November 9, December 14

15. **Adjourn:** Barnes adjourned the meeting at 9:02 p.m.