

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

**Monday, August 2, 2021 at 7:00 p.m.**

**REMOTE PARTICIPATION:** To participate or 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](http://www.cityofedgerton.com).

1. Call to order; Roll call
2. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, July 30, 2021.
4. Council acceptance of agenda.
5. Public Hearing:
  - a. The Common Council will hold a public hearing to hear comments regarding special assessments for the Dairyland Drive street, stormsewer, and sidewalk construction.
  - b. Close the public hearing.
6. Consider adoption of City of Edgerton Resolution 16-21: Preliminary resolution declaring the City Council's intentions for the Dairyland Drive extension to exercise special assessment police powers.
7. Personal appearances for non-agenda items limited to 3 minutes.
  - A. The public will be allowed to speak on agenda items during the meeting.
8. Minutes:
  - A. Consider approval of minutes from July 19, 2021 Council meeting.
9. Committee Reports:
  - A. Finance Committee:
    1. Consider approval of bills and payroll vouchers.
    2. Consider licenses applications.
      - a. Consider change of agent for 424 Game Day to Chundresh Patel.
    3. Consider public event packet for Ice Cold Classics Car and Bike Show (with fireworks) and consider waiving fees.
    4. Consider subordination of Rinehart loan for 203 S Main St.
  - B. Edgerton Fire District:
    1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.

10. Discuss and consider transfer of 2020 General Fund surplus funds to the Capital Projects Fund.

11. Mayor, alderperson and staff reports.

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.

**JULY 19, 2021 COMMON COUNCIL MEETING MINUTES  
CITY OF EDGERTON**

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

Present: Sarah Braun, Casey Langan, Candy Davis, Tim Shaw, Paul Davis and Jim Burdick.

Others Present: City Administrator Ramona Flanigan, Municipal Services Director Howard Moser, Police Chief Robert Kowalski and City Attorney Bill Morgan.

Flanigan confirmed the meeting agendas were properly posted on Friday, July 16, 2021 at the Post Office, Edgerton Library, City website, and City Hall.

**ACCEPT THE AGENDA:** A Sarah Braun/Tim Shaw motion to accept the agenda as printed passed. All voted in favor.

**MINUTES:** Paul Davis stated the July 6<sup>th</sup> minutes reflected he was not excused from the meeting however, he did call in. Flanigan stated both Paul and Sarah were listed as unexcused however they were both excused. The minutes will be amended.

A Jim Burdick/Sarah Braun motion to approve the minutes from the July 6, 2021 Common Council meeting with amendments passed, all voted in favor.

**COMMITTEES:**

**Finance Committee:** A Candy Davis/Sarah Braun motion to approve the bills and payroll list in the amount of \$222,899.73 passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve an amendment to the Edgerton Home Revival manual using alternative #1 which states that ineligible costs do not count as match for homeowners passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve a Cedar Corp/USDA contract amendment for construction engineering for the South Main St project passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to award the Hwy 51 and Hwy 59 pavement marking bid to Sir Lines-A-Lot in the amount of \$90,737 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to award the downtown crosswalk replacement project to Johnson Bros in the amount of \$126,937.50 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the development agreement for Bristle Pines condominiums passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the development agreement for One Tree condominiums passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the development agreement for One Tree subdivision passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the purchase of 210 W Fulton St passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the appropriation of funds from TIF #6 for the purchase of 210 W Fulton St passed on a 6/0 roll call vote.

**RE-TRANSFER AGREEMENT IN ONE TREE SUBDIVISION:** Currently there is a temporary pond on the land platted for the One Tree Subdivision. The goal is to construct a regional pond that would replace the temporary pond. The temporary pond will be deeded to the city. The Re-transfer agreement would require the city transfer the pond back to the developer if or when a regional pond is constructed. At the time of transfer, the developer could then fill in the pond and create residential lots in the temporary pond area. This agreement has a 20-year sunset clause after which the city would be under no obligation to transfer the pond to the developer.

A Jim Burdick/Sarah Braun motion to approve the re-transfer agreement for the temporary pond in the One Tree subdivision passed on a 6/0 roll call vote.

**RESOLUTION 15-21:** A Jim Burdick/Casey Langan motion to adopt City of Edgerton Resolution 15-21 Private Lead Lateral Service Replacement: Authorizing the execution of the DNR Principal Forgiven Financial Assistance agreement passed on a 6/0 roll call vote.

**RESOLUTION 14-21:** A Candy Davis/Sarah Braun motion to adopt City of Edgerton Resolution 14-21: Establishing an American Rescue Plan Act Grant Fund passed on a 6/0 roll call vote.

**COMMITTEE APPOINTMENTS:** A Casey Langan/Paul Davis motion to approve the Mayor's recommendation to appointment Greta Johnson to the Library Board passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the Mayor's recommendation to appoint the Public Works Committee to serve as the Dane County Natural Hazzard Plan Update Committee.

Being no other business before the Council, a Sarah Braun/Casey Langan motion to adjourn passed, all voted in favor.

Cindy Hegglund/wl  
City Clerk-Treasurer

Adopted August 2, 2021

# Memo

To: Common Council  
From: Staff  
Date: 7/29/2021  
Re: August 2, 2021 Meeting

---

**Subordination of mortgage for 203 S Main Street:** Dan Rinehart wishes to refinance his mortgages with the Bank of Sun Prairie for 203 S Main Street. The city's \$275,000 mortgage has a current balance of \$126,003. The City's \$50,000 mortgage has been repaid and should be released. The City's mortgages are subordinate to two Bank of Sun Prairie loans.

The current balance on the \$1.8 million mortgage with the bank is \$1,670,272. The current balance on the \$199,976 second mortgage with the Bank of Sun Prairie is \$109,800 for a total remaining balance of \$1,780,072. Dan has requested a total refinancing amount of \$1,873,000 with a request for \$90,200 in cash.

The property recently appraised at \$2.8 million which includes \$42,000 of personal property. Based on the value of the property and the requested loan amount, staff recommends the City agree to subordinate its loans to the new bank loan in the amount of approximately \$1,873,000 and that the City release the \$50,000 mortgage that is paid off.

**Special Assessment:** The owner/developer of the parcel on the west side of Dairyland Drive proposes to construct an apartment building. To meet the ordinance provisions, Dairyland Drive would have to be extended. The proposed special assessment is for 100 feet of street, stormwater and sidewalks. The attached schedule describes the cost and the breakdown of the costs between the two landowners. The most similar project that has been funded by special assessments is Brailsford Junction Way. The repayment terms for that project were: 10 years, 3.5% interest and a 5-year deferral of payments and interest accumulation.

**2020 General Fund surplus:** The Council passed a policy on January 6, 2014 to consider the transfer of General Fund surplus generated each year to the Capital Projects Fund to be used for either capital equipment purchases or capital projects.

The \$46,419 that is recommended to be transferred this year is the surplus created in 2020 as per the audited financial statements less any newly designated funds plus projects that were completed in 2020 that used previously designated funds.

At this time, the Council should take action if you wish to transfer funds to the Capital Projects Fund. The actual use of these funds will be discussed at budget time. If the Council elects to make the transfer, the projected balance in the capital surplus fund as of today would be \$239,146.

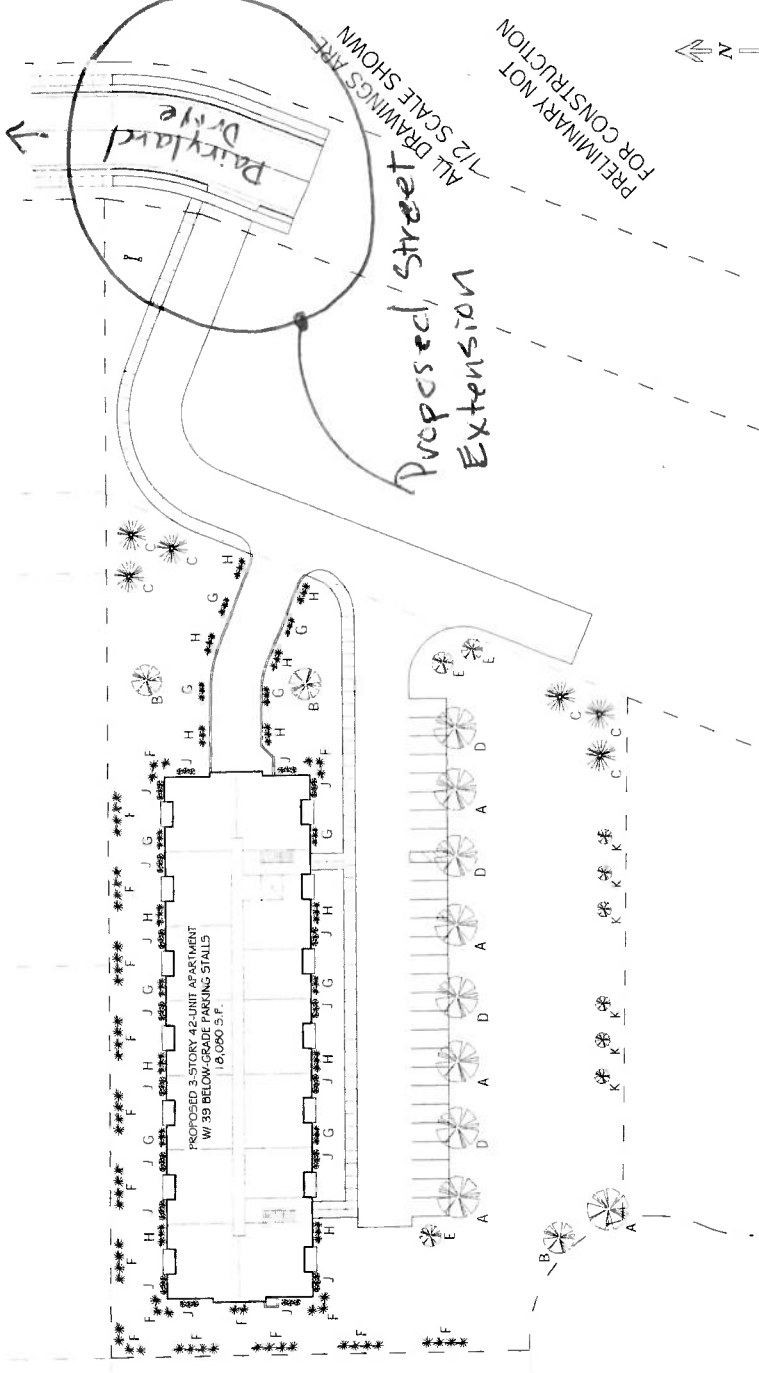
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE DRAWING BEFORE STARTING CONSTRUCTION. ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	NATURE SIZE	QUANTITY	TOTALS
A	CLASHA WAX	4 GAL	10 DIA	5	375
B	RED TWIG DOGWOOD	4 GAL	10 DIA	5	375
C	SMOOTH BACCHARIS	4 GAL	10 DIA	6	450
D	WHITE OAK	4 GAL	10 DIA	4	320
E	FLORING CRAB TREES	4 GAL	10 DIA	3	240
F	ANDROMEDA	4 GAL	10 DIA	74	1480
G	HYDRANGEA	4 GAL	10 DIA	30	1800
H	HYDRANGEA	4 GAL	10 DIA	2	160
I	RED TWIG DOGWOOD	1.5 GAL	6 DIA	4	30
J					
K					

FOUNDATION 764' x 106' - 7.5' SLABS, 18" REINFORCED  
 FOUNDATION 47'  
 DIMENSIONS 7' UNITS, 17'00" - 23'00" = 16'00" WOOD  
 PLANT PLANTED 1/200  
 SIP 11'00" x 10'00" - 1'0" x 0.15' - COVERED  
 IMPASSIBLE  
 - AVOID AREA 17.074.5' x 10.005.1' - 17.4' DEPTH - 18" REINFORCED  
 FOUNDATION 18'00" x 10'00"

To Lake Drive



ALL DRAWINGS ARE 1/2 SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE PLAN  
 PROJECT: EDGERTON APARTMENTS  
 DATE: JUNE 8, 2021

The Alliance Design Architects, Inc.  
 1003 Madison Avenue  
 Fort Atkinson, WI  
 (920) 583-5404

EDGERTON APARTMENTS  
 Dairyland Drive  
 Edgerton, WI

DRAWING NAMES	LANDSCAPE PLAN & SCHEDULE
REVISIONS	
PROJECT DATA	DATE: 7/19/2021 DRAWN BY: CL CHECKED BY: P.W
SHEET NO.	

SP-4

CONTRACT "XXX-XX"  
 DAIRYLAND DRIVE STREET AND UTILITY IMPROVEMENTS  
**Opinion of Probable Cost**  
**QUANTITY SUMMARY**



Revised 7/19/2021

**Summary:**

The City of Edgerton is proposing to improve the next southerly 100 feet of Dairyland Drive that will include sewer and water laterals, excavation, base aggregates, concrete curb and gutter, concrete sidewalk and driveway, HMA paving, and site restoration.

Item No.	Item	Qty	Unit	Unit Cost	Item Cost
01.2100.00.00001	ALLOWANCES	1.00	C.O.W.	\$500.00	\$500
01.5000.01.00002	TRAFFIC CONTROL	1.00	L.S.	\$500.00	\$500
31.2300.04.00001	TOPSOIL STRIPPING AND STOCKPILING	775.00	S.Y.	\$3.00	\$2,325
31.2300.04.00004	EXCAVATION	200.00	C.Y.	\$25.00	\$5,000
31.2313.04.00004	EXCAVATION BELOW SUBGRADE	20.00	C.Y.	\$30.00	\$600
31.2333.04.00002	SELECT TRENCH BACKFILL MATERIAL	50.00	TON	\$12.00	\$600
31.2333.04.00004	PIPE FOUNDATION STABILIZATION	20.00	C.Y.	\$20.00	\$400
31.2500.01.00001	TEMPORARY DITCH CHECKS	2.00	EA.	\$150.00	\$300
31.2500.01.00003	TEMPORARY SILT FENCE	200.00	L.F.	\$3.00	\$600
31.2500.01.00005	TEMPORARY STORM DRAIN INLET PROTECTION	2.00	EA.	\$125.00	\$250
31.2500.01.00006	TEMPORARY STONE TRACKING PAD	1.00	EA.	\$1,000.00	\$1,000
31.3419.04.00002	GEOTEXTILE SOIL REINFORCEMENT, TYPE SAS	500.00	S.Y.	\$3.00	\$1,500
32.1123.05.00002	BREAKER STONE SUBBASE COURSE, ROADWAY	160.00	TON	\$20.00	\$3,200
32.1123.05.00003	BREAKER RUN FOR EXCAVATION BELOW SUBGRADE (AS ORDERED)	40.00	TON	\$20.00	\$800
32.1123.05.00005	CRUSHED AGGREGATE BASE, ROADWAY	160.00	TON	\$20.00	\$3,200
32.1200.05.00002	HMA PAVEMENT, 4 LT 58-28 S, LOWER LAYER, 1.75"	45.00	TON	\$90.00	\$4,050
32.1200.05.00004	HMA PAVEMENT, 3 LT 58-28 S, LOWER LAYER, 2.25"	55.00	TON	\$95.00	\$5,225
32.1613.05.00003	CONCRETE CURB AND GUTTER, 30" BARRIER	200.00	L.F.	\$25.00	\$5,000
32.1623.05.00001	CONCRETE SIDEWALK, 4"	1,000.00	S.F.	\$10.00	\$10,000
32.1623.05.00003	CONCRETE SIDEWALK AND DRIVEWAY, 6"	310.00	S.F.	\$15.00	\$4,650
32.3292.05.00001	TOPSOIL, TURF AND GRASSES	350.00	S.Y.	\$10.00	\$3,500
33.1400.08.00002	WATER MAIN, DUCTILE IRON, 6"	43.00	L.F.	\$150.00	\$6,450
33.1400.08.00025	CONTROL VALVE AND BOX, GATE, 6"	1.00	EA.	\$1,200.00	\$1,200
33.1400.08.00033	WET TAP (MAIN 16", BRANCH 6")	1.00	EA.	\$1,500.00	\$1,500
33.3100.09.00005	SANITARY SEWER MAIN, PVC SDR 35, 8"	35.00	L.F.	\$120.00	\$4,200
33.3100.09.00016	SANITARY SEWER SERVICE BRANCHES, 18"x8"	1.00	EA.	\$250.00	\$250
33.3100.09.00021	CONNECT TO EXISTING SANITARY PIPE	1.00	EA.	\$1,500.00	\$1,500
33.3100.09.00024	SANITARY SEWER SERVICE RISERS	10.00	L.F.	\$40.00	\$400
33.4200.10.00004	STORM SEWER, RCP, 24"	130.00	L.F.	\$75.00	\$9,750
33.4200.10.00026	STORM MANHOLE, TYPE I	6.00	V.F.	\$300.00	\$1,800
33.4200.10.00027	STORM MANHOLE, TYPE II	6.00	V.F.	\$350.00	\$2,100
33.4200.10.00035	STORM INLET, TYPE III	8.00	V.F.	\$275.00	\$2,200
33.4200.10.00038	STORM CASTING, TYPE H	2.00	EA.	\$550.00	\$1,100
33.4200.10.00042	STORM CASTING, TYPE E	2.00	EA.	\$550.00	\$1,100
33.4200.10.00050	APRON ENDWALL, RCP, 24"	1.00	EA.	\$900.00	\$900
	<b>CONSTRUCTION COST</b>				\$87,650
	<b>Contingencies (10%)</b>				\$8,765
	<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				\$96,415
	<b>Total Administration, Engineering &amp; Legal</b>				\$19,283
	<b>TOTAL ESTIMATED COST</b>				\$115,698
51234481807				<b>DEV LLC</b>	<b>\$57,849</b>
51234481982				<b>Banushi total</b>	<b>\$57,849</b>
				<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$115,698</b>