

COMMON COUNCIL AGENDA
November 28, 2022
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on November 14, 2022
2. Appointment: Ann Franke*, Reedsburg School District, to the Reedsburg Industrial & Commercial Development Commission (RICDC)
3. Appointment: Alder Missy Frenz to the Parks Committee

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Administer Oath of Office: Police Officer Andrew Teply

III. GENERAL BUSINESS:

1. Approve/Deny: Resolution 4490-22 Seeking Membership in the AARP Network of Age-Friendly Communities
2. Approve/Deny: Resolution 4491-22 Establishing Parameters for the Sale of Not to Exceed \$1,575,000 General Obligation Community Development Bonds
3. Approve/Deny: Resolution 4492-22 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,405,000 Taxable General Obligation Promissory Notes

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: First Reading and set a Public Hearing for January 9, 2023 on Ordinance 1946-22 - Rezoning parcels 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000 from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential, generally located in the 800 block of S. Albert Drive and the Bindl Subdivision.



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

2. Plan Commission: Approve/Deny: First Reading and set a Public Hearing for January 9, 2023 for Ordinance 1947-22 - Rezoning parcel 276-2045-00000 to Government and rezone parcels 276-1380-00000, 276-2031-00000 & 276-1380-40000 to R-3 Residential, all parcels were previously zoned Agriculture & R-2 Residential. Parcels are generally located in the 1400 block of Eighth Street.
3. Public Works: Approve/Deny: Bid for TID 9 Business Park - Signal Equipment Purchase Award

V. CITY ADMINISTRATOR:

1. Budget Report

VI. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Library Board, (any other committees or commissions with reports).

VII. OFFICE OF THE MAYOR:

VIII. ADJOURN:



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City of Reedsburg Meeting of the Common Council
November 14, 2022

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Craig Braunschweig, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson and Adam Kaney.
Absent: Alderpersons Jason Schulte and Finance Director/City Clerk-Treasurer Jacob Crosetto.
Others Present: City Administrator Tim Becker, Police Chief Pat Cummings, City Attorney Maximilian Buckner, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Library Director Sue Ann Kucher, Deputy Clerk-Treasurer Julie Strutz, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on October 24, 2022; October paid bills; October 2022 Building Permit Report; Appointment of Clair Fedderly, Reedsburg School District Representative to the Library Board; and Canceling the Common Council meeting for December 26, 2022.

Motion: Braunschweig, Second: Kaney to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS:

- A. Approve/Deny: Resolution 4488-22 Adopting the 2023 Budget and Setting the Tax Levy
 - a. **Motion: Peterson, Second: Gargano to approve Resolution 4488-22 as presented. Motion carried 8-0.**
- B. Approve/Deny: Public Hearing regarding violation of City Code 452-15 & 16 at 541 S. Park Street.
 - a. **Motion: Braunschweig, Second: Seamonson to bring back to the December 12, 2022 Common Council meeting. Motion carried 8-0.**

Motion: Frenz, Second: Peterson to enter Closed Session pursuant to section 19.85(1)(e) of the Wisconsin statutes for the purpose of deliberating the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to the funding of the Reedsburg Fieldhouse.

Motion carried 8-0. Time: 6:30 p.m.

Motion: Knudsen, Second: Peterson to exit Closed Session.

Motion carried 8-0. Time 6:45 p.m.

- C. Approve/Deny: Bids for the Reedsburg Fieldhouse Project.
 - a. **Motion: Seamonson, Second: Braunschweig to approve the low bid from Fowler & Hammer, Inc. in the amount of \$5,980,953.00 for the Reedsburg Fieldhouse Project. Motion carried 8-0.**

Motion: Gargano, Second: Frenz to adjourn.

Motion carried 8-0. Meeting adjourned at 7:04 p.m.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Article V
Industrial and Commercial Development Commission

[Adopted as Sec. 1.105 of the former Municipal Codebook; amended 12-8-2008]

§ 21-15 Creation; membership.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

The Industrial and Commercial Development Commission is created. The Commission shall have seven members. Two Commissioners shall be members of the Common Council and shall serve during their terms as Council members. **Five Commissioners shall serve staggered terms of three years. The Commissioners shall be appointed by the Mayor subject to confirmation by the Council and may include a maximum of two non-City residents based on their expertise.** The members of the Commission shall elect the officers of the Commission.

§ 21-16 General jurisdiction.

The Commission shall carry on all projects of the City concerned with industrial development and recruitment and may work with any private organization for such purpose. The Commission may also recruit and promote commercial development and work with the Community Development Authority and Community Development Block Grant Committee in such commercial efforts.

§ 21-17 Financial records and reports.

All revenues raised by taxes by industrial development promoted by the Commission shall be handled by the Commission, which shall keep accurate records of its expenditures and make a financial report to the Council during December of each year.

§ 21-18 Powers and duties.

- A. The Commission may acquire and develop sites for industrial purposes to the extent permitted by § 66.1101, Wis. Stats., and acquire sites for industry that will expand the municipal tax base pursuant to §§ 67.04(2)(a) and 62.22(1), Wis. Stats., and can recommend to the City and its Community Development Authority and Community Development Block Grant Committee the acquisition of sites for commercial development.
- B. The Commission may construct, own, lease and maintain buildings it acquires for public purposes and may convey property for a fair consideration.



Reedsburg Area Ambulance Service

230 Railroad Street
Reedsburg, WI 53959
Phone (608)-524-3074 Fax (608)-768-0907
director@reedsburgambulance.com
www.reedsburgambulance.com



From the desk of Director Joshua Kowalke

Staff Report

October 25, 2022

To: Administrator Becker

Re: AARP Network of Age-Friendly States and Communities

Background

The population is increasing in age. By 2030 one in five people will be over the age of 65. By 2035 the number of adults over the age of 65 will be greater than the number of children under the age of 18. As a community, we have an opportunity, with the help of the AARP Network of Age-Friendly States and Communities Program to become an Age-Friendly Community.

Information

This free program is offered through AARP of Wisconsin. The AARP works with elected officials, partner organizations, and local leaders to work through age-friendly assessment, planning, implementation, and evaluation processes. Through these programs, many areas are examined for future planning, including walking areas, transportation, community activities, health options, communication, and housing options. This program started in 2012 and currently, in Wisconsin, eight other communities have started or completed the process, including Greendale, Shorewood, La Crosse, Madison, Wausau, Stevens Point, Oshkosh, Sheboygan, and Wauwatosa.

To enroll in the program, Reedsburg would have to complete the application and provide a letter of support, and a resolution from the Council in support of the program. Once the application is approved, AARP Wisconsin would work with the City to create an advisory committee that would include various members of the community and the public from different age groups. The AARP would complete a community needs assessment. Based on that assessment, the advisory committee would make a recommended plan that would be presented to the City and community organizations for ways to improve living for everyone, including, the aging members of our community. Implementation of the plan could start once the plan is approved by the Council. This program is a five-year program. After five years the City could continue in the program or opt-out. Again, there is

Delivering the highest quality pre-hospital care for all we serve.

no cost to the program from the AARP and it would be a program that would benefit everyone in our community for years to come.

Links for More Information

- Intro to the AARP Age-Friendly Network: <https://www.aarp.org/content/dam/aarp/livable-communities/age-friendly-network/2020/AARP-NAFSC-Booklet-20200326.pdf> (will provide information on what it is, how to get involved, benefits of being part of the network...etc)
- The commitment for the community is 5 years which includes identifying the steering committee, surveying the community, walking audits, putting together the action plan, and implementing it. More information on the Program Cycle can be found here: <https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/getting-started.html> Please remember there is NO cost to be part of the initiative, but will need the support of an elected official.
- How to join the AARP Age-Friendly Network: <https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/sample-letters.html>
- AARP Age-Friendly Videos: <https://www.aarp.org/livable-communities/network-age-friendly-communities/age-friendly-training-videos/> (six videos break down what is Age-Friendly Community, the 8 Domains of Livability....etc)

Recommendation

I would recommend that the City consider this program as it will be beneficial to the seniors who currently live in our community and for those years to come. This program looks at many different areas of living and will be able to make recommendations for improvement that will benefit everyone living in our community.

Respectfully,



Joshua Kowalke
Director

Delivering the highest quality pre-hospital care for all we serve.

RESOLUTION

(Seeking membership in the AARP Network of Age-Friendly Communities)

File No: 4490-22

WHEREAS, the health and safety of residents of all ages are of the highest concern to the citizens of the City of Reedsburg; and

WHEREAS, as the U.S. population ages and people stay healthy and active longer, communities must adapt; and

WHEREAS, planning processes including community revitalization and economic development plans should include the needs of all people regardless of age, income, physical ability, race, and other factors of older adults; and

WHEREAS, community decisions on land use, housing, and transportation should be consistent with comprehensive plans that have been developed with public input; and

WHEREAS, members of the AARP Network of Age-Friendly Communities become part of a global network of communities that are committed to allowing their older residents to live rewarding, productive, and safe lives; and

WHEREAS, membership in the Network of Age-Friendly Communities includes access to financial assistance and technical expertise; and

NOW, THEREFORE, BE IT RESOLVED that to ensure the City of Reedsburg is a well-designed, livable community that promotes health and sustained economic growth for residents of all ages, the City of Reedsburg supports the planning process and requests participation in the Network of Age-Friendly Communities.

ADOPTED on this 28th day of November, 2022.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4490-22, dated November 28, 2022.

Vote: _____

RESOLUTION NO. 4491-22

RESOLUTION ESTABLISHING PARAMETERS FOR THE
SALE OF NOT TO EXCEED \$1,575,000 GENERAL
OBLIGATION COMMUNITY DEVELOPMENT BONDS

WHEREAS, on October 10, 2022, the Common Council of the City of Reedsburg, Sauk County, Wisconsin (the "City") adopted an initial resolution (the "Initial Resolution") authorizing the issuance of general obligation bonds in an amount not to exceed \$1,575,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts (the "Project");

WHEREAS, pursuant to the provisions of Section 67.05, Wisconsin Statutes, within 15 days following the adoption of the Initial Resolution, the City Clerk caused a notice to electors to be published in the Reedsburg Independent, stating the purpose and maximum principal amount of the bond issue authorized by the Initial Resolution and describing the opportunity and procedure for submitting a petition requesting a referendum on the bond issue authorized by the Initial Resolution;

WHEREAS, no petition for referendum has been filed with the City Clerk, and the time to file such a petition expired on November 9, 2022;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Wisconsin Public Finance Professionals, LLC ("WPFP"), to take the steps necessary for the City to offer and sell general obligation bonds authorized by the Initial Resolution designated "General Obligation Community Development Bonds" (the "Bonds") at public sale and to obtain bids for the purchase of the Bonds; and

WHEREAS, in order to facilitate the sale of the Bonds in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to the City Administrator or, in his absence or disability, the City Clerk/Treasurer/Finance Director (each, an "Authorized Officer") of the City the authority to accept on behalf of the City the bid for the Bonds that results in the lowest true interest cost for the Bonds (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Sale of the Bonds; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.04, Wisconsin Statutes and the Initial Resolution, the principal sum of not to exceed ONE MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,575,000) upon the terms and subject to the condition set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 16 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser")

for, on behalf of and in the name of the City, Bonds aggregating the principal amount of not to exceed ONE MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,575,000). The purchase price to be paid to the City for the Bonds shall not be less than 100% nor more than 103% of the principal amount of the Bonds.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Community Development Bonds"; shall be issued in the aggregate principal amount of up to \$1,575,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity may be increased or decreased by up to \$40,000 per maturity and that the aggregate principal amount of the Bonds shall not exceed \$1,575,000. The schedule below assumes the Bonds are issued in the aggregate principal amount of \$1,575,000.

<u>Date</u>	<u>Principal Amount</u>
03-01-2025	\$100,000
03-01-2026	105,000
03-01-2027	110,000
03-01-2028	115,000
03-01-2029	120,000
03-01-2030	130,000
03-01-2031	135,000
03-01-2032	140,000
03-01-2033	145,000
03-01-2034	150,000
03-01-2035	160,000
03-01-2036	165,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2023. The true interest cost on the Bonds (computed taking the Purchaser's compensation and any issuance expenses paid by the Purchaser into account) shall not exceed 6.00%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Bonds maturing on March 1, 2032 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on March 1, 2031 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2023 through 2035 for the payments due in the years 2023 through 2036 in the amounts as are sufficient to meet the principal and interest payments when due. The amount of tax levied in the year 2023 shall be the total amount of debt service due on the Bonds in the years 2023 and 2024; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Bonds in the year 2023.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The City hereby appropriates from taxes levied in anticipation of the issuance of the Bonds, proceeds of the Bonds or other funds of the City on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay debt service on the Bonds coming due in 2023 as set forth in the Approving Certificate.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Community Development Bonds - 2022" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the

time of delivery of and payment for the Bonds; (ii) any premium which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Bonds and the ownership, management and use of the projects will not cause the Bonds to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by the City Clerk or the City Treasurer (the "Fiscal Agent").

Section 13. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Condition on Issuance and Sale of the Bonds. The issuance of the Bonds and the sale of the Bonds to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, interest rates and purchase price for the Bonds, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Bonds shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized but not required to execute a Proposal with the Purchaser providing for the sale of the Bonds to the Purchaser.

Section 17. Official Statement. The Common Council hereby directs the Authorized Officer to approve the Preliminary Official Statement with respect to the Bonds and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by the Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded November 28, 2022.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)

EXHIBIT A

APPROVING CERTIFICATE

The undersigned [City Administrator] [City Clerk/Treasurer/Finance Director] of the City of Reedsburg, Sauk County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On November 28, 2022, the Common Council of the City adopted a resolution (the "Resolution") establishing parameters for the sale of not to exceed \$1,575,000 General Obligation Community Development Bonds of the City (the "Bonds") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Bonds, and to determine the details for the Bonds within the parameters established by the Resolution.

2. Proposal; Terms of the Bonds. On the date hereof, the Bonds were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Bonds in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal") and results in the lowest true interest cost on the Bonds. Wisconsin Public Finance Professionals, LLC recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Bonds shall be issued in the aggregate principal amount of \$_____, which is not more than the \$1,575,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal payment due on the Bonds is not more than \$40,000 more or less per maturity than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
03-01-2025	\$100,000	\$_____
03-01-2026	105,000	_____
03-01-2027	110,000	_____
03-01-2028	115,000	_____
03-01-2029	120,000	_____
03-01-2030	130,000	_____
03-01-2031	135,000	_____
03-01-2032	140,000	_____
03-01-2033	145,000	_____
03-01-2034	150,000	_____
03-01-2035	160,000	_____
03-01-2036	165,000	_____

The true interest cost on the Bonds (computed taking the Purchaser's compensation and any issuance expenses paid by the Purchaser into account) is _____%, which is not in excess of 6.00%, as required by the Resolution.

3. Purchase Price of the Bonds. The Bonds shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$_____, plus accrued interest, if any, to the date of delivery of the Bonds, which is not less than 100% nor more than 103% of the principal amount of the Bonds, as required by the Resolution.

4. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

5. Preliminary Official Statement. The Preliminary Official Statement with respect to the Bonds is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

6. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates and purchase price for the Bonds, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2022 pursuant to the authority delegated to me in the Resolution.

Timothy M. Becker
City Administrator]

Jacob Crosetto
City Clerk-Treasurer/Finance Director]

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

EXHIBIT B

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
SAUK COUNTY
NO. R-____ CITY OF REEDSBURG \$_____
GENERAL OBLIGATION COMMUNITY DEVELOPMENT BOND

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
March 1, 20____, 2022 _____%

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Reedsburg, Sauk County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts, as authorized by resolutions adopted on October 10, 2022 and November 28, 2022, as supplemented by an Approving Certificate, dated

_____, 2022 (collectively, the "Resolutions"). Said Resolutions are recorded in the official minutes of the Common Council for said dates.

The Bonds maturing on March 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the City, on March 1, 2031 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond has been designated by the Common Council as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of

notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Reedsburg, Sauk County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

By: _____
David G. Estes
Mayor

(SEAL)

By: _____
Jacob Crosetto
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

RESOLUTION NO. 4492-22

RESOLUTION AUTHORIZING THE ISSUANCE AND
ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO
EXCEED \$3,405,000 TAXABLE GENERAL OBLIGATION
PROMISSORY NOTES

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Reedsburg, Sauk County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts and the construction of a fieldhouse (collectively, the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue the general obligation promissory notes on a taxable rather than tax-exempt basis;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Wisconsin Public Finance Professionals, LLC ("WPFP"), to take the steps necessary for the City to offer and sell taxable general obligation promissory notes designated "Taxable General Obligation Promissory Notes" (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to the City Administrator or, in his absence or disability, the City Clerk/Treasurer/Finance Director (each, an "Authorized Officer") of the City the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed THREE MILLION FOUR HUNDRED FIVE THOUSAND DOLLARS (\$3,405,000) upon the terms and subject to the condition set forth in

this Resolution. Subject to satisfaction of the condition set forth in Section 13 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed THREE MILLION FOUR HUNDRED FIVE THOUSAND DOLLARS (\$3,405,000). The purchase price to be paid to the City for the Notes shall not be less than 98.80% nor more than 102.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "Taxable General Obligation Promissory Notes"; shall be issued in the aggregate principal amount of up to \$3,405,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity may be increased or decreased by up to \$40,000 per maturity and that the aggregate principal amount of the Notes shall not exceed \$3,405,000 nor be less than \$3,365,000. The schedule below assumes the Notes are issued in the aggregate principal amount of \$3,405,000.

<u>Date</u>	<u>Principal Amount</u>
03-01-2023	\$150,000
03-01-2024	120,000
03-01-2025	285,000
03-01-2026	305,000
03-01-2027	330,000
03-01-2028	350,000
03-01-2029	275,000
03-01-2030	290,000
03-01-2031	650,000
03-01-2032	650,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2023. The true interest cost on the Notes (computed taking the Purchaser's compensation and any issuance expenses paid by the Purchaser into account) shall not exceed 7.00%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes maturing on March 1, 2030 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on March 1, 2029 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2023 through 2031 for the payments due in the years 2023 through 2032 in the amounts as are sufficient to meet the principal and interest payments when due. The amount of tax levied in the year 2023 shall be the total amount of debt service due on the Notes in the years 2023 and 2024; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Notes in the year 2023.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The City hereby appropriates from taxes levied in anticipation of the issuance of the Notes, proceeds of the Notes or other funds of the City on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay debt service on the Notes coming due in 2023 as set forth in the Approving Certificate.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Promissory Notes - 2022" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the

time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such

signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 9. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by the City Clerk or the City Treasurer (the "Fiscal Agent").

Section 10. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 13. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized but not required to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 14. Official Statement. The Common Council hereby directs the Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by the Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 15. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 16. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 17. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment

of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 18. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded November 28, 2022.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)

EXHIBIT A

APPROVING CERTIFICATE

The undersigned **[City Administrator]** **[City Clerk/Treasurer/Finance Director]** of the City of Reedsburg, Sauk County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On November 28, 2022, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$3,405,000 Taxable General Obligation Promissory Notes of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal") and results in the lowest true interest cost for the Notes. Wisconsin Public Finance Professionals, LLC recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$_____, which is not more than the \$3,405,000 and not less than \$3,365,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal payment due on the Notes is not more than \$40,000 more or less per maturity than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
03-01-2023	\$150,000	\$ _____
03-01-2024	120,000	_____
03-01-2025	285,000	_____
03-01-2026	305,000	_____
03-01-2027	330,000	_____
03-01-2028	350,000	_____
03-01-2029	275,000	_____
03-01-2030	290,000	_____
03-01-2031	650,000	_____
03-01-2032	650,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation and any issuance expenses paid by the Purchaser into account) is _____%, which is not in excess of 7.00%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$_____, plus accrued interest, if any, to the date of delivery of the Notes which is not less than 98.80% nor more than 102.00% of the principal amount of the Notes, as required by the Resolution.

4. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

5. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

6. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates and purchase price for the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2022 pursuant to the authority delegated to me in the Resolution.

[_____
Timothy M. Becker
City Administrator]

[_____
Jacob Crosetto
City Clerk-Treasurer/Finance Director]

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Wisconsin Public Finance Professionals, LLC and incorporated into the Certificate.

(See Attached)

EXHIBIT B

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
SAUK COUNTY
NO. R-____ CITY OF REEDSBURG \$_____
TAXABLE GENERAL OBLIGATION PROMISSORY NOTE

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
March 1, 20____, 2022 ____%

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Reedsburg, Sauk County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts and the construction of a fieldhouse, as authorized by a resolution adopted on November 28, 2022, as

supplemented by an Approving Certificate, dated _____, 2022 (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on March 1, 2030 and thereafter are subject to redemption prior to maturity, at the option of the City, on March 1, 2029 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving

payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Reedsburg, Sauk County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

By: _____
David G. Estes
Mayor

(SEAL)

By: _____
Jacob Crosetto
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

Staff Report

DATE OF MEETING: November 28, 2022

APPLICANT: James & Vicki Schulenburg

LOCATION: 851 S Albert Ave & 1001 Bindl Dr; Parcel 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning parcels from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential

General Findings

SURROUNDING LAND USES:

- North – Single-family residential
- West – High School
- South – Commercial
- East – Single-family residential

ZONING:

- North- R-2 Residential; B-2 Business
- West- Government
- South- B-2 Business
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Bindl Dr, Roloff Dr

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMP PLAN DESIGNATION: Commercial & High Density Residential (Mixed Use)

STAFF COMMENTS: This request concerns a possible multi-family and commercial development. It is consistent with the Comp Plan which indicates mixed use development for this area. The Bindl parcels are intended for duplexes whereas the S Albert parcel is intended for apartments and local commercial. But any rezone that is approved is open to any use in that district.

Exhibit List

- A. 2042 Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, November 28, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: James & Vicki Schulenburg

ADDRESS: 1551 N Dewey Ave **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-963-0507 **PARCEL #:** 2537, 2563, 2563-1, 2563-2, 2563-3

E-MAIL: blazer1@rucls.net

PROPERTY OWNER: (if different from Applicant) James + Vicki Schulenburg

LOCATION: (if different from address above) 851 S. Albert / 1001 Bindl Dr

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

For **CONDITIONAL USE PERMIT** requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☒ **Rezoning - From:** B-2/R-2 **To:** B-3/R-3 **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For **VARIANCE** requests, also answer "D" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Vicki Schulenburg 11/10/22
Applicant Signature / Date

James Schulenburg 11/10/22
Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	<u>200.00</u>
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>11-10-22</u>	
Receipt #	<u>1042593</u>	

ORDINANCE NO. 1946-22
(Zoning Change – Parcel 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning properties from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential for possible multifamily and mixed use development and in consistency with the 2024 Comprehensive Plan.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2537-00000
Reedsburg, Wisconsin, is hereby zoned B-3 Business

Parcel #276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000
Reedsburg, Wisconsin, are hereby zoned R-3 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 9th day of January 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

November 28, 2022
December 1 & December 8, 2022
January 9, 2023
January 19, 2023



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

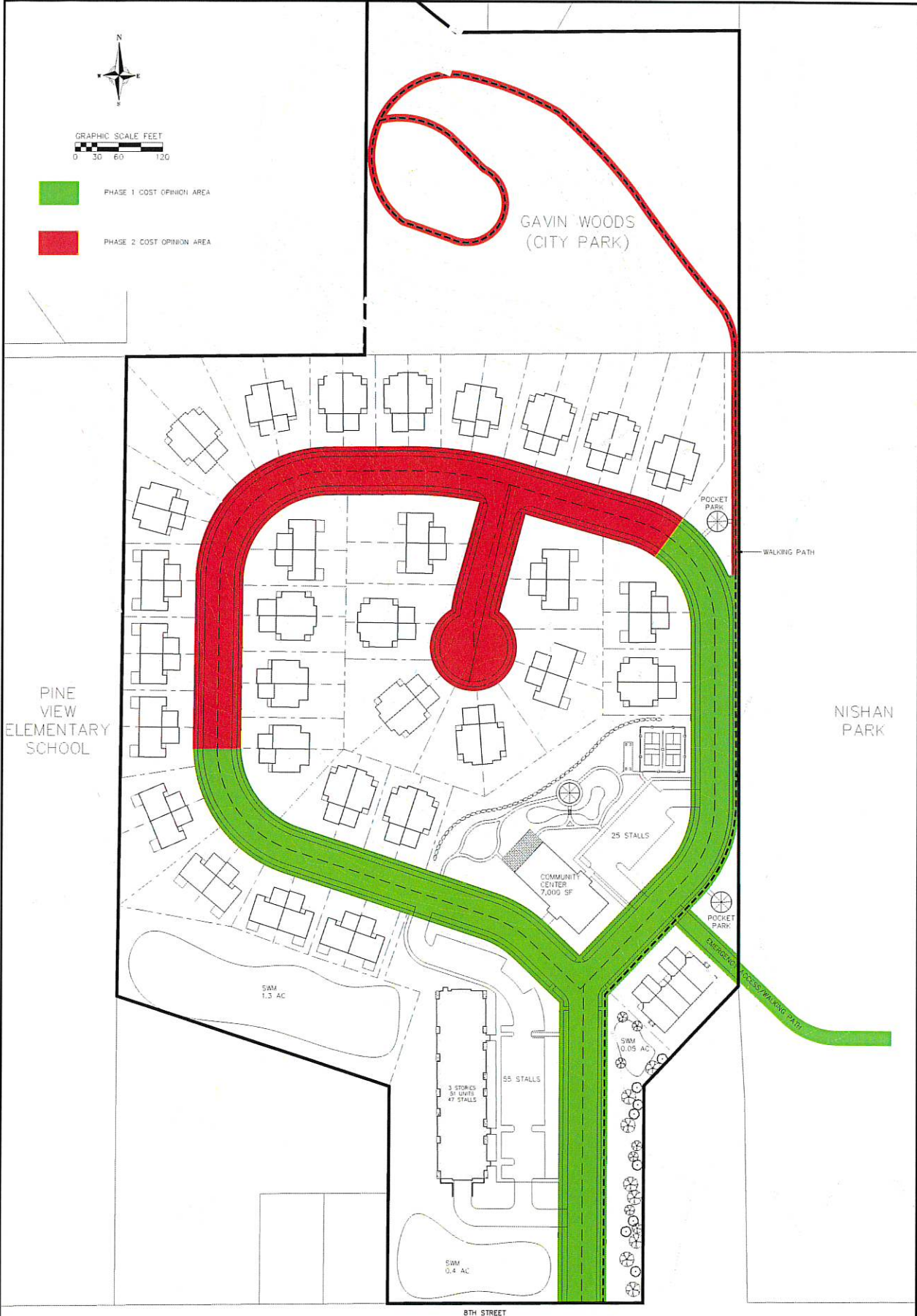


SCALE: 1" = 139'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 11/15/2022



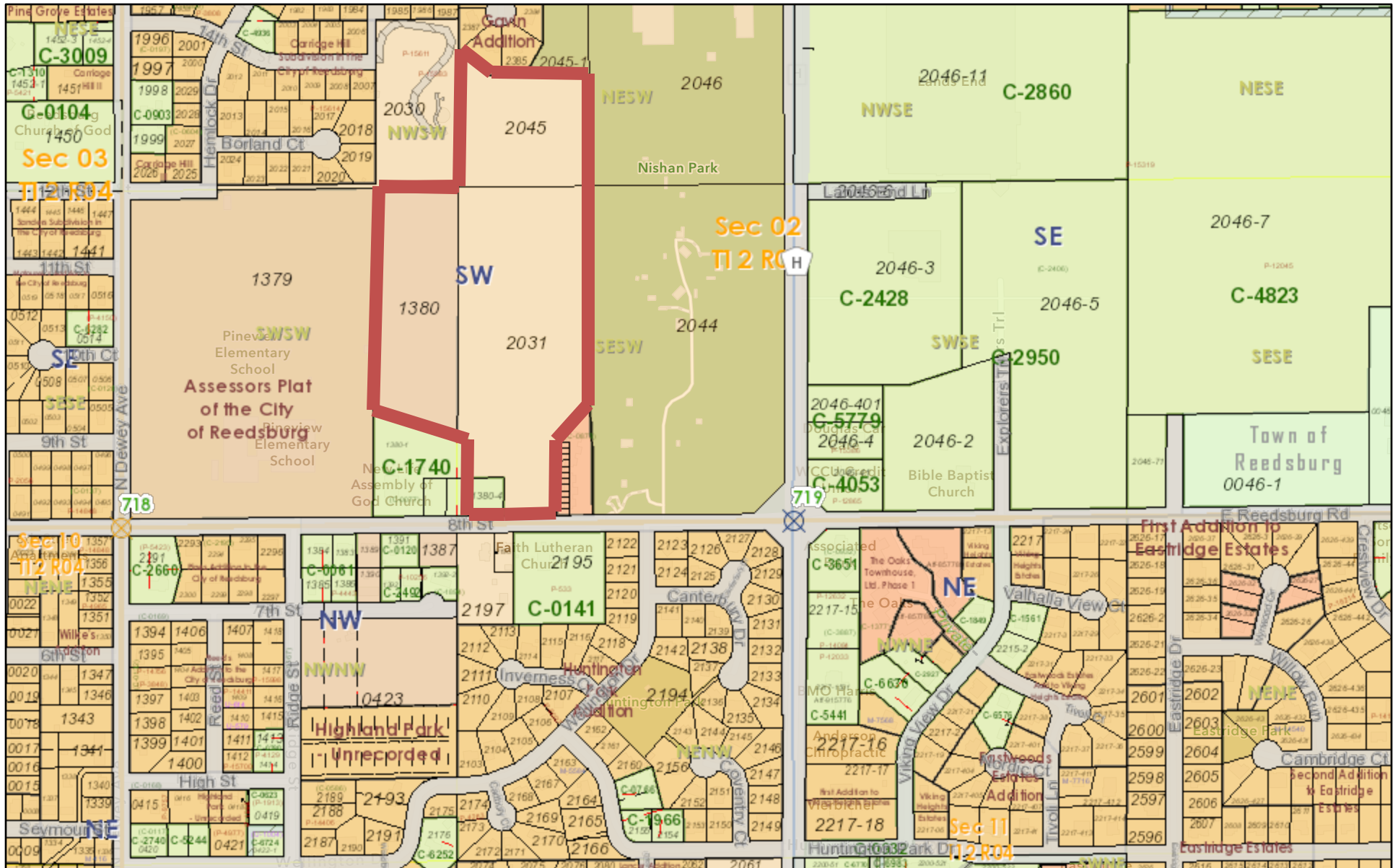
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

COST OPINION EXHIBIT
 SENIOR TO WORKFORCE HOUSING INITIATIVE - SENIOR VILLAGE
 CITY OF REEDSBURG
 SAUK COUNTY, WISCONSIN

vierbicher
 planners | engineers | advisors
 Phone: (800) 261-3898

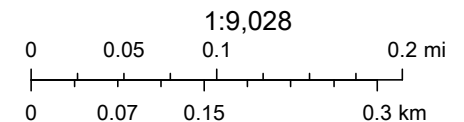


Sauk County Wisconsin



11/21/2022, 8:05:37 AM

- | | | | | |
|---|--|---|---|---|
| — Override 1 | X Meander Corner | X Section Corner | Municipal Boundaries | Village |
| X Control Corners | X Other | X Township Corner | Town | PLSS Fractional Lots |
| X Center of Section Corner | X Quarter Corner | City | PLSS 1/4 1/4 Section | |



Esri Community Maps Contributors, County of Sauk, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Land Information/GIS

Staff Report

DATE OF MEETING: November 28, 2022

APPLICANT: City of Reedsburg

LOCATION: 8th St; Parcel 276-2045-00000 and 276-1380-00000, 276-2031-00000 & 276-1380-40000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning properties from Agricultural & R-2 Residential to Government & R-3 Residential for possible residential development and city parkland.

General Findings

SURROUNDING LAND USES:

- North – Single-family residential; RUC water
- West – School; Church
- South – Single-family residential
- East – Townhouse residential; Nishan Park

ZONING:

- North- R-2 Residential; Government
- West- R-2 Residential; Government
- South- R-2 Residential
- East- R-2 Residential; Government

TOPOGRAPHY: Slopes up to north

STREET R.O.W./TRAFFIC/ACCESS: 8th St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMP PLAN DESIGNATION: Medium & High Density Residential; Recreation & Conservation

STAFF COMMENTS: This rezone is intended for the future residential retirement development. It also includes a rezone to Government to reflect the City-owned parcel on the hill that will remain open space.

Exhibit List

- A. 2042 Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, November 28, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

ORDINANCE NO. 1947-22
(Zoning Change – Parcel 276-2045-00000 and 276-1380-00000, 276-2031-00000 & 276-1380-40000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning properties from Agricultural & R-2 Residential to Government & R-3 Residential for possible residential development and city parkland.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2045-00000
Reedsburg, Wisconsin, is hereby zoned Government

Parcel #276-1380-00000, 276-2031-00000 & 276-1380-40000
Reedsburg, Wisconsin, are hereby zoned R-3 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

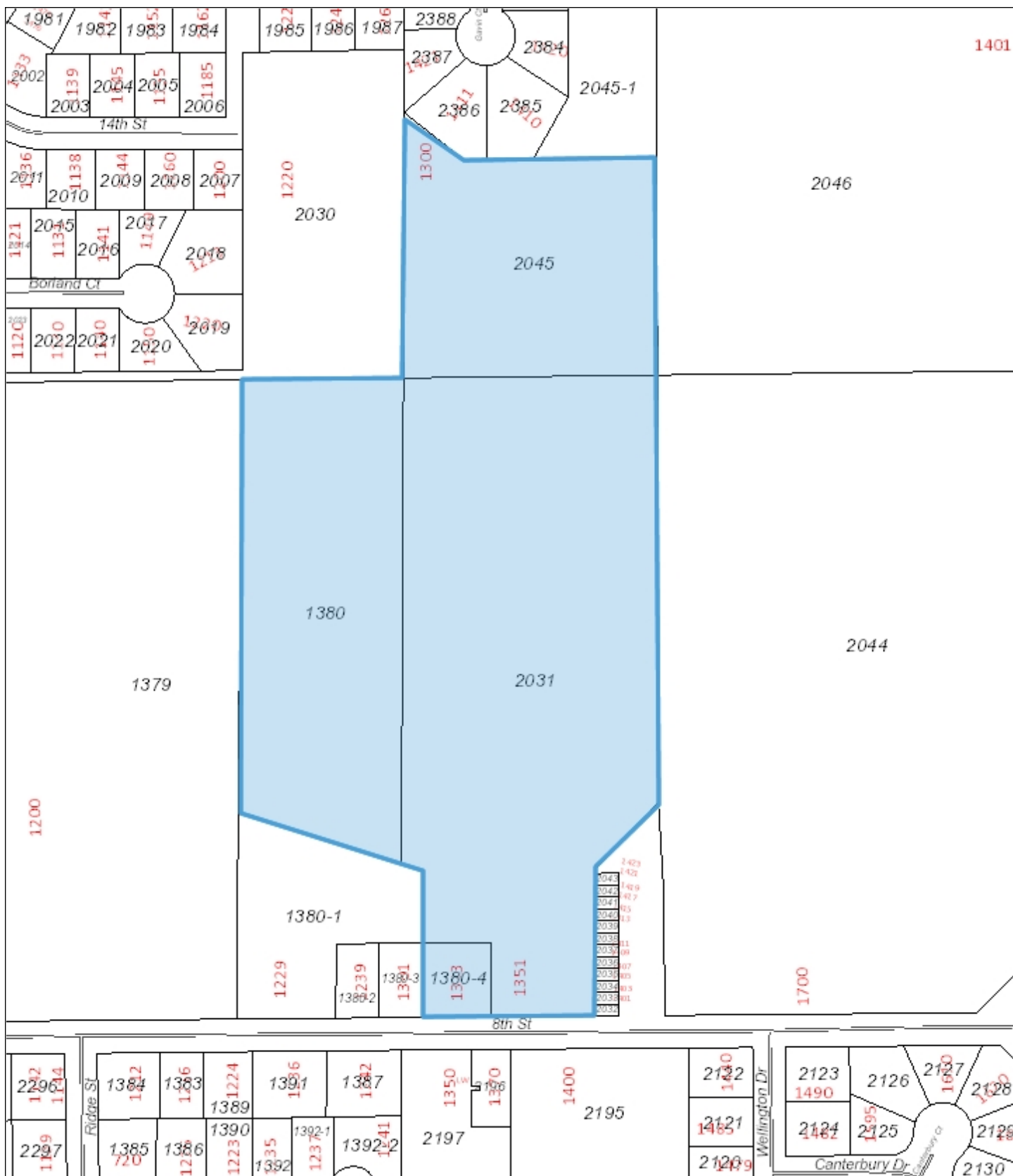
Dated this 9th day of January 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

November 28, 2022
December 1 & December 8, 2022
January 9, 2023
January 19, 2023



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 277'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 11/21/2022



City of Reedsburg GIS

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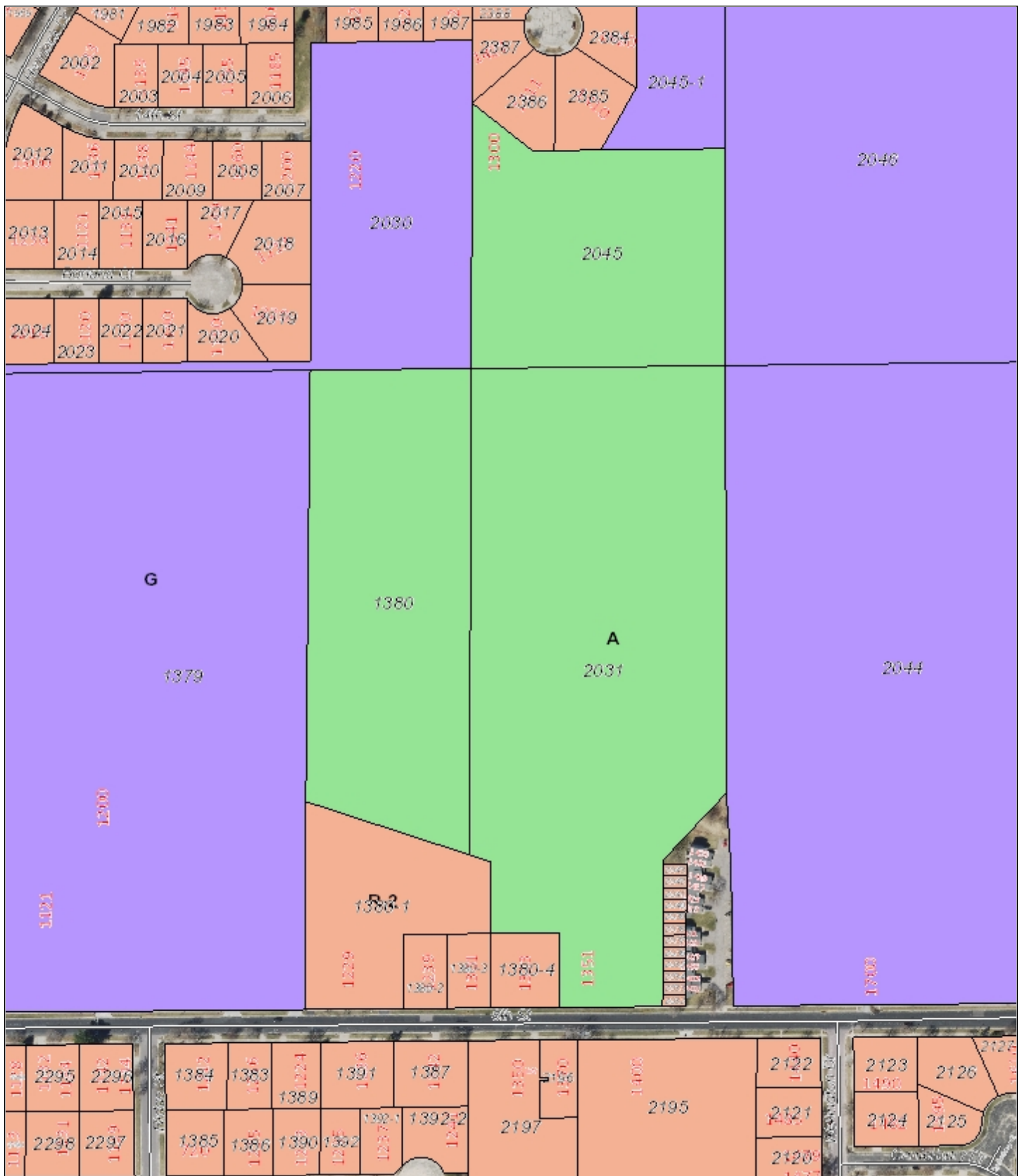


SCALE: 1" = 277'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

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City of Reedsburg GIS

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SCALE: 1" = 277'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 11/21/2022



November 10, 2022

Steve Zibell
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: TID 9 Business Park Traffic Signal Equipment Purchase
Vierbicher Project No. 220187/CDBG PFED 22-01
Reedsburg, Wisconsin
Bid Results & Notice of Award

Dear Steve:

We have reviewed the bid received on November 10, 2022, for the above-referenced project. One (1) bid was received in the amount of \$65,435.00. TAPCO was the low bidder. A tabulation of the bid received is attached.

The bid submitted by TAPCO meets the requirements of the bidding documents and is therefore considered responsive. We have reviewed the bids and based on current market conditions, with the professional input of KL Engineering Traffic Engineers, we believe the bid is reasonable. We therefore recommend acceptance of the bid submitted by TAPCO.

Attached, please find the Notice of Award for the above referenced project. Once the contract has been awarded by the City of Reedsburg, please have the Notice of Award signed, then email to us. We will then forward the documents onto the Contractor for execution.

If you have any questions, please let us know.

Sincerely,

Neil J Pfaff, PE, PH, CST

Enclosures

SECTION 00 51 00

NOTICE OF AWARD

Date: November 16, 2022

Project: TID 9 Business Park Traffic Signal Equipment Purchase

Owner: City of Reedsburg

Engineer's Project No.: 220187, CDBG PFED 22-01

Bidder: TAPCO

Bidder's Address: 5100 W. Brown Deer Rd, Brown Deer, WI-53223

You are notified that your Bid dated November 10, 2022 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

the purchase of traffic signals, including steel poles and arms equipment, restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

The Contract Price of your Contract is Sixty Five Thousand, Four Hundred Thirty Five Dollars and 00/100 (\$65,435.00).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
Insurance Certificates as indicated by the General Conditions (Paragraph 5.03)

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Reedsburg
Owner

By: _____
Authorized Signature

Title

Date



SECTION 00 41 43

BID FORM

Proposal of Traffic + Parking Control Co Inc (TAPCO) hereinafter called "BIDDER".

PROJECT IDENTIFICATION: TID 9 Business Park Traffic Signal Equipment Purchase

PROJECT NUMBER: 220187, CDBG PFED 22-01

THIS BID IS SUBMITTED TO: City of Reedsburg
134 S. Locust Street
Reedsburg, Wisconsin 53959

hereinafter called "OWNER".

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Advertisement for Bids and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 45 days after the day of Bid opening. BIDDER will sign and deliver the required number of counterparts of the Agreement with the Bonds and other sections required by the Bidding Requirements within ten days after the date of OWNER's Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - (a) BIDDER has examined and carefully studied the Bidding Documents and the following Addenda, receipt of all which is hereby acknowledged:

Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
 - (b) BIDDER has visited the site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance, and furnishing of the Work;
 - (c) BIDDER is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.
 - d) BIDDER has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary

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Conditions as provided in paragraph 4.02 of the General Conditions. BIDDER accepts the determination set forth in paragraph SC-4.02 of the Supplementary Conditions of the extent of the "technical data" contained in such reports and drawings upon which BIDDER is entitled to rely as provided in paragraph 4.02 of the General Conditions. BIDDER acknowledges that such reports and drawings are not Contract Documents and may not be complete for BIDDER's purposes. BIDDER acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site. BIDDER has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by BIDDER and safety precautions and programs incident thereto. BIDDER does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents.

- (e) BIDDER is aware of the general nature of Work to be performed by OWNER and others at the site that relates to Work for which this BID is submitted as indicated in the Contract Documents.
 - (f) BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
 - (g) BIDDER has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that BIDDER has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which the Bid is submitted.
 - (h) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement of rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.
4. BIDDER will complete the Work in accordance with the Contract Documents for the following prices:

BID TABULATION

TID 9 Bus Pk Traffic Signal Equipment Purchase

ENGINEER'S PROJECT #: 220187

Bid Open **November 11, 2022** at 9:00 AM

vierbicher
planners | engineers | advisors



Traffic Signals Poles and Arms Equipment					TAPCO	
Bid Item Number	Bid Item Ref. No. 2	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount
General						
1	657.0310	Poles Type 3 (Procure Only)	EACH	2	\$3,425.00	\$ 6,850.00
2	657.0361	Poles Type 13-Over Height (Procure Only)	EACH	2	\$13,665.00	\$ 27,330.00
3	657.0550	Monotube Arms 50-FT (Procure Only)	EACH	1	\$11,355.00	\$ 11,355.00
4	657.0555	Monotube Arms 55-FT (Procure Only)	EACH	1	\$13,120.00	\$ 13,120.00
5	657.0595	Trombone Arms 25-FT (Procure Only)	EACH	2	\$1,715.00	\$ 3,430.00
6	657.0614	Luminaire Arms Single Member 4-Inch Clamp 8-FT (Pr	EACH	2	\$220.00	\$ 440.00
7	657.0812	Luminaire Arms Steel 12-FT (Procure Only)	EACH	2	\$830.00	\$ 1,660.00
8	Special 1	Monotube Anchor Rod Assembly with Top and Bottom Templates Type 13 (Procure Only)	EACH	2	\$625.00	\$ 1,250.00
Total - Traffic Signals Poles and Arms Equipment					\$	65,435.00

BIDDER acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

5. BIDDER agrees that Work will be substantially completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement and in Division 1.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

6. The following sections are attached to and made a condition of this Bid:

- (a) Required Bid security.
- (b) A tabulation of Subcontractors, suppliers and other persons and organizations required to be identified in this Bid.
- (c) Required BIDDER'S List of References.

Respectfully submitted:

BIDDER:

TAPCO


Signature

John Kuehn CFO
Please Type Name and Title

5100 W Brown Deer Rd
Address

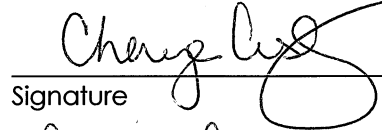
Brown Deer WI 53223

262-814-7308
Phone

John.Kuehn@Tapconet.com
Email Address

(SEAL)

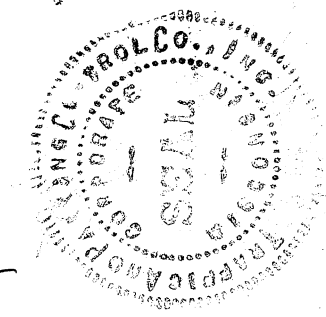
ATTEST:


Signature

Cheryl Cieslewicz Sales Mgr
Please Type Name and Title

11/9/2022
Date

39-0983658
Federal I.D. Number



LIST OF REFERENCES

The following is a list of projects similar in nature and cost that have been completed by the Bidder within the past five (5) years.

Project Name: Algoma Blvd Reconstruct

Project Cost: \$154,714

Description: monotube poles, cabinets,
signals, RFBs

City of Oshkosh
(Owner Name)

926 Dempsey Trail
(Address)

Oshkosh WI 54901

Dan Kussman 920-232-5350
(Contact Person) (Phone No.)

Project Name: CTH PBT CTHM

Project Cost: \$80,959.95

Description: monotubes, signals,
base, mounting hardware

City of Verona
(Owner Name)

410 Investment Court
(Address)

Verona WI 53593

Theran Jacobson
(Contact Person) (Phone No.)

Project Name: North-St Paul

Project Cost: \$70,810

Description: monotube poles and
arms

City of Waukesha
(Owner Name)

300 Sentry Dr
(Address)

Waukesha WI 53186

Derrin Wolford 262-251-3560
(Contact Person) (Phone No.)

Project Name: CTHC + Grand Ave Recon

Project Cost: \$155,210

Description: monotube poles and
arms

City of Sun Prairie
(Owner Name)

300 E main st
(Address)

Sun Prairie WI 53590

JR Brimmer 608-825-0712
(Contact Person) (Phone No.)

LIST OF SUBCONTRACTORS

If awarded this Contract, the Bidder declares the intent to employ the following Subcontractors for the Class of Work as noted below:

NAME OF SUBCONTRACTOR	FEDERAL EMPLOYEE IDENTIFICATION NUMBER (FEIN)	CLASS OF WORK
N/A		

The above is a full and complete list of all the proposed Subcontractors and the Class of Work to be performed by each. This list shall not be altered without the written consent of the OWNER.

LIST OF SUPPLIERS

If awarded this Contract, the Bidder declares the intent to have materials provided by the following Suppliers as noted below

NAME OF SUPPLIER OR MANUFACTURER	MATERIAL
Millerbernd	monotubes poles, arms, type 3 pole
Flag pole	trunkline and lighting arm

This list shall not be altered without the written consent of the OWNER.

DISCLOSURE OF OWNERSHIP

Personally identifiable information may be used for secondary purposes.
See s. 15.04(1)(m) Stats. for details.

(1) INSTRUCTIONS: On the date a CONTRACTOR submits a bid to or completes negotiations with a state agency or local governmental unit on a project subject to ss. 66.0903 or 103.49, Stats., the CONTRACTOR shall disclose to such state agency or local governmental unit the name of any "other construction business" which the CONTRACTOR, or a shareholder, officer or partner of the CONTRACTOR, owns or has owned within the preceding three (3) years.

(2) DEFINITION: The term "other construction business" means any business engaged in erection, construction, remodeling, repairing, demolition, altering, or painting and decorating buildings, structures or facilities and any business engaged in supplying mineral aggregate or hauling excavated material or spoil, as provided by ss. 66.0903(3), 103.49(2) and 103.50(2), Stats.

(3) WHEN TO COMPLETE FORM: This form ONLY needs to be completed if (a) the CONTRACTOR, or a shareholder, officer or partner of the CONTRACTOR, owns at least a 25% interest in the "other construction business" indicated below on the date the CONTRACTOR submits a bid or completes negotiations, or has owned at least a 25% interest in the "other construction business" at any time within the preceding three (3) years; and (b) the Wisconsin Department of Workforce Development (DWD) has determined that the "other construction business" failed to pay the prevailing wage rate or time and one-half the required hourly basic rate of pay for hours worked in excess of the prevailing hours of labor to any employee at any time within the preceding three (3) years. This form DOES NOT have to be completed if the requirements of both (a) and (b) above are not met. If the requirements of both (a) and (b) above are met, this form must ONLY be filed with the state agency or local government unit that will be awarding the contract.

(4) NAME AND ADDRESS OF OTHER CONSTRUCTION BUSINESS: Indicate below the name(s) and address(es) of any "other construction business" which meets all of the criteria specified in (2) and (3) above.

Name of Other Construction Business

Street or P.O. Box, City, State and Zip

Name of Other Construction Business

Street or P.O. Box, City, State and Zip

Name of Other Construction Business

Street or P.O. Box, City, State and Zip

I HEREBY STATE UNDER PENALTY OF PERJURY THAT THE INFORMATION CONTAINED IN THIS IS TRUE AND ACCURATE ACCORDING TO MY KNOWLEDGE AND BELIEF.

Print Name of Authorized Officer

Signature of Authorized Officer

Title of Authorized Officer

This ____ day of _____, 20__

Name of Corporation, Partnership, or Sole Proprietorship
Zip)

Address (Incl. Street or P.O. Box, City, State &

The statutory authority for the use of the form is prescribed in ss. 66.0903(12)(d) and 103.49(7)(d). Stats. The use of this form is mandatory. The penalty for failing to complete this form is prescribed in s. 103.005(12). Stats.

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Bid Form

AFFIDAVIT OF ORGANIZATION AND AUTHORITY

I, John Kuehn, being first duly sworn on oath certify that Traffic + Parking Control Co Inc (TAPCO) (Name of corporation, partnership, or person submitting bid) Bidder on the attached Proposal is organized as indicated below; that I have examined and carefully prepared this Proposal from the Plans and Specifications and have checked the same in detail before submitting this Proposal; that all statements made herein are made on behalf of such Bidder and that I have full authority to make such statements and submit this Proposal in (its) (their) behalf; and that the said statements are true and correct.

Bidder is (fill out applicable paragraph)

A corporation organized and existing under the laws of the State of Wisconsin, its President is Andrew Bergholz + Jason Kugel; its Secretary is Andrew Bergholz + Jason Kugel, and it does have a corporate seal. The _____ (Officer or authorized agent) authorized to sign construction Contracts and Bids for the company by action of its Board of Directors taken _____, a certified copy of which is attached hereto.
(Strike out this last sentence if not applicable.)

A partnership consisting of _____ and _____, partners doing business under the name of _____.

An individual operating under the trade name of _____.

Signature John Kuehn

Title, if any
CFO

TAPCO
Bidders Address

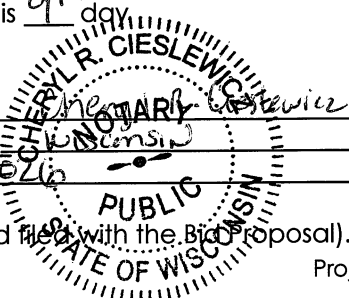
5100 W Brown Deer Rd Brown Deer WI

Telephone
262-649-5099

Email Address
John.Kuehn@tapconet.com

Subscribed and sworn to before me this 9th day
of November, 2022.

Cheryl R Cieslewicz
Notary Public, milwaukee County, Wisconsin
My Commission expires 2/27/2026



(This Affidavit must be attached to and filed with the Bid Proposal).

City of Reedsburg

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Bid Form