

COMMON COUNCIL AGENDA
October 28, 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. Approval of the October 14, 2024 Common Council Minutes.

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Wastewater Treatment Plant Project Financing Update - Carol Wirth, Wisconsin Public Finance Professionals, LLC.

III. GENERAL BUSINESS:

1. General discussion and updates regarding the completion of the revaluation process.
2. Approve/Deny: First Reading and setting the Public Hearing on Ordinance 1975-24 for November 25, 2024. This amendment would bring conformance with FEMA's Community Rating System, which the City has been a member since 2013.
3. Approve/Deny: First Reading and setting the Public Hearing on Ordinance 1976-24 for November 25, 2024. This ordinance would rezone 617 E. Main Street, Parcel #276-0625-00000, from B-2 Business to B-3 Business.
4. Approve/Deny: Ordinance 1977-24. This is the first and only reading. The purpose of this ordinance is to add Section 615-34 School Bus Flashing Lights to the City Code.

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Parks and Recreation: Approve/Deny: Awarding Bid for Legends Park (FKA Northwest Recreation Area) Restroom-Concession Building to Low Bidder Friede and Associates.

V. CLOSED SESSION:

1. Per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering



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.

closed session 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.

2. The Common Council may, if appropriate, reconvene in open session to take actions on any recommendations that were presented during Closed Session.

VI. CITY ADMINISTRATOR REPORTS:

1. **Early Voting:** Early voting began last week, and we have already seen high engagement with over 500 voters casting ballots in person. Staff is working diligently to manage voter traffic and ensure a smooth process, with protocols in place to handle peak times as we approach Election Day.
2. **Fall Leaf Pickup:** The Public Works Department has launched the annual fall leaf collection program. Crews are moving through designated zones weekly, and residents are encouraged to keep leaves raked to the curb, ensuring they're free of sticks and debris. Updates on pickup schedules and any weather-related delays will be posted on the city's website and social media channels.
3. **Notices of Assessment:** This year's property assessment letters have been sent to all property owners, reflecting updated values based on the revaluation. Residents with questions or concerns about their assessments are encouraged to contact the Assessor's Office, and informational sessions are available to guide them through the process.
4. **Budget Planning:** We are in the final stages of preparing for the preliminary budget workshop on November 18th at 5:30 p.m. This session will outline proposed financial plans, departmental requests, and funding needs for the upcoming fiscal year. The workshop is an opportunity for Council members to review and discuss initial projections and priorities, with further input from staff and the public. Please note that this meeting will occur prior to Board of Review, utilizing projections from Associated Appraisal for final assessed values.

VII. 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).

VIII. OFFICE OF THE MAYOR:

IX. ADJOURN:



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City of Reedsburg Meeting of the Common Council
October 14, 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, Public Works Director Steve Zibell, Finance Director/Clerk-Treasurer Jacob Crosetto

Mayor Dave Estes called the regular session of the Common Council to order at 5:31 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on September 23, 2024; appointment of Jessica Phalen to the RADC; the September 2024 Ambulance Activity Report; the September 2024 Monthly Bills; the September 2024 Monthly Building Permit Report; approval of Cigarette, Tobacco, and Electronic Vaping Device Retail License Application for Kwik Trip, Inc. Store Number #838. Location: 1690 E. Main Street; and Approval of Application for Alcohol Beverage License and Permit Transfer ("Class A" Combination Malt/Liquor) for Kwik Trip, Inc. Store Number 838. Location 1690 E. Main Street.

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

GENERAL BUSINESS:

Motion: Peterson, Second: Gargano to enter Closed Session per 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: 5:42 p.m.

Motion: Kaney, Second: Frenz to exit Closed Session. Motion carried 9-0. Time: 6:01 p.m.

Motion: Gargano, Second: Frenz to adjourn.

Motion carried 9-0. The meeting adjourned at 6:01 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer



WISCONSIN

Public Finance Professionals, LLC

155 South Executive Drive, Suite 211 | Brookfield, WI 53005
414-434-9644 | Fax 414-226-2014 | wipublicfinance.com

CITY OF REEDSBURG
Wastewater Treatment Plant Project Financing Update
October 28, 2024

Presented by: Carol Wirth, President
Wisconsin Public Finance Professionals, LLC

Background – Seven Phase Financing Plan

The Project will be funded with a combination of three phases of short-term financing issued in the municipal bond market, three phases of long-term financing and a grant from the United States Department of Agriculture (“USDA”), one phase of long-term financing from the State of Wisconsin Clean Water Fund Loan program, and City funds. All financing will be revenue obligations of the wastewater utility and will not count against the City’s general obligation legal borrowing limit.

Financing Plan Update

This report is to provide the Common Council with an update on phases of the financing plan and the steps necessary to continue the process with Council approval. All of the financings will be issued as wastewater utility revenue obligations on a “parity” (equal basis) with existing Clean Water Fund Loans and each financing phase as to the claim of revenues of the wastewater utility. In addition, principal must come due on May 1 and semiannual interest due May 1 and November 1. Prepayment features will be used for the City’s flexibility in achieving project funding needs and timelines associated with the respective financing programs. Because the financings are revenue bonds, they do not count against the City’s general obligation borrowing limits.

Phase 1- Short Term Financing - \$29,400,000 (September 2024)

\$29,400,000 Taxable Sanitary Sewerage System Revenue Bond Anticipation Notes Series 2024A (“2024A BANs”)

The 2024A BANs were structured as short-term financing due on May 1, 2025, and callable beginning November 1, 2024 to accommodate the refinancing requirements of the USDA Loan.

The 2024A BANs were sold in the municipal bond market on September 4, 2024 and received five bids from underwriters. The 2024A BANs received a Moody’s “MIG-1” rating which is Moody’s highest short-term rating. The 2024A BANs carry an interest rate of 4.50% and the City will make the first interest payment on November 1, 2024 from wastewater utility funds. The City received the funds on September 18, 2024 which reimbursed the City for project expenses and the remaining proceeds were deposited into a project account and invested until needed to pay project costs.

Monthly construction draws are being monitored to determine when the USDA will refinance the 2024A BANs. Based on recent communications with Town & Country Engineers, USDA, Quarles & Brady (Bond Counsel) and the City, it has been agreed upon to proceed with the next phase of the financing plan whereby the USDA will refinance the 2024A BANs. **This will require Council action on a resolution and notice of call**, as further described below.

Phase 2 – Long-Term Re-Financing - \$29,400,000 (December 2024)

\$29,400,000 USDA Loan (Representing Three Combined USDA Loans - \$9.9 Million, \$9.8 Million and \$9.7 Million)

The USDA Loan will refinance the 2024A BANs and not provide new funding for project costs.

The USDA has provided commitments to the City for nine separate, 40-year loans at 1.50%. The USDA requested the financing plan accommodate three loans to be combined for each refinancing transaction.

A timeline has been developed for a combined amount of \$29,400,000 USDA Loans to be authorized upon **adoption of a resolution by the Common Council at the November 11, 2024 meeting**. The Loans will pay off the 2024A BANs on December 19, 2024, upon receipt of the USDA funds on that day.

The principal and interest payments on the USDA Loans will begin in 2025 and will be repaid from wastewater utility funds. USDA Loans may be prepaid at any time.

Phase 3 – Short-Term Financing – \$28,500,000 (December 2024)

\$28,500,000 Taxable Sanitary Sewerage System Revenue Bond Anticipation Notes Series 2024B (“2024B BANs”)

The 2024B BANs will continue to provide funding for project construction costs estimated to occur between January and August of 2025, based on estimated construction draw schedules.

The 2024B BANs will be issued as short-term notes, due May 1, 2026 and callable beginning July 1, 2025, in the municipal bond market using the same process as the 2024A BANs. A Moody’s short-term rating will also be applied for.

A timeline has been developed for the issuance of the 2024B BANs beginning with a parameters resolution to be **adopted by the Common Council on November 11, 2024**. The sale of the 2024B BANs are anticipated to occur as a competitive sale on December 12 and closing on December 30.

The 2024B BANs will be refinanced with \$28,500,000 long-term USDA Loans as the 2024B BAN proceeds are drawn down (estimated July/August 2025).

Following are preliminary repayment and pricing schedules for the 2024B BANs using current market, taxable interest rate. The rate and yield are estimates and are not guaranteed. The final interest rate and yield will be known when bids are received from underwriters. The estimated true interest rate of 5.29% includes the

estimated winning bidder's underwriting expenses. Other expenses of issuance for fees of WPFP, Quarles & Brady and Moody's will be paid by the City out of 2024B BAN proceeds

\$28,500,000 Taxable Sanitary Sewerage System Revenue BANs 2024B Est. Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/30/2024	-	-	-	-	-
05/01/2025	-	-	431,062.50	431,062.50	-
11/01/2025	-	-	641,250.00	641,250.00	1,072,312.50
05/01/2026	28,500,000.00	4.500%	641,250.00	29,141,250.00	-
11/01/2026	-	-	-	-	29,141,250.00
Total	\$28,500,000.00	-	\$1,713,562.50	\$30,213,562.50	-

\$28,500,000 Taxable Sanitary Sewerage System Rev BAN 2024B Est. Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
05/01/2026	Serial Coupon	4.500%	4.500%	28,500,000.00	100.000%	28,500,000.00
Total	-	-	-	\$28,500,000.00	-	\$28,500,000.00

Par Amount of 2024B BANs	\$28,500,000.00
Total Underwriter's Discount (1.000%)	\$(285,000.00)
Total Purchase Price	\$28,215,000.00
True Interest Cost (TIC)	5.2900531%

Phase 4 – Long-Term Financing – \$77,756,450 State Approved Amount (February 2025)

The City has been approved by the State of Wisconsin Clean Water Fund Loan ("CWFL") Program for 30-year financing at approximately 2.475% up to the amount of \$77,756,450. The City is not obligated to borrow the total approved amount. The final amount borrowed under the CWF Loan program will be determined when project costs are identified for the estimated period of April 2026 through November 2027 minus any principal forgiveness available through the Loan Program for the project. The Loan Program requires the City to enter into a Financial Assistance Agreement with the State no later than February, 2025, with the **adoption of a resolution by the Common Council in either late January or February 2025**. The City is not obligated to draw funds from the Loan Program until all phases of financing are completed with the USDA Loans.

Phase 5 – Long-Term Re-Financing – \$28,500,000 (Approximately August 2025)

\$28,500,000 USDA Loan (Representing Three Combined USDA Loans- \$9.6 Million, \$9.5 Million and \$9.4 Million)

The USDA Loan will refinance the 2024B BANs with a 40-year repayment schedule at 1.5%, and will not provide new funding for project costs. The USDA requested the financing plan accommodate three loans to be combined for each refinancing transaction.

A timeline for the refinancing will be established as the construction draws occur for the project.

At a future date, Council action will be required on a resolution approving the USDA Loans.

Phase 6 – Short-Term Financing – \$26,911,000 (Approximately August 2025)

\$26,910,000 Taxable Sanitary Sewerage System Revenue Bond Anticipation Notes (“2025 BANs”)

The 2025 BANs will continue to provide funding for project construction costs estimated to occur between August 2025 and March of 2026, based on estimated construction draw schedules.

The 2025 BANs will be issued as short-term notes in the municipal bond market using the same process as the 2024A and 2024B BANs. A Moody’s short-term rating will also be applied for.

2025 BANs will be refinanced with a \$26,911,000 long-term USDA Loans as the 2025 BAN proceeds are drawn down (estimated March 2026).

Phase 7 – Long-Term Re-Financing – \$26,911,000 (Approximately March 2026)

\$26,911,000 USDA Loan (Representing Three Combined USDA Loans - \$9.3 Million, \$9.2 Million and \$8.411 Million)

The USDA Loan will refinance the 2025 BANs with a 40-year repayment schedule at 1.5% and will not provide new funding for project costs. The USDA requested the financing plan accommodate three loans to be combined for each refinancing transaction.

A timeline for the refinancing will be established as the construction draws occur for the project.

At a future date, Council action will be required on resolutions approving the USDA Loans.

Grant Funding – Final Project Costs – Approximately December 2027

The \$3,510,000 USDA Grant will provide funding for the last project disbursements, which are anticipated to occur between December 2027 and May 2028.

Working Through the Phased Financing Process

Updated construction draw information is monitored monthly to determine the timeline for each phase of financing.

The revenues and expenditures of the wastewater utility are also monitored to determine sufficiency and coverage requirements of each phase of financing. The funding estimated for the project plan prepared by Town & County Engineers anticipated the need for rate increases throughout the multi-phased financing plan. The 2024 rate increase was implemented in March of 2024. In order to meet all of the future debt service requirements, it would be advisable for the rate increases to be implemented in 2025 and 2026, to be approved by Council before year end 2024. Town & Country will be preparing that information for the City.

Each phase of financing will require Council action on resolutions authorizing each borrowing.

Council action will also be required on a resolution to stop interest on BANs when they are being refinanced with the USDA Loan.

Quarles & Brady, the City's Bond Counsel, will prepare all resolutions.

Common Council November 2024 Action

November 11 Adoption of a Resolution Authorizing/Approving the terms of the \$29,400,000 USDA Loans and Authorizing Calling in the 2024A BANs being refinancing with the USDA Loans.

Adoption of a Parameter's Resolution for the 2024B BANs delegating authority to the Interim Co-City Administrator/City Clerk-Treasurer/Finance Director, and the Interim Co-City Administrator/Public Works Director/City Engineer, to accept the bid and award the 2024B BANs to the winning bidder, with the execution of an Approving Certificate on the date bids are received, subject to certain parameters described in the resolution.

November 25 Adoption of Sewer Rate Increases for Implementation in 2025 and 2026

Timeline for \$29,400,000 USDA Loan Refinancing

Presentation to Council	October 28
Council Adopts Resolution Authorizing/Approving USDA Loans and Calling in \$29,400,000 - 2024A BANs	November 11
2024A BANs Notice of Call Disseminated to Bondholders Stopping Interest on 2024A BANs as of December 19, 2024	November 13
USDA Loan Tentative Closing	December 12
USDA Loan Closing	December 19
\$29,400,000 2024A BANs Paid Off	December 19

Timeline for \$28,500,000 - 2024B BANs

Presentation to Council	October 28
Coordinate Financing Team; Prepare Official Statement	
Council Adopts Parameters Resolutions	November 11
Moody's Investors Service Rating Call	November 22
Moody's Rating Released	December 6
Bids Received (Sale) of 2024B BANs	December 12
Closing/Delivery of Funds to City	December 30



**2024 Revaluation
Summary of Changes
City of Reedsburg - Sauk County**



Residential Assessed Values

	2023	2024	% CHANGE
LAND	\$63,245,400	\$77,694,800	22.85%
IMPROVEMENTS	\$408,818,900	\$611,519,600	49.58%
TOTAL	\$472,064,300	\$689,214,400	46.00%

Commercial Assessed Values

	2023	2024	% CHANGE
LAND	\$35,277,400	\$46,450,300	31.67%
IMPROVEMENTS	\$165,727,100	\$219,992,700	32.74%
TOTAL	\$201,004,500	\$266,443,000	32.56%

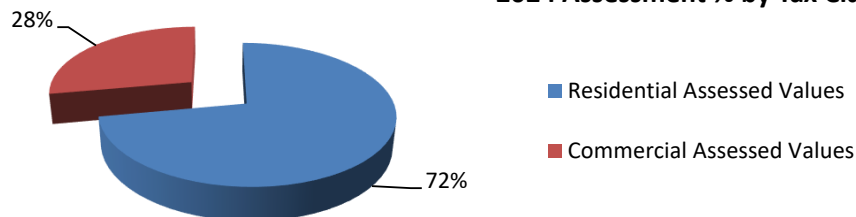
Total Assessed Values

	2023	2024	% CHANGE
LAND	\$98,648,700	\$124,545,000	26.25%
IMP	\$574,546,000	\$831,512,300	44.73%
TOTAL	\$673,194,700	\$956,057,300	42.02%

2024 Estimated Fair Market Assessment Ratio 100%

Statistics Include New Construction, Higher Land Use & Class Shifts

2024 Assessment % by Tax Classification



Prepared by Associated Appraisal Consultants, Inc.

ORDINANCE NO. 1975-24
(Floodplain Zoning Ordinance Amendment)

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

SECTION I: PURPOSE.

This amendment would bring conformance with FEMA's Community Rating System, which the City has been a member since 2013.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Sections are hereby amended by this Ordinance.

§ 650-6. General development standards. The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood resistant materials; **and be constructed to minimize flood damages and to ensure that utility and mechanical equipment are designed and/or located to be elevated to or above the Flood Protection Elevation.** Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter and all other requirements in § 650-26B. Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems, are located and constructed to minimize or eliminate flood damages.

§ 650-17(A)(2) Notwithstanding § 650-17A(1), a basement or crawlspace floor may be placed at or above ~~one foot above~~ the **Flood Protection Elevation** if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed lower than ~~one foot above~~ the **Flood Protection Elevation**;

§ 650-21 (B)(8)(a)

[1] Shall have the lowest floor, including basement, elevated to or above the Flood Protection Elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of § 650-30B.

[3] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are elevated to 2 (two) foot above the regional flood elevation.

SECTION III: PROVISIONS ADDED.

The following City of Reedsburg Code Sections are hereby added by this Ordinance.

650-21 (B)(8)(b)

[4] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are elevated to 2 (two) foot above the regional flood elevation.

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 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 5th day of December 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:

October 28, 2024
November 7 and 14, 2024
November 25, 2024
December 5, 2024

ORDINANCE NO. 1976-24
(Zoning Change – 617 East Main Street; Parcel 276-0625-00000)

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

SECTION I: PURPOSE.

Consider rezoning property from B-2 Business to B-3 Business to allow for additional residential use.

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 to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

617 East Main Street; Parcel 276-0625-00000
City of Reedsburg, Wisconsin, is hereby zoned B-3 Business

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 VI: PART OF CODE:

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

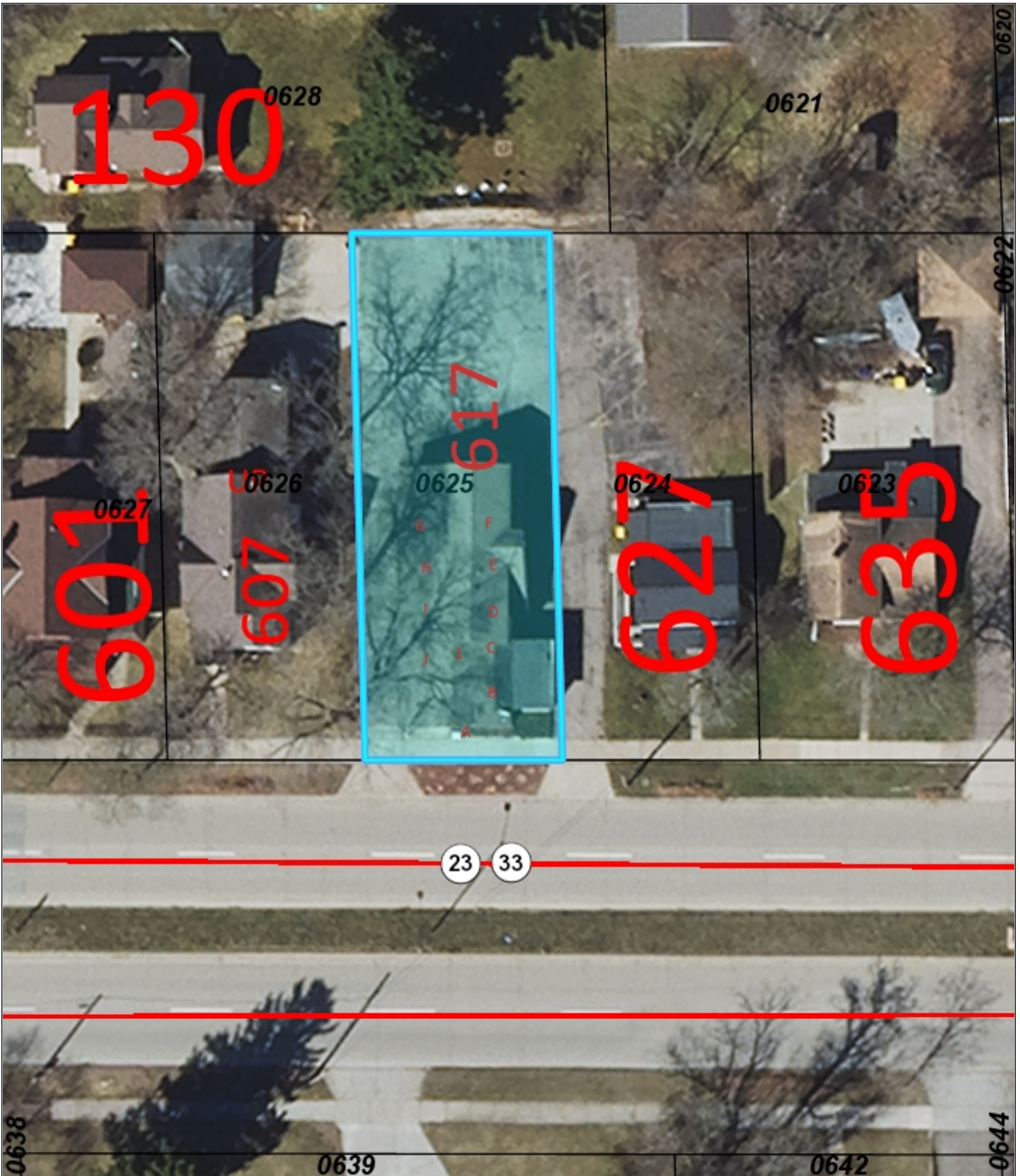
Dated this 5th day of December 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

October 28, 2024
November 7 and 14, 2024
November 25, 2024
December 5, 2024



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" = 35'

CITY OF REEDSBURG

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

Print Date: 10/24/2024

ORDINANCE NO. 1977-24
(Adding § 615-34 School Bus Flashing Lights)

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

SECTION I: PURPOSE

The purpose of this ordinance is to add Section 615-34 School Bus Flashing Lights

SECTION II: ORDINANCE ADDED

Section 615-34 is added as stated below.

§ 615-34 School Bus Flashing Lights.

All school buses, as that term is defined by §340.01(56), Wisconsin Statutes, shall display their flashing lights within the City of Reedsburg when required by §346.48(2)(a), Wisconsin Statutes, and shall display their flashing lights in a residence or business district when pupils or other authorized passengers are to be loaded or unloaded at a location at which there are no traffic signals and such persons must cross the street or highway before being loaded or after being unloaded, as permitted by §346.48(2)(b) and §349.21(1), Wisconsin Statutes.

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 615.

Dated this 28th day of October, 2024.

David G. Estes, Mayor

Jacob Crosetto, Interim Co-City
Administrator/Clerk/Treasurer/Finance
Director

Reading at Council: October 28, 2024
Published, Enactment Date: November 7, 2024



October 15, 2024

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

Re: NW Recreation Area Restroom-Concession Building
Vierbicher Project No. 230314
Reedsburg, WI
Bid Results & Notice of Award

Dear Steve:

We have reviewed the bids received on September 24, 2024, for the above-referenced project. Three (3) bids were received. The Legends Park Concession Building bid plus the Alternate bid for the Irrigation System ranged in price from \$476,365.00 to \$554,300.00. Friede & Associates was the low bidder. A tabulation of all bids received is attached.

Following the bid opening, the City and Vierbicher worked with Friede & Associates to identify cost-saving options, reducing the project cost by \$13,600. The bid price, including the irrigation system and the identified savings, is \$462,765. These cost-saving options will be processed through a change order after the bid is awarded. The total project costs for the proposed Legend Park improvements are below the budgeted amount.

The bid submitted by Friede & Associates meets the requirements of the bidding documents and is therefore considered responsive. We therefore recommend acceptance of the bid submitted by Friede & Associates.

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 scan and email to our attention. We will then forward the documents onto the Contractor for execution.

We have transitioned to a paperless work atmosphere, if requested, hard copies shall be sent to and from our office.

If you have any questions, please let us know.

Sincerely,

Matt Muchow, PE

Enclosures Notice of Award
 Bid Tabulation

SECTION 00 51 00

NOTICE OF AWARD

Date: September 24, 2024

Project: NW Rec Area Restroom-Concession Building

Owner: City of Reedsburg

Engineer's Project No.: 230314

Bidder: Friede & Associates LLC

Bidder's Address: PO Box 248, Reedsburg, WI 53959

You are notified that your Base Bid with Alternate Irrigation System dated September 24, 2024, for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

furnishing and installation of labor and materials for construction of an approximately 1826 square foot Restroom/Concession/Pavilion Building. Work will include General Construction Items, Ventilation System, Plumbing, Electrical, Foundations, Concrete Slabs, Site Improvements and miscellaneous items for construction for the building as shown on the "Plans" and related items. Alternate Bids will be taken for the Base Bid Metal Roof Panels and for a soccer field irrigation system., restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

The Contract Price of your Contract is Four Hundred Seventy Six Thousand, Three Hundred Sixty Five Dollars (\$476,365.00).

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

BID TABULATION

NW Recreation Area Restroom-Concession Building

ENGINEER'S PROJECT #

Bid Open **September 24, 2024** at **1:00 PM**

vierbicher
planners | engineers | advisors



				Apparent Low Bid					
Reedsburg - NW Recreation Area Restroom-Concession Building				Friede & Associates LLC		Harmony Construction Management		Olympic Builders General Contractors	
Bid Item Number	Item Description	Units of Measure	Estimated Quantify	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount
Restroom-Concession Building									
1	Includes Restroom/Concessions/Pavilion Building, related items, utility services and laterals, sidewalks, masonry general construction with metal roof panels.	LS	1	\$ 423,515.00	\$ 423,515.00	\$ 511,524.00	\$ 511,524.00	\$ 513,600.00	\$ 513,600.00
Subtotal - Restroom-Concession Building				\$ 423,515.00		\$ 511,524.00		\$ 513,600.00	
Alternate Bid - Roof Deduct Item									
2	For Alternate Bid Exterior Metal Roof Panels. This item is the cost savings which will be deducted from the Base Bid if accepted by the OWNER	LS	1	\$ (720.00)	\$ (720.00)	\$ (2,200.00)	\$ (2,200.00)	\$ -	\$ -
Subtotal - Roof Deduct Item				\$ (720.00)		\$ (2,200.00)		\$ -	
Alternate Bid - Irrigation System									
3	Includes design, layout, labor, materials, installation, controls and monitoring, start-up testing, OWNER training, operation and maintenance information and record drawings.	LS	1	\$ 52,850.00	\$ 52,850.00	\$ 49,500.00	\$ 49,500.00	\$ 40,700.00	\$ 40,700.00
Subtotal - Irrigation System				\$ 52,850.00		\$ 49,500.00		\$ 40,700.00	
TOTAL - NW Recreation Area Restroom-Concession Bldg + Alternate Irrigation System				\$ 476,365.00		\$ 561,024.00		\$ 554,300.00	