



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 7, 2026 – 7:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

President Jaeckel called the meeting to order at 7:00 pm.

2. Roll call

Present: Council members Huckabee, Johnson, Lescohier, Price and President Jaeckel. Also present: City Manager, City Attorney, City Clerk/Treasurer, Director of Public Works, Director of Neighborhood and Building Services, Fire Chief, Parks & Recreation Director and Wastewater Superintendent.

3. Pledge of Allegiance

President Jaeckel led the Pledge of Allegiance.

4. Consent Agenda

Lescohier moved, seconded by Huckabee to approve the Consent Agenda items 4.a through 4.g. Motion carried.

- a. *Review and possible action relating to the **minutes of the June 16, 2026 City Council meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- b. *Review and possible action relating to the **minutes of the June 23, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*
- c. *Review and possible action relating to the **minutes of the June 10, 2026, Parks and Recreation Advisory Board** (Dayton, Parks and Recreation Director)*
- d. *Review and possible action on a **Special Event: Fort Polar Path - Fort Atkinson Animated Holiday Light Display, October 24, 2026 - January 16, 2027** (Ebbert, Clerk/Treasurer/Finance Director)*
- e. *Review and possible action on a **Special Event: Magic on Janesville Avenue, Friday, December 4, 2026, 4:00- 6:30 pm** (Ebbert, Clerk/Treasurer/Finance Director)*
- f. *Discussion and possible action relating to a **Temporary Retailer's License** for Fort Atkinson Club, Americana on the Rock on July 17, 2026 (Ebbert, Clerk/Treasurer/Finance Director)*
- g. *Review and possible action on a **Special Event: Pentecostal Church Anniversary, Friday, July 10, Saturday, July 11, and Sunday, July 12, 2026, from 5:00 to 10:00 pm** at the*

Municipal Gym (Ebbert, Clerk, Treasurer, Finance Director)

5. Public Hearings

None.

6. Public Comment for Matters on the Agenda

John Hausz, 104 Jefferson Street - spoke on TID 9. He inquired about an engineering firm that spoke regarding the area of TID 9.

7. Petitions, Requests, and Communications

- a. Review and possible action relating to proclamation recognizing **July as Parks and Recreation Month** in the City of Fort Atkinson (Houseman, City Manager)*

Huckabee moved, seconded by Johnson to approve the Proclamation recognizing July as Parks and Recreation Month in the City of Fort Atkinson. Motion carried.

8. Resolutions and Ordinances

- a. Review and possible action on a Resolution adopting the **Project Plan Territory Additional Amendment No. 1 and Boundaries for Tax Incremental District No. 9**, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*

Manager Houseman stated that the City is proposing to amend the existing Tax Incremental District No. 9 in the City of Fort Atkinson. The project plan, maps, and notices are included with this memo for review by the City Council and the public. TID No. 9 is a Mixed Use TID that was created in 2022 on the City's north-west side. This included the undeveloped and underdeveloped land in the terminated TID No. 8. TID No. 9 was created to support the development of the City-owned property along Banker Road, which is now referred to as the Ridge View Estates Subdivision. This amendment proposes to add seventy parcels to TID No. 9, which consists of about 42 acres of land. The area is currently known as the Koshkonong Estates Subdivision. The goal of this territory amendment is to provide a financing mechanism to reconstruct and/or deconstruct portions of public infrastructure in the subdivision and possibly incentivize sustainable future development.

Huckabee moved, seconded by Price to approve the resolution adopting the Project Plan Territory Additional Amendment No. 1 and Boundaries for Tax Incremental District No. 9 in the City of Fort Atkinson, Jefferson County Wisconsin. Motion carried.

- b. Review and possible action relating to a Resolution adopting the **Project Plan and Boundaries for Tax Incremental District No. 11**, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)*

Manager Houseman provided that the City is proposing to create a new Tax Incremental District (TID) No. 11 on the south side of Fort Atkinson. The project plan, maps, and notices are included with this memo for review by the City Council and the Public. TID No.

11 is proposed to be Mixed Use TID and will include undeveloped and underdeveloped land in the terminated TID No. 6 (the Klement Business Park) as well as lands to the west and north along Janesville Avenue and Hackbarth Road. There are 27 parcels proposed to be included in TID No. 11, for a total of about 250 acres of land. The estimated fair market value of the land and improvements in the TID is \$21,206,300. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID.

Huckabee moved, seconded by Price to approve the resolution adopting the Project Plan and Boundaries for Tax Incremental District No. 11, City of Fort Atkinson, Jefferson County Wisconsin. Motion carried.

9. Reports of Officers, Boards, and Committees

- a. *City Manager's Report (Houseman, City Manager)*
No action.

10. Unfinished Business

None.

11. New Business

- a. *Review and possible action on **S. Main Street Construction project Change Order** (Navin, Director of Public Works)*
Director Navin stated that on September 16, 2025 the City Council awarded the bid for S. Main Pedestrian Path Project to Rock Road Construction Company. On December 2, 2025 the City Council awarded the contract for Construction Administration to MSA. From Talcott Court to Rockwell Avenue, the proposed pedestrian path was designed to be on top of the current storm sewer infrastructure. Unfortunately, the current infrastructure was not buried at least 12 inches deep, as is typical. Instead, the consultants found that the storm sewer was only a few inches beneath the soil in areas. Because of this, Rock Road did not feel comfortable installing an asphalt path over the top of the existing storm sewer where they would have to drive heavy equipment over top. MSA and City staff agreed that now is the time to correct this issue and move this section of storm sewer into the curb line. This has resulted in the need for an additional 771 feet of storm sewer infrastructure.

Price moved, seconded by Johnson to authorize the South Main Street Construction Project Change Order Number 1 in an amount not to exceed \$22,238.21 to be funded through the Stormwater Utility and Fund 5 - Transportation Fund. Motion carried.

- b. *Review and possible action relating to the **relocation of the water main on Riverside Drive** (Armstrong, Water Utility Superintendent)*

Director Navin noted the Water Utility currently has a small section of existing water main at the intersection of Riverside Drive and Wilson Avenue that was installed 102 years ago. The section of water main passes through a sewer manhole which was identified in a 2016 Wisconsin DNR Deficiency report. During the Water Utility's regularly scheduled inspection in June 2025, this issue was discussed again. Now that the HWY 106 project has been delayed until 2032, the Wisconsin DNR has set a compliance deadline of November 30, 2026, with no further extensions, to ensure the Utility is in compliance with Wisconsin Administrative Code requirements.

Huckabee moved, seconded by Johnson to award the contract to Forest Construction in the amount of \$17,800.00, as the lowest responsive and responsible bidder, to complete the water main relocation project at the intersection of Riverside Drive and Wilson Avenue. Motion carried.

- c. *Review and possible action related to **re-establishing access to the trail from the Wastewater Plant to the Wastewater Plant Outfall at the Rock River** (Sweeney, Wastewater Superintendent)*

Superintendent Sweeney addressed the City's Wastewater Treatment Plant that was constructed in 1971 and included a 36-inch outfall pipe discharging into the Rock River. This is where the water treated by the Plant is reintroduced into the Rock River. A trail was also built allowing easy access to inspect the pipe's manholes as well as the outfall structure at the river. Over the past 50 years, the trail has significantly degraded. To restore safe access, staff has solicited bids for a contractor to remove dead trees, stumps, and brush surrounding the outfall pipe. The 2026 Capital Improvement Projects budget has \$50,000 planned for re-establishing this trail. Staff requested three proposals and received two.

Lescohier moved, seconded by Johnson to approve the proposal from Natures Call Land Clearing at a cost not to exceed \$12,000 to re-establish access to the trail from the Wastewater Plant to the Wastewater Plant Outfall at the Rock River to be paid for using Wastewater Utility CIP funds. Motion carried.

- d. *Review and possible action relating to the **replacement of the Harvestore Pump and back up Thickener/Centrifuge Feed Pump** (Sweeney, Wastewater Superintendent)*

Superintendent Sweeney noted that in 2024, the City borrowed \$1.5 million for a solar energy project to offset increases in electricity usage. On August 19, 2025, the City Council authorized a solar study to be completed by Donohue and Associates to better understand the feasibility of solar at this site and the associated costs. On June 9, 2026, Donohue and Associates presented their findings to show that the payback periods on solar at the Wastewater plant made the project cost prohibitive, and it was not recommended to move forward with the solar project. At the June 9, 2026, Council meeting, Donohue and Associates also presented a Biosolids study as a next step in potential plant upgrades needed to comply with DNR requirements. The \$1.5 million will allow staff to work ahead

in the CIP. The items recommended for purchase are in line with the 2026 Donohue and Associates Biosolids report recommendations.

Lescohier moved, seconded by Johnson to approve the replacement pumps from Borger for the cost of \$66,945.70 and pump installation from Sabel Mechanical LLC, for the cost of \$31,865.06 with a total project cost not to exceed \$98,810.76, using funds identified in the Wastewater Utility CIP.

e. *Review and possible action relating to the **replacement of Five Activated Sludge Pumps and Two Digested Sludge Pumps** (Sweeney, Wastewater Superintendent)*

Superintendent Sweeney noted the Secondary Treatment Building that currently houses five Fairbanks Morse activated sludge pumps installed in 1991, consisting of three Return Activated Sludge (RAS) pumps and two Waste Activated Sludge (WAS) pumps. Staff proposes to replace the existing RAS pumps with three 20 HP Flygt 3153 submersible pumps and the WAS pumps with two (2) 7.5 HP Flygt 3127 submersible pumps. In addition, staff recommends direct replacement of two 10 HP Flygt 3127 digested sludge pumps originally installed in 1992. To support the upgraded RAS pumping system, staff also proposes replacing two remaining 2006 Cutler Hammer variable frequency drives (VFDs), as one of the three drives was replaced in 2024. The two remaining drives will be replaced in kind with 20 HP ABB ACS580 VFDs.

Huckabee moved, seconded by Johnson to approve the purchase of seven Flygt submersible pumps from Xylem Water Solutions USA, Inc. in the amount of \$145,768.50, the installation of the seven pumps be completed by Sabel Mechanical at a cost of \$82,572.74, proposal from Altronex for the replacement of variable frequency drives, flow control equipment, and associated installation in an amount not to exceed \$25,386.00 for a total project costs from the vendors described above at a cost not to exceed \$253,727.24 to be paid for using Wastewater Utility CIP funds. Motion carried.

f. *Review and possible action relating to the purchase of a **Security Access Door System installed by Ignatek with 2026 Municipal Building CIP funds** at a cost not to exceed \$10,570.34 (Dayton, Director of Parks and Recreation)*

Director Dayton referred to the 2022 Municipal Building Facility Assessment that identified door security deficiencies throughout the Municipal Building due to the limited control over public access to the department entryways and some exterior doors. On page 64 of the Assessment, it is recommended that the city install a monitored electronic locking system with access control via a key FOB system. Additionally, this project is also supported through a Security Review conducted by Fort Atkinson Police Department in 2018. In that review, recommendations #2 and #6 specifically identified the critical need for door security, with a focus on preventing unauthorized entry. The scope of the project includes securing the Main Street entrance (Door 1), the Parks and Recreation entrance (Door 4), and the southwest staff entryway (Door 7). These upgrades will allow city staff to program doors for specific opening and closing times and provide access to authorized personnel via access cards or key fobs. Internal areas requiring increased security include the City Manager's office area, the Finance Director/Clerk office areas, and the entrance to

the dance studio/youth center space.

Lescohier moved, seconded by Johnson to approve the proposal from Ignatek for the Municipal Building Security Door Access project at a cost not to exceed \$10,570.34, identified in the approved 2026 CIP. Motion carried.

*g. Review and possible action relating to the repair of the **Fire Department truck 8177 aerial platform apparatus** (Peterson, Fire Chief)*

Chief Peterson discussed Fire Truck 8177, a 2012 Pierce aerial platform that serves as the Department's primary aerial apparatus. City staff have spent the past several months troubleshooting and repairing several ongoing mechanical and electrical issues. After completing the repairs and diagnostics that could be performed in-house, the vehicle was sent to Rennert's Fire Equipment Service, the authorized Pierce service center for this region, for further diagnostics and repair recommendations. The recommended repairs address multiple mechanical and electronic failures that have rendered Truck 8177 unavailable for emergency response. Truck 8177 is the department's only aerial apparatus and is dispatched to structure fires, commercial incidents, and technical rescues.

Huckabee moved, seconded by Johnson to approve the repair of Fire Department truck 8177 aerial platform apparatus from Rennert's Fire Equipment Service in an amount not to exceed \$16,784.41. Motion carried.

12. Miscellaneous

None.

13. Public Comment for Matters Not on the Agenda

John Hausz, 104 Jefferson Street - stated he is undertaking salvage of a clock that is located outside the Municipal Building near 101 N. Main Street.

14. Claims, Appropriations and Contract Payments

*a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)*

Huckabee moved, seconded by Lescohier to approve the list of Verified Claims as presented. Motion carried.

15. Adjournment

Johnson moved, seconded by Huckabee to adjourn. Meeting adjourned at 8:09 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer/Finance Director

