

COMMON COUNCIL AGENDA
August 26, 2024
REEDSBURG CITY HALL COUNCIL CHAMBERS
5:30 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 August 12, 2024.

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Presentation: Mike McCarville - Technology Education Teacher - Reedsburg Area School District. High School Project House at 525 Laurel St.

III. GENERAL BUSINESS:

1. Approve/Deny: Resolution 4554-24 Creating Fund 50 to be Known as the Fieldhouse Fund.
2. Approve/Deny: Memorandum of Understanding Between Donna L. Neuwirth and the City of Reedsburg. TID No. 10 Property - Woolen Mill building.
3. Approve/Deny: Resolution 4555-24 Approving the First Draw Request from C.D. Smith for Construction of the Waste Water Treatment Plant.
4. Approve/Deny: Preliminary 2025 Capital Equipment and Improvement Budgets.
5. Approve/Deny: First Reading and setting a Public Hearing on September 23, 2024, for Ordinance 1974-24 would amend non-conforming HVAC, electric and plumbing to be elevated 1' above the base flood elevation when modified or added in non-conforming structures.

IV. CITY ADMINISTRATOR REPORTS:

1. Reminder: The Common Council will be touring the Fieldhouse immediately following this meeting. This tour **will not** be open to the public.
2. Reedsburg Fieldhouse Public Open House: on August 28 and 29, from 4:00 p.m. to 8:00 p.m. each day. The Open House will feature an array of activities with courts set up for basketball,



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.

volleyball, and pickleball. The event will also offer a chance to learn about upcoming programs and league opportunities for all ages.

V. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

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

VI. OFFICE OF THE MAYOR:

VII. ADJOURN:

1. After Adjournment: NOTICE OF QUORUM

NOTICE IS HEREBY GIVEN that a quorum of the Common Council for the City of Reedsburg may be present on Monday, August 26, 2024 immediately after the scheduled Common Council meeting has adjourned to tour the Fieldhouse.



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City of Reedsburg Meeting of the Common Council
August 12, 2024

Present: Mayor Dave Estes, Alderpersons Dave Moon, Sonny Hyde, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Jake Kummer, and Adam Kaney.

Absent: *None.*

Others Present: City Attorney Max Buckner, Police Chief Pat Cummings, Ambulance Director Josh Kowalke, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Finance Director/Clerk-Treasurer Jacob Crosetto, Library Director Sue Ann Kucher.

Mayor Dave Estes called the regular session of the Common Council to order at 5:30 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on July 22, 2024; July 2024 Financial Report; July 2024 Monthly Ambulance Activity Report; and the 2023-2025 Weights & Measures Inspection Report.

Motion: Schulte, Second: Kaney to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS:

- A. Approve/Deny: Claim for damages resulting from a vehicle collision with a City snowplow. Nicole Treinen/Allstate Property & Casualty Insurance Company claim no. 0696370618.1. Amount: \$7,191.20.
 - a. **Motion: Knudsen, Second: Gargano to approve the claim and direct the Finance Director to inquire about the salvage recovery fee. Motion carried 9-0.**
- B. Webb Fund Request. Approve/Deny: Jenny Tourdot, Reedsburg Community Tree Lighting. Amount: \$14,935.
 - a. **Motion: Schulte, Second: Kaney to approve the Webb Fund Request for \$14,935.00 as presented. Motion carried 9-0.**
- C. Approve/Deny: Amendment No. 1 to the Memorandum of Understanding Between KMD Development, LLC and the City of Reedsburg, Wisconsin. Re: Eight (8) rowhouse units on parcel 276-1313-20000 and a duplex residential building on parcel 276-1313-30000 as illustrated in exhibit A.
 - a. **Motion: Gargano, Second: Peterson to approve the Amendment to the MOU with KMD, LLC amending all references of “equalized” value being replaced with “assessed”. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Plan Commission: Approve/Deny: First Reading and setting a Public Hearing on September 9, 2024, for Ordinance 1973-24 amending Chapter 690 as it relates to the expansion of the scope of conditional commercial uses in the B-2 Business Zone.
 - a. **Motion: Kaney, Second: Hyde to approve setting the Public Hearing on Ord. 1973-24 for September 9, 2024. Motion carried 9-0.**
- B. Parks Committee: Approve/Deny: Ordinance 1974-24 to amend Chapter 210-11 to allow for dogs to be permitted in City parks given specific attached rules. First and only reading.
 - a. **Motion: Knudsen, Second: Peterson to approve Ord. 1974-24 as presented. Motion carried 9-0.**

Motion: Gargano, Second: Schulte to enter Closed Session via Section 19.85(1)(e) of the Wisconsin statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Motion carried 9-0. Time: 6:12 p.m.

Motion: Gargano, Second: Knudsen to exit Closed Session and reenter the regular meeting.

Motion carried 9-0. Time: 6:25 p.m.

Motion: Peterson, Second: Gargano to direct the City Attorney to draft an offer letter for the discussed property for \$300,000.00 plus closing costs.

Motion carried 9-0.

Motion: Knudsen, Second: Frenz to adjourn.

Motion carried 9-0. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

Jacob Crosetto

RESOLUTION
Assign Special Revenue Fund - Fieldhouse

FILE NO. 4554-24

Whereas, the Governmental Accounting Standards Board (GASB) has issued Statement No. 54, which changes the terminology used for fund balance reporting on balance sheets of Government Funds; *and*

Whereas, the City Clerk-Treasurer/Finance Director has reviewed the new terminology; *and*

Whereas, the City Clerk-Treasurer/Finance Director recommends that all activities using funds from the newly created Fieldhouse Fund – Fund 50, be committed for the purchases allowable by IRS guidance; *and*

Whereas, the City Clerk-Treasurer/Finance Director recommends that Fund 50 be designated a Special Revenue Fund with the annual fund balance rolling over each year into the same fund; *and*

Now, Therefore, Be It Resolved that the Common Council of the City of Reedsburg accepts the aforementioned recommendations.

Passed by the Common Council of the City of Reedsburg this 26th day of August in the year 2024.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer/Finance Director

MEMORANDUM OF AGREEMENT

Between

Donna L. Neuwirth

And The

City of Reedsburg, Wisconsin

Donna L. Neuwirth (Developer) owner of the Woolen Mill Building at 26 East Main Street, is proposing to replace the windows on second floor of the west and south building façade. This Memorandum of Agreement is intended to summarize the commitments of the Developer and City of Reedsburg (City).

WITNESSTH:

Whereas, the former Woolen Mill office building was built in 1891 and is on the National Register of Historic Places due to the Woolen Mills significance in Reedsburg's history; and,

Whereas, the Developer purchased the building in 2001, and at the time, all the windows on the second floor as well as a portion of the storefront windows were boarded up; and,

Whereas, the Developer repaired the windows on the west and south side of the building after they restored the first floor to its original historic appearance including a complete façade restoration; and,

Whereas, after 23 years the windows on the west and south sides of the building have deteriorated beyond repair and must be replaced; and,

Whereas, the Developer desires to adhere to historic preservation guidelines and proposes to install divided light windows that have the full wood grill both inside and out; and,

Whereas, the Developer shall replace the twelve large highly visible windows, eleven facing west, one facing east and the six facing south. The windows on the north side of the building are still in good condition and will not be replaced; and,

Whereas, the City has determined the former Woolen Mill building is a significant historic building in the Downtown and the continued historic renovation of the building will enhance the economic vitality of the downtown and help to promote the revitalization of the downtown; and,

Whereas, the Developer has determined the cost of improving the building façade is not financially feasible which will require the use of public financial assistance programs to make the project feasible; and,

Whereas, it has been concluded that it is in the City's best interest to have this project be implemented as an enhancement to the downtown,

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer Agreement

1. Developer agrees to the following window improvements:
 - a. Replace the eleven windows on the west side of the building and one on the east side of the building with new windows adhering to the historic guidelines that will have a full wood grill both inside and out, and
 - b. Replace the six windows on the south side of the building with new windows the full size of the existing windows, and
 - c. Miscellaneous work activities including demolition of existing windows, replacement of two stone windowsills, tuckpointing of existing masonry, repairs to window framing and trim, interior wall repairs and installation of trim and finishes.
2. Total remodeling cost for the window improvements project is estimated to be \$74,342.00.
3. Developer proposes to start the construction the fall of 2024. Construction will take 8 weeks to complete.
4. Developer agrees to own and operate the building in a manner which will help to enhance the economic vitality of the downtown for a period of five (5) years.
5. Developer agrees to comply with all local, state and federal laws and regulations.
6. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City.

II. City of Reedsburg Agreement

1. City has created Tax Incremental District No. 10 (TID No. 10) for the purpose of blight elimination and revitalization of the downtown. Using TID No. 10 funds, the City shall provide \$10,000 to the project. The TID No. 10 funds will be provided as a forgivable loan, which will be used toward the window replacement project.
2. Each year that the Developer operates the building as outlined above, the City will forgive 1/5th of the loan. After five years, the entire loan will be forgiven, that is, it will become a grant.
3. The Developer will not be allowed to sell the building during the five year period unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the development agreement between the Developer and the City will be assigned to the buyer. The intent of this provision is to prohibit the Developer from making a quick sale to earn unreasonable profits.
4. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Financial Guarantee

In addition to its obligations in Section I above, Business shall do the following:

1. In consideration of the City's agreement to perform this project, Business agrees that upon the completion of this project, a special assessment shall be levied against the parcel in the

amount of \$10,000. The special assessment shall be reduced by 1/5th each year. After five (5) years, the special assessment will be eliminated.

Both parties mutually understand that this Memorandum of Agreement will serve as the Development Agreement between the City and Developer and the commitments made herein are binding.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on:

August __, 2024.

For the City of Reedsburg

Mayor

Clerk/Treasurer – Finance Director

Date

Date

Donna L. Neuwirth

Owner

Witness

Date

Date

City of Reedsburg, Wisconsin

Tax Incremental District #10

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2021	898,300	898,300	2021	1
2	2022	743,400	743,400	2022	2
3	2023	1,562,500	1,562,500	2023	3
4	2024		0	2024	4
5	2025		0	2025	5
6	2026		0	2026	6
7	2027		0	2027	7
8	2028		0	2028	8
9	2029		0	2029	9
10	2030		0	2030	10
11	2031		0	2031	11
12	2032		0	2032	12
13	2033		0	2033	13
14	2034		0	2034	14
15	2035		0	2035	15
16	2036		0	2036	16
17	2037		0	2037	17
18	2038		0	2038	18
19	2039		0	2039	19
20	2040		0	2040	20
21	2041		0	2041	21
22	2042		0	2042	22
23	2043		0	2043	23
24	2044		0	2044	24
25	2045		0	2045	25
26	2046		0	2046	26
27	2047		0	2047	27
Totals		3,204,200	3,204,200		

City of Reedsburg, Wisconsin

Tax Incremental District #10

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	5,749,200
District Creation Date	September 27, 2021	Appreciation Factor	
Valuation Date	Jan 1, 2021	Base Tax Rate	
Max Life (Years)	27	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	22 9/27/2043		
Revenue Periods/Final Year	27 2049		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	N/A
Eligible Recipient District	Yes	Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2021	898,300	2022	0	898,300	2023	\$20.11	18,063
2 2022	743,400	2023	0	1,641,700	2024	\$18.19	29,866
3 2023	1,562,500	2024	0	3,204,200	2025	\$17.42	55,832
4 2024	0	2025	0	3,204,200	2026	\$17.25	55,274
5 2025	0	2026	0	3,204,200	2027	\$17.08	54,721
6 2026	0	2027	0	3,204,200	2028	\$16.91	54,174
7 2027	0	2028	0	3,204,200	2029	\$16.74	53,632
8 2028	0	2029	0	3,204,200	2030	\$16.57	53,096
9 2029	0	2030	0	3,204,200	2031	\$16.40	52,565
10 2030	0	2031	0	3,204,200	2032	\$16.24	52,039
11 2031	0	2032	0	3,204,200	2033	\$16.08	51,519
12 2032	0	2033	0	3,204,200	2034	\$15.92	51,004
13 2033	0	2034	0	3,204,200	2035	\$15.76	50,494
14 2034	0	2035	0	3,204,200	2036	\$15.60	49,989
15 2035	0	2036	0	3,204,200	2037	\$15.44	49,489
16 2036	0	2037	0	3,204,200	2038	\$15.29	48,994
17 2037	0	2038	0	3,204,200	2039	\$15.14	48,504
18 2038	0	2039	0	3,204,200	2040	\$14.99	48,019
19 2039	0	2040	0	3,204,200	2041	\$14.84	47,539
20 2040	0	2041	0	3,204,200	2042	\$14.69	47,063
21 2041	0	2042	0	3,204,200	2043	\$14.54	46,593
22 2042	0	2043	0	3,204,200	2044	\$14.40	46,127
23 2043	0	2044	0	3,204,200	2045	\$14.25	45,665
24 2044	0	2045	0	3,204,200	2046	\$14.11	45,209
25 2045	0	2046	0	3,204,200	2047	\$13.97	44,757
26 2046	0	2047	0	3,204,200	2048	\$13.83	44,309
27 2047	0	2048	0	3,204,200	2049	\$13.69	43,866
Totals	3,204,200		0		Future Value of Increment		1,288,400

City of Reedsburg, Wisconsin

Tax Incremental District #10

Cash Flow Projection

Year	Projected Revenues		Expenditures						Balances			Year
	Tax Increments	Total Revenues	Conservation & General			Woolen Mill Building & Farners Coop.		Total Expenditures	Liabilities		Outstanding	
			Capital Outlay	Development	Government	South School Incentive						
2021		0	5,784	14,446	845			21,075	(21,075)	(21,075)		2021
2022		0		2,165	800			2,965	(2,965)	(24,040)		2022
2023	18,063	18,063			316			316	17,747	(6,293)		2023
2024	29,866	29,866			1,500	10,000	11,000	22,500	7,366	1,073		2024
2025	55,832	55,832			1,500	10,000	11,000	22,500	33,332	34,405		2025
2026	55,274	55,274			1,500		11,000	12,500	42,774	77,179		2026
2027	54,721	54,721			1,500		11,000	12,500	42,221	119,400		2027
2028	54,174	54,174			1,500		11,000	12,500	41,674	161,074		2028
2029	53,632	53,632			1,500		11,000	12,500	41,132	202,206		2029
2030	53,096	53,096			1,500		11,000	12,500	40,596	242,802		2030
2031	52,565	52,565			1,500		11,000	12,500	40,065	282,866		2031
2032	52,039	52,039			1,500		11,000	12,500	39,539	322,406		2032
2033	51,519	51,519			1,500		11,000	12,500	39,019	361,424		2033
2034	51,004	51,004			1,500			1,500	49,504	410,928		2034
2035	50,494	50,494			1,500			1,500	48,994	459,922		2035
2036	49,989	49,989			1,500			1,500	48,489	508,410		2036
2037	49,489	49,489			1,500			1,500	47,989	556,399		2037
2038	48,994	48,994			1,500			1,500	47,494	603,893		2038
2039	48,504	48,504			1,500			1,500	47,004	650,897		2039
2040	48,019	48,019			1,500			1,500	46,519	697,416		2040
2041	47,539	47,539			1,500			1,500	46,039	743,454		2041
2042	47,063	47,063			1,500			1,500	45,563	789,018		2042
2043	46,593	46,593			1,500			1,500	45,093	834,110		2043
2044	46,127	46,127			1,500			1,500	44,627	878,737		2044
2045	45,665	45,665			1,500			1,500	44,165	922,903		2045
2046	45,209	45,209			1,500			1,500	43,709	966,611		2046
2047	44,757	44,757			1,500			1,500	43,257	1,009,868		2047
2048	44,309	44,309			1,500			1,500	42,809	1,052,677		2048
2049	43,866	43,866			1,500			1,500	42,366	1,095,044		2049
Total	1,288,400	1,288,400	5,784	16,611	40,961	20,000	110,000	193,356				Total
Notes:									Projected TID Closure			

RESOLUTION
Approval of Draw Request #1 – Waste Water Treatment Plant

FILE NO. 4555-24

Whereas, the City of Reedsburg (the "Organization") has entered into a contract for the construction of a new Waste Water Treatment Plant Project (the "Project") with C.D. Smith (the "Contractor"); *and*

Whereas, the Contractor has submitted a request for the first draw payment in accordance with the terms outlined in the contract in the amount of \$1,967,950.42; *and*

Whereas, the Public Works and Finance Directors, with Town and Country Engineering, have reviewed and verified the accuracy and completeness of the draw request; *and*

Now, Therefore, Be It Resolved that the appropriate employees of the Organization are hereby authorized and directed to execute and deliver any necessary documents and plan for the disbursement of the approved funds.

Passed by the Common Council of the City of Reedsburg this 26th day of August in the year 2024.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer/Finance Director

CD Smith Construction
PO Box 1006
Fond du Lac 54936

Contractor's Application for Payment

Owner:	City of Reedsburg	Owner's Project No.:	5796-01
Engineer:	Town & Country Engineering, Inc.	Engineer's Project No.:	RD 53
Contractor:	CD Smith Construction	Contractor's Project No.:	240062
Project:	2024: Wastewater Improvements Contract A: Reedsburg WWTF		
Contract:	Contract A: Reedsburg WWTF		

Application No.: 1 Application Date: 7/31/2024
Application Period: From 6/1/2024 to 7/31/2024

1. Original Contract Price	\$109,268,414.13
2. Net change by Change Orders	\$0.00
3. Current Contract Price (Line 1 + Line 2)	\$109,268,414.13
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$2,071,526.76
5. Retainage	
a. <u>5%</u> X <u>\$2,071,526.76</u> Work Completed	\$103,576.34
b. <u>5%</u> X <u> </u> Stored Materials	\$0.00
c. Total Retainage (Line 5.a + Line 5.b)	\$103,576.34
6. Amount eligible to date (Line 4 - Line 5.c)	\$1,967,950.42
7. Less previous payments (Line 6 from prior application)	
8. Amount due this application	\$1,967,950.42
9. Balance to finish, including retainage (Line 3 - Line 6)	\$107,300,463.71

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: C.D. Smith Construction Inc.
Signature: Cody Berger Date: 8/8/2024

Recommended by Engineer

By:
Title:
Date:

Approved by Owner

By:
Title:
Date:

Approved by Funding Agency

By:
Title:
Date:

By:
Title:
Date:

City of Reedsburg
Capital Equipment 2023-2028

DRAFT 08.23.2024

Description		2023	2024	2025	2026	2027	2028
General Fund Departments							
Revenue							
	Beginning Fund Balance	\$ 201,555	\$ 380,184	\$ 592,184			
70-411100	Property Tax Levy	\$ 261,100	\$ 413,600	\$ 126,440	\$ 400,000	\$ 500,000	\$ 500,000
State Aids	Expenditure Restraint Funds	\$ -	\$ -	\$ 60,000			
	FD Savings	\$ -	\$ 350,000	\$ -			
Fund 15	Municipal Court Contribution	\$ -	\$ -	\$ 10,000	\$ -		
Fund 20	Wastewater Contribution	\$ -		\$ 50,000			
Fund 23	Stormwater Contribution	\$ -		\$ 50,000			
Fund Balance	Fund Balance Drawdown	\$ -		\$ 200,000			
Revenue	SubTotal	\$ 261,100	\$ 763,600	\$ 496,440	\$ 400,000	\$ 500,000	\$ 500,000
General Government							
70-517100-03	Videoconferencing Updates			\$ 50,000			
	Auditing	\$ 600	\$ 600	\$ 600			
Sub Total	General Government	\$ 600	\$ 600	\$ 50,600	\$ -	\$ -	\$ -
Fire Department							
70-523100-03	Fire Department Equipment	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
	Rescue Truck (Shared Cost)	\$ -	\$ 350,000		\$ -		
	Ladder Truck	\$ -	\$ -		\$ -	\$ 2,500,000	
Sub Total		\$ 15,000	\$ 365,000	\$ 15,000	\$ 15,000	\$ 2,515,000	\$ 15,000
Parks and Recreation/Library/Cemetery							
70-554100-C Cemetery	Mower	\$ -	\$ -	\$ 12,000	\$ -		
	Cemetery Total						
70-551100-C Library	Server Upgrade			\$ 2,500	\$ 2,500		
	Replacement PCs		\$ 5,000	\$ 5,000	\$ 5,000		
	Library Total	\$ 7,000	\$ 5,000	\$ 19,500	\$ 7,500	\$ -	\$ -
70-554100-C Parks	Pickup Truck - General			\$ 35,000			
	JD1445 Mower 72" Deck	\$ -	\$ -			\$ 20,000	\$ 20,000
	JD3720 Tractor	\$ 55,000			\$ 60,000		
	Kubota Tractor	\$ -	\$ 55,000				
	Land Pride Pull Grooming Mower	\$ -	\$ -	\$ 17,000			
	Land Pride Pull Grooming Mower	\$ -	\$ -	\$ 17,000			
Sub Total	P&R Sub Total	\$ 55,000	\$ 55,000	\$ 69,000	\$ 60,000	\$ 20,000	\$ 20,000
Public Works - Street Department							
70-541100-03	Siren Cabinet & Controls	\$ 10,000					
	IHC Dump Truck, box, plow	\$ -	\$ 200,000	\$ 200,000			
	Wheel Loader (Airport 95%)	\$ 15,000	\$ -				
	Attachments			\$ 15,000			
	Snowblower (Airport 95%)	\$ 7,500					
Sub Total	DPW	\$ 32,500	\$ 200,000	\$ 215,000	\$ -	\$ -	\$ -
Police Department							
70-521100-03	Ford Police Interceptor SUV	\$ 43,000	\$ 48,000	\$ 54,000	\$ 50,000	\$ 50,000	\$ 50,000
	Ford Police Interceptor SUV	\$ 43,000	\$ -	\$ 54,000	\$ 50,000	\$ 50,000	\$ 50,000
	Unmarked Vehicle	\$ 40,000	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 45,000
	Pickup Truck		\$ 47,000				
	Police Equipment	\$ 25,000	\$ 31,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	K-9 Unit / Equipment	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
Sub Total PD		\$ 151,000	\$ 126,000	\$ 158,000	\$ 210,000	\$ 210,000	\$ 195,000
Ambulance							

IV Pumps (8)	\$	-	\$	-	\$	39,440						
Sub Total Ambulance	\$	-	\$	-	\$	39,440	\$	-	\$	-	\$	-
CEP General Govt Totals	\$	261,100	\$	751,600	\$	496,440	\$	285,000	\$	2,745,000	\$	230,000
CEP Revenue	\$	261,100	\$	763,600	\$	496,440	\$	400,000	\$	500,000	\$	500,000
Totals	\$	-	\$	12,000	\$	-	\$	115,000	\$	(2,245,000)	\$	270,000

Special Revenue and Other Funds			2023	2024	2025	2026	2027	2028
Audit	Beginning Fund Balance	\$	-					
	Expenditure Restraint Funds	\$	-					
Fund 15	4 Contributed Funds - Municipal Co	\$	-					
20-426000	4 Contributed Funds - Waste Water	\$	42,000		\$ 4,500			
23-422000	4 Contributed Funds - Storm Water	\$	73,000		\$ 50,000			
xxxx41	4 Contributed Funds - Taxi Cab (Share)	\$	33,000					
xxxx42	4 Contributed Funds - Airport	\$	-					
xxxx56	4 Contributed Funds - Library	\$	-					
	4 Contributed Funds - Other Funds	\$	-					
xxxx,,	Interfund Transfer Amounts	\$	-					
	Enterprise Fund Revenue	\$	148,000	\$ -	\$ 54,500	\$ -	\$ -	\$ -
Waste Water Fund Equipment (Fund 20):		\$	-					
	Mini Excavator/Skid Steer	\$	42,000		\$ 5,000			
	Trailer Spreader							
Waste Water Sub Total		\$	42,000	\$ -	\$ 5,000	\$ 45,000	\$ 45,000	\$ 45,000
Storm Water Fund Equipment (Fund 23):		\$	-					
	Sterling SC8000 Sweeper (5 Year)	\$	45,000		\$ 45,000			
	Mini Excavator/Skid Steer	\$	28,000		\$ 5,000			
Storm Water Sub Total		\$	73,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Taxi - Shared Ride (Fund 41):		\$	-					
41-542700-C	4 Dodge Grand Caravan	\$	33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000
41-542700-C	4 Communication Radios (1 Base, 5	\$	-					
41-542700-C	4 Leased Space - In New 2020 Cont	\$	-					
Taxi Sub Total		\$	33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000
Enterprise & Other Fund Departments - Grand Total		\$	148,000	\$ 33,000	\$ 88,000	\$ 111,000	\$ -	\$ -
Ending Fund Balance		\$	-	\$ 33,000	\$ (33,500)	\$ (111,000)	\$ -	\$ -

Account			2023	2024	2025	2026	2027	2028
Description			Beginning Fund Balance					
			\$ 3,684,157	\$ 1,334,326	\$ 851,547	\$ -		
75	411100	Property Tax Levy	\$ 704,500	\$ 496,500	\$ 1,009,000	\$ 700,000	\$ 700,000	\$ 700,000
75	425250	Private Donations	\$ 2,720,000	\$ -	\$ 2,350,000			
75	0	Bonding	\$ 750,000	\$ -				
20	426000	Contributed Funds - Waste Water Fund	\$ 150,000	\$ 150,000	\$ 75,000			
23	422000	Contributed Funds - Storm Water	\$ 165,000	\$ 135,000	\$ 50,000			
75	485043	Contributed Funds - Park Impact Funds	\$ -	\$ -	\$ 15,000			
TOTAL Revenue			\$ 5,700,000	\$ 781,500	\$ 3,499,000	\$ 700,000	\$ 700,000	\$ 700,000
GENERAL FUND PROJECTS:								
Municipal Campus Maintenance								
75	517100-03	City Hall - Misc.	\$ 50,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000
75	517100-03	Police Station	\$ -	\$ -			\$ 150,000	\$ 150,000
75	517100-03	Greenwood Cemetery	\$ -	\$ -	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000
	551100-03	Library Facility/ADA Upgrades			\$ 11,000			
75	595050-03	Historic Pres/Art	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
SUB TOTAL MUNICIPAL CAMPUS MAINTENANCE			\$ 67,000	\$ 127,500	\$ 126,000	\$ 35,000	\$ 180,000	\$ 180,000
Parks and Recreational Facility Improvements								
75	554800-03							
		Aquatics - General	\$ -	\$ 8,000	\$ 1,000,000			
		Aquatics - Pool House / Reconstruction	\$ -	\$ -	\$ 15,000			
		Tennis Court Repaint	\$ 20,000	\$ -		\$ 35,000		
		Great Sauk Trail - Reedsburg Area Planning	\$ -	\$ -	\$ 10,000			
		New Park Improvement	\$ 45,000	\$ 25,000	\$ 75,000	\$ -		
		Nishan Ball Fields	\$ 12,000	\$ 8,000	\$ 10,000	\$ 5,000	\$ 8,000	\$ 10,000
		Legends Park	\$ -	\$ -	\$ 1,350,000			
		Nishan Parking Lots	\$ 31,700	\$ 200,000		\$ -		
		Oak Bathroom Replacement	\$ -	\$ -	\$ 125,000			
		Oak Tennis Court Resurface and Paint	\$ 15,000	\$ -	\$ -	\$ 120,000		
		Parks Improvements	\$ 20,000	\$ 25,000	\$ 30,000	\$ 15,000		\$ 10,000
		RACA Roof					\$ 200,000	
		RACA Sprinkler	\$ 9,000	\$ -	\$ 25,000		\$ -	\$ -
		Ramsay Restrooms	\$ -	\$ -		\$ 120,000		
		Recreation Equipment	\$ 10,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
		School and City Tennis Court Resurface/Paint	\$ -	\$ -	\$ -			
		Signs and Monuments	\$ 7,000	\$ 8,000	\$ 8,000			
		Sorum Restrooms					\$ 120,000	\$ -
		Theater Park	\$ -	\$ 25,000			\$ -	
		Willow Park Bathroom Replacement		\$ -				\$ 30,000
SUB TOTAL PARKS & REC IMPROVEMENTS			\$ 4,949,700	\$ 314,000	\$ 2,658,000	\$ 305,000	\$ 358,000	\$ 180,000
Street Projects (Includes Sewer and Storm Water)								
Plum Street - S. Willow Street to S. Dewey Avenue								
75	543100-03	Street Reconstruction		\$ 275,000				
20	531000-04	Sewer Collection Mains		\$ 150,000				
23	544800-04	Storm water Infrastructure		\$ 10,000				
Downtown								
75	543100-03	Street Reconstruction			\$ 400,000			
20	531000-04	Sewer Collection Mains			\$ 75,000			
23	544800-04	Storm water Infrastructure			\$ 50,000			
N. Oak Street - E. Main Street to Fourth Street								
75	543100-03	Street Reconstruction			\$ -	\$ 350,000		
20	531000-04	Sewer Collection Mains			\$ -	\$ 150,000		
23	544800-04	Storm water Infrastructure			\$ -	\$ 50,000		
N. Oak Street - Fourth Street - Eighth Street								
75	543100-03	Street Reconstruction					\$ 350,000	
20	531000-04	Sewer Collection Mains					\$ 150,000	
23	544800-04	Storm water Infrastructure					\$ 50,000	
S Viking Extension								
75	543130-03	Street Construction/Reconstruction/Design		\$ 4,500,000	\$ -			
20	531000-04	Sewer Collection Mains			\$ -			
23	544800-04	Storm water Infrastructure						
Webb Avenue/Park Street								
75	543100-03	Traffic Signal Loop Cameras	\$ 25,000	\$ 30,000	\$ 30,000			
Central Ditch Project								
23	544800-04	Flume						
23	544800-04	Pipe		\$ 125,000	\$ 125,000			

23	544800-04	Rip-Rap Plum - Lucky				\$	125,000			
23	544800-04	Rip-Rap/Pipe Lucky - Railroad				\$	75,000			
23	544800-04	Flume N. Oak - Main Street								
Safe Route-School Program (TAPP-Solar Crosswalk)										
75	554540-03	Pedestrian Crossings	\$	20,000	\$	20,000	\$	20,000	\$	50,000 \$ 20,000
Public Parking Lots / Alleys										
75	543600-03	City Parking Lots/Alleys	\$	15,000	\$	15,000	\$	15,000	\$	15,000 \$15,000
		Fieldhouse Storm Water	\$	150,000						
		SUB TOTAL STREET PROJECTS	\$	695,000	\$	340,000	\$	715,000	\$	815,000 \$ 678,500 \$758,500
		CIP TOTAL REV	\$	5,700,000	\$	781,500	\$	3,499,000	\$	700,000 \$ 700,000 \$700,000
		CIP TOTAL EXP	\$	5,711,700	\$	781,500	\$	3,499,000	\$	1,155,000 \$ 1,216,500 \$1,118,500
Total CIP Balance Over/(Under)			\$	(11,700.00)	\$	-	\$	-	\$	(455,000.00) \$ (516,500.00) \$ (418,500.00)

Account	Description	2023	2024	2025	2026	2027	2027
Tax Increment Districts and Other Enterprise Funds							
REVENUE:	Beginning Fund Balance	\$ -	\$ -				
75 411100	Property Tax Levy - Transfer - GF Above ERP	\$ -	\$ -				
69	Contributed Funds - TID 9	\$ -	\$ -	\$ 40,000			
20 485020	Contributed Funds - Waste Water Fund	\$ 300,000	\$ -				
21 485021	Contributed Funds - Solid Waste Fund	\$ -	\$ -				
23 485023	Contributed Funds - Storm Water Fund	\$ -	\$ -				
41 485041	Contributed Contributed Funds - Taxi Cab Fund	\$ -	\$ -				
42 485042	Contributed Funds - Municipal Airport Fund	\$ -	\$ -				
	Bond - TID No. 11	\$ 3,733,743	\$ -	\$ 2,000,000			
	Bond - WWTP	\$ 1,847,081	\$ 30,000,000	\$ 37,000,000	\$ 37,000,000	\$ 37,000,000	\$ 9,000,000
	Transfers/Fund City Balance Applied	\$ -	\$ -				
	TOTAL Revenue	\$ 6,553,324	\$ -	\$ 39,040,000			
	TOTAL Revenue Plus Fund Balance	\$ 6,553,324	\$ -				

EXPENDITURES:							
CIP - TAX INCREMENT, ENTERPRISE PROJECTS							
		2023	2024	2025	2026	2027	2027
WWTP - New Plant Build/Design							
20	Design/Construction	\$ 300,000	\$ 30,000,000	\$ 37,000,000	\$ 37,000,000	\$ 37,000,000	\$ 9,000,000
Viking Drive - Extension South adjacent to Airport							
75	543100-03 Street New/Reconstruction/Design, R	\$ 300,000	\$ 1,625,980	\$ -	\$ -		
75	543100-03 Traffic Signal Poles, Electronics.	\$ -	\$ 87,300	\$ -	\$ -		
20	531000-04 Sewer Collection Mains	\$ -	\$ 108,100	\$ -	\$ -		
23	544800-04 Storm water Infrastructure	\$ -	\$ 504,900	\$ -	\$ -		
RUC AR	543400-03 Water Infrastructure	\$ -	\$ 287,470	\$ -	\$ -		
75	543100-03 Corridor Study - Viking and Main	\$ -	\$ -	\$ -	\$ -		
75	543100-03 Property Acquisition / Additional ROV	\$ -	\$ 284,400	\$ -	\$ -		
N. Viking/19th Street Round a Bout							
75	543100-03 Street New/Reconstruction/Design, R	\$ -	\$ -	\$ 2,000,000	\$ -		
EDA/Business Park Expansion/Welcome TID 9							
69	Reedsburg Welcome Sign			\$ 40,000			
	Total Revenue	\$ -	\$ 6,553,324	\$ 39,040,000	\$ -	\$ -	\$ -
	Total Expenditures	\$ -	\$ 6,553,324	\$ 39,040,000	\$ -	\$ -	\$ -
Total Enterprise Balance Over/(Under)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ORDINANCE NO. 1974-24
(Floodplain Zoning Ordinance Amendment)

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

SECTION I: PURPOSE.

This amendment would require non-conforming HVAC, electric and plumbing to be elevated 1' above the base flood elevation when modified or added in non-conforming structures.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Section is hereby amended by this Ordinance.

§ 650-21(B)(8)(a)
[3] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are **elevated to 1 (one) foot above the base flood elevation.**

SECTION III: 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 IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 650.

Dated this 23rd day of September 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

August 26, 2024
September 5 & 12, 2024
September 23, 2024
October 3, 2024