

The Epworth City Council met on Wednesday, November 12, 2025 at 6:00 pm with Mayor Sandra Gassman presiding. Present: Tony Krapfl, Karen Conrad, Mitch McDermott, Dan Wilgenbusch, Dana Nadermann.

Motion Nadermann to approve agenda, second Conrad; ayes (5). Motion Wilgenbusch to approve the minutes & expenditure claims, second McDermott; ayes (5).

Motion Conrad to acknowledge the Annual Urban Renewal Report FY25, second Nadermann; ayes (5). Motion Nadermann to approve an annual appropriation in FY27 up to \$33,000 to Rausch Construction Company Inc., second McDermott; ayes (5). Rebate based on 2025 assessed valuation of the housing district at current rollback & levy to forecast the incremental property tax revenue available after the debt service reductions and the LMI set-aside for both the debt payment and rebate (Development Agreement 2017). City Clerk to file TIF Indebtedness Certification for the authorized internal advances.

Motion Krapfl to receive and file the Police Report, second Conrad; ayes: (5).

Motion Nadermann to approve Resolution #31-2025 Plat of Fox Ridge Phase 1 subdivision of Lot 5, second Wilgenbusch, ayes: (5)

Motion Conrad to approve the REAP Development Grant Agreement for Tower Park restroom/changing room, second McDermott; ayes (5).

Acknowledged resignation of Public Works Associate Joe Kennedy. Personnel Committee recommendations: 1) renew health plan, 2) maintain same health savings account annual allocation, 3) renew health plan allowance for 2026, 4) FY27 wage increase of \$1.25/hr. for Wade Cosselman and \$1.00/hr. for other full-time employees. Motion Conrad to approve the recommendations of the Personnel Committee, second Nadermann, ayes (5). Motion Nadermann to approve Resolution 32-2025 Setting Compensation for FY27; second McDermott; ayes: (5).

Mayor opened hearing on the proposed Zoning Code amendments; closed hearing noting no comments. Motion Krapfl to suspend subsequent readings and adopt Ordinance #33-2025 amending sections of Title 17 Zoning Code, second Conrad; ayes (5).

Discussion on sidewalk liability case law (Bankers Trust) which alters the liability municipalities face for injuries sustained in connection with improperly maintained sidewalks. The City will uptick inspections and repair timelines to mitigate risk.

Mayor adjourned meeting at 7:02 pm.

Sandra Gassman, Mayor

Janet Berger, City Clerk