



Committee of the Whole Meeting Agenda

Tuesday, July 15, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Notice of Open Meeting

Approval of Agenda

Public Comment

New Business

1. Presentation by Jason Lietha of Ruekert-Mielke regarding the City's street plan.
2. Consideration of Tower Drive Housing Project Concepts
3. Consideration of membership in the National Volunteer Fire Council.
4. Consideration of Mission, Vision, and Value Statements of the City of Columbus.

Convene to Closed Session

5. Convene to closed session pursuant to section 19.85(1)(g), Stats Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved specifically to discuss claims of excessive assessment filed pursuant to section 74.37, Stats.

Reconvene to Open Session

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

RUEKERT & MIELKE, INC.

Serving Local People. Solving Local Problems.

Effective Road Ratings & Forecasting

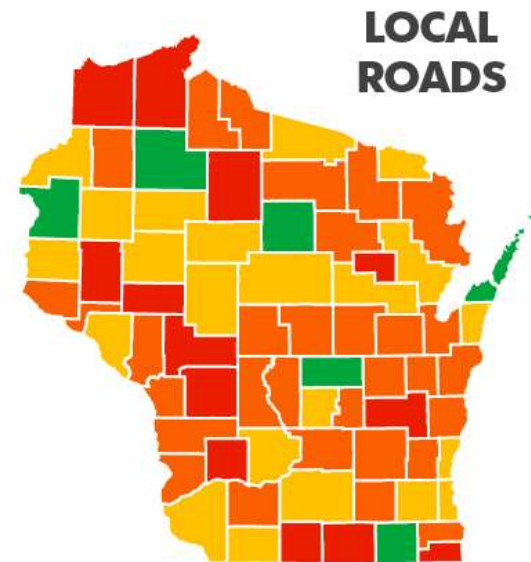
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Good Rating Practices

- When to Do Your Ratings
 - ▣ Spring or Fall
 - ▣ Sunny Days
 - ▣ After a Rainfall (Not During)
- Verify Your Mileage Certification Entries
 - ▣ 27 miles of streets

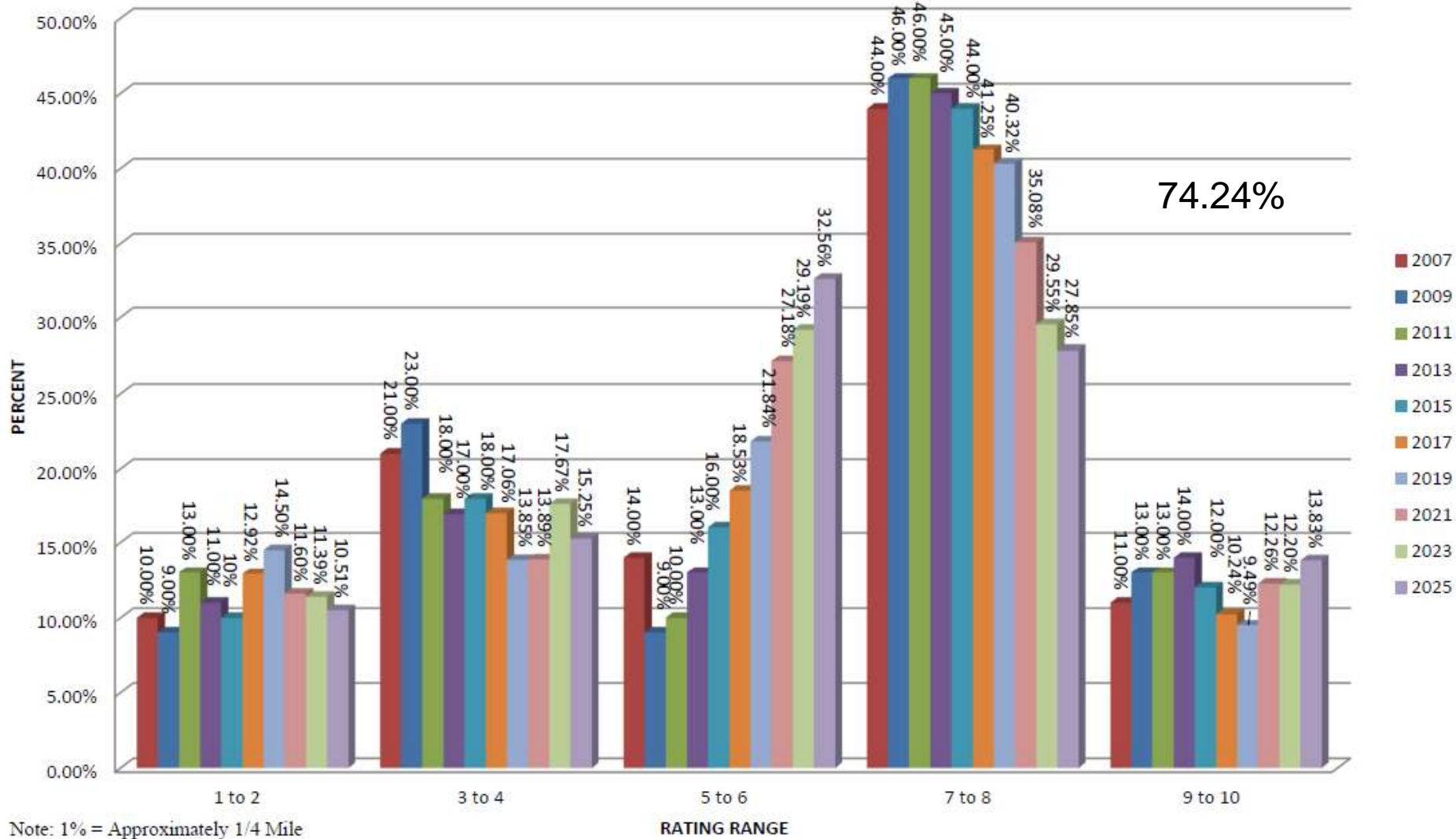
Percent of roads rated better than fair in 2015

- 26-59%
- 60-69%
- 70-79%
- 80-93%



Columbus WISLR Pavement Ratings 2007-2025

Item #1.



Where to Spend Your Time

- New Roads (9-10 PASER)
- Fair Roads (5-8 PASER)
- Poor Roads (1-4 PASER)

Types of Pavement Distress

- ❑ Surface Defects
- ❑ Surface Deformation
- ❑ Cracking
- ❑ Potholes/Patching

Surface Defects

Item #1.

Raveling

- ❑ Small aggregate particles have worn away exposing tops of large aggregate.
- ❑ Erosion further exposes large aggregate.



Surface Deformation

Item #1.

Rutting

Even slight rutting is evident after a rain.



Severe rutting over 2" caused by poor mix design.



Pavement Cracking

- Transverse
- Longitudinal
- Block
- Alligator

Pavement Cracking

Transverse Cracks

Item #1.



Pavement Cracking

Transverse Cracks

Item #1.



Pavement Cracking

Item #1.

Longitudinal Cracks

- Edge cracking from weakened subbase and traffic loads.
- First stage of wheelpath cracking caused by heavy traffic loads.



**Longitudinal
Cracks**

Pavement Cracking

Block Cracks

Item #1.

- Large blocks, approximately 10' across.
- Intermediate-size block cracking, 1'-5' across with open cracks
- Extensive block cracking in an irregular pattern



Pavement Cracking

Item #1.

Alligator Cracks

- Alligator crack pattern. Tight cracks and one patch.



Potholes & Patching

Item #1.



Rating 10 & 9 – EXCELLENT

Item #1.

No Maintenance Required

- RATING 10 - New construction.

RATING
10



Rating 8 – VERY GOOD

Little or No Maintenance Required

Item #1.

- RATING 8 - All cracks are tight or sealed.

RATING
8



Rating 7 & 6 – GOOD

Item #1.

Routine Sealing Recommended / Consider Preservative Treatment

RATING
7

- RATING 7 - Tight and sealed transverse and longitudinal cracks. Maintain crack sealing program.



Rating 5 & 4 – GOOD

Item #1.

Preservative Maintenance Treatment Required / Structural Improvement Required

RATING
4

- RATING 4 - Extensive block cracking. Blocks tight and sound.



Rating 3 – POOR

Item #1.

Structural Improvement Required

- RATING 3 - Many wide and raveled cracks indicate need for milling and overlay.

RATING
3



Rating 2 – VERY POOR

Item #1.

Reconstruction Required

- RATING 2 - Extensive alligator cracking. Pulverize and rebuild.

RATING
2



Rating 1 – FAILED

Item #1.

Reconstruction Required

- RATING 1 - Potholes from frost damage. Reconstruct.

RATING
1

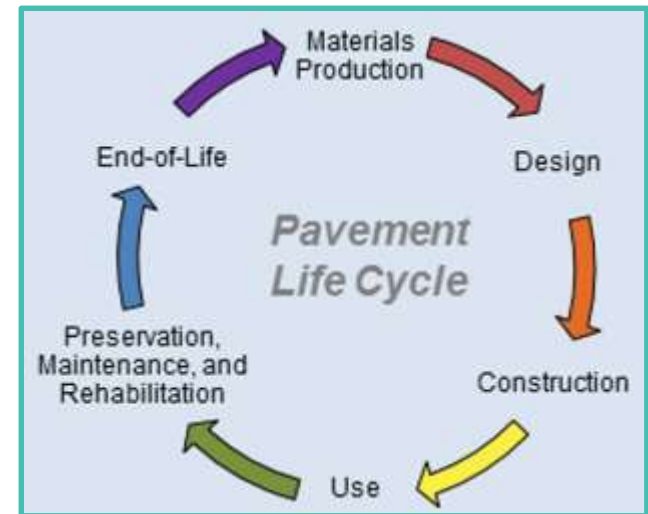




Maintenance Strategies to Save Dollars

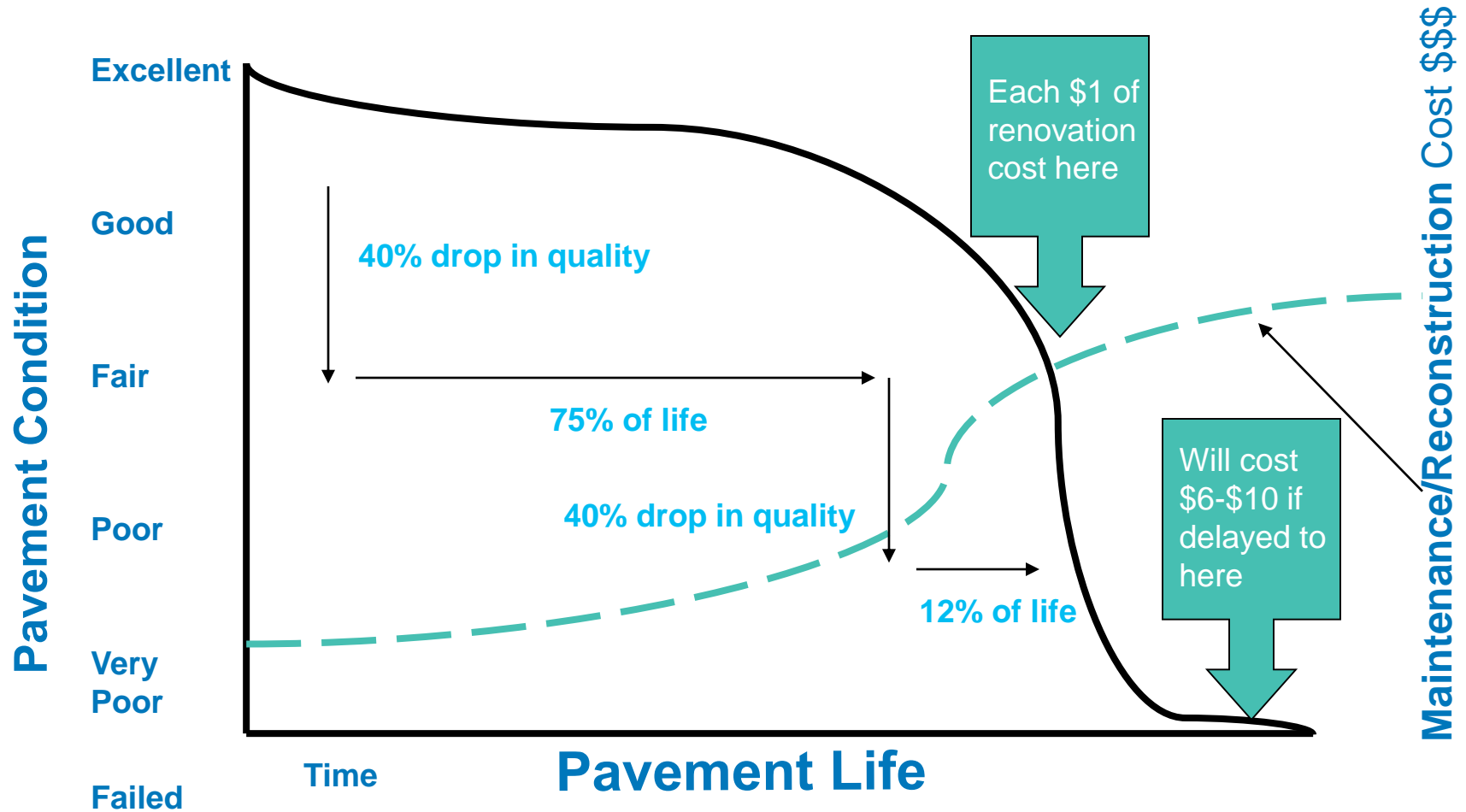
Pavement Life

- Asphalt Roads
 - 15-20 Year Minimum with a Goal to Stretch to 30 Years
- Proper & Timely Maintenance Techniques to Reach 30 Year Target
- Poor or Little Maintenance
 - Will Reduce Life Span to Less Than 15 Years



Review: Condition of Street Pavement Life Cycle

Item #1.



Preventative Maintenance

- Improves & Extends the Functional Life of a Pavement
- Done Prior to Failure
- Budget Separately for it



Common Causes of a Failure... ...in Asphalt Pavements

Item #1.

- Inadequate Drainage (Primary Cause)
- Poor or Improper Maintenance
- Base Failure
- Fatigue



How Pavements Fail

- Loading
 - ▣ Crack Creation
- Drainage
 - ▣ Poor Drainage



Cost-Effective Maintenance Techniques

Item #1.

- Crack Sealing

- Crack Sealing

- Crack Sealing

- Crack Sealing



Inadequate or Improper Maintenance

Item #1.

- Keep Water Out of the Road Base



Types of Pavement Seals

- ❑ Slurry Seal
 - Requires Road Closures (4-6 Hours)
 - Provides Non-Fading Surface
 - Subject to Plow Damage
- ❑ Chip Seal
 - Quick Application
 - Dust & Sweeping Issues
 - Potential Property Damage Claims

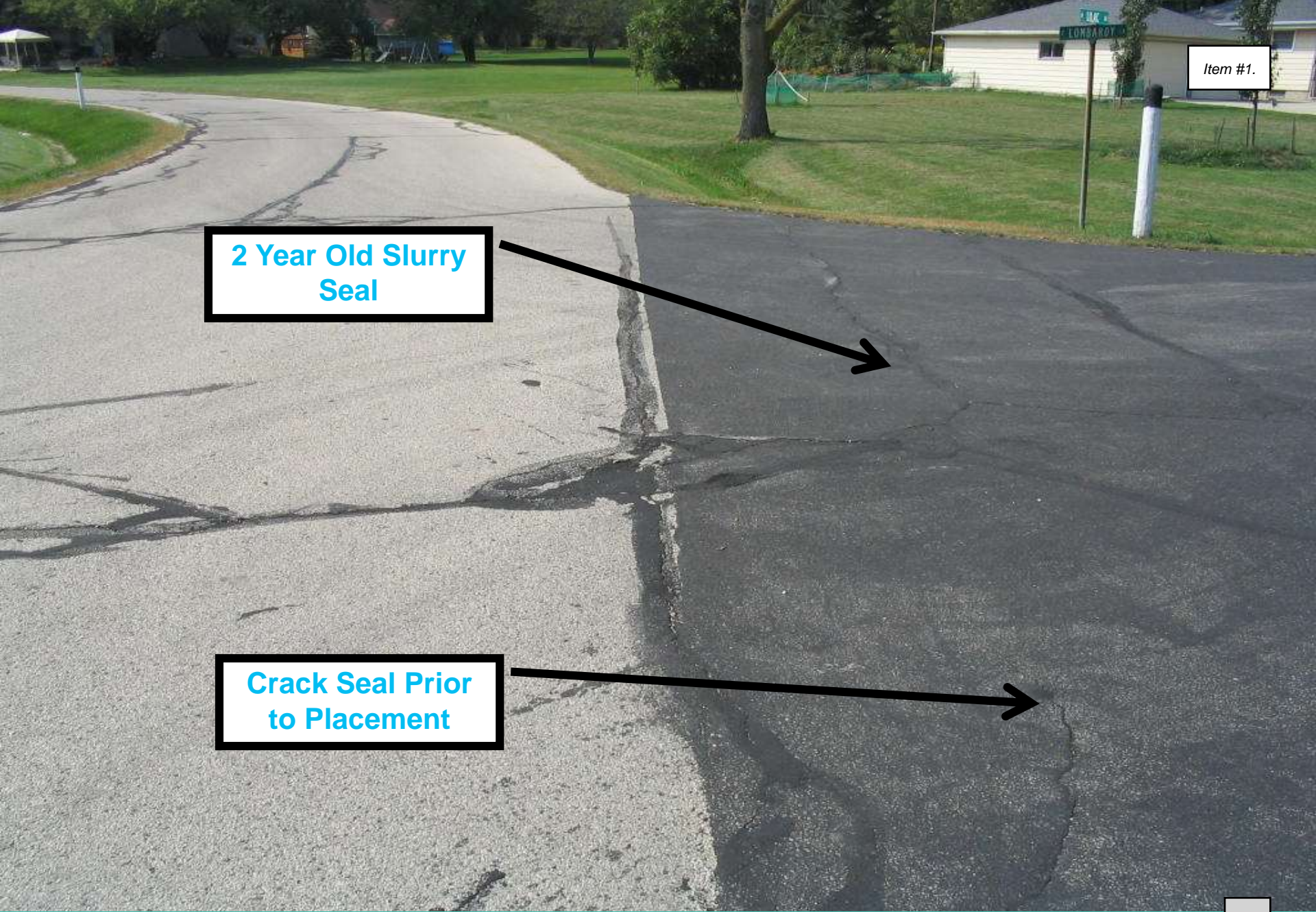


Other Types of Pavement Maintenance

Item #1.

- Overlays
- Patching





Item #1.

2 Year Old Slurry
Seal

Crack Seal Prior
to Placement

2023 Streets CIP

Capital Streets Expenditure Requests	Budget Year 2023	Budget Year 2024	Budget Year 2025	Budget Year 2026	Budget Year 2027	Budget Year 2028	Budget Year 2029	Budget Year 2030	Budget Year 2031	Budget Year 2032
Tower	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STH 73 Faith-Middleton	\$ -	\$ -	\$ 385,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Street	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dickason Blvd Fuller/James	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Drive M/O	\$ -	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seiden/Richmond		\$ 325,000			\$ -					
Hibbard/Dix Triangle								\$ 2,500,000		
CFR Rd						\$ 275,000				
Maple - ALL							\$ 750,000			
Dix										\$ 575,000
Total:	\$ -	\$ 1,000,000	\$ 935,000	\$ 1,700,000	\$ -	\$ 275,000	\$ 750,000	\$ 2,500,000	\$ -	\$ 575,000

- 2010 Streets Plan
- Updated in 2013
- Various Council have requested different information
- First 10 year CIP in 2023
- Recommend updating this year with budget

Street Project Selection

- Sewer and Water needs
 - I/I for sanitary sewer
 - 4 inch water main
 - Lead Service Replacement
- Traffic Volume
- Pavement Rating
- Other Factors (Funding, Crash Rate, Wisdot, etc.)

Est. Year Last Improved	PAVEMENT TYPE	Current WISLR Rating	Street	To	From	Sanitary Sewer	Water	Storm Sewer	Curb Condition	Base Condition	Notes
1964	Asphalt	1 [2019]	Chapel St	Lewis	Termini	8" Clay	10" Water Main - Dead End, no need to replace	None	No curb, rural section	very poor, alligator cracking	Dead End Street ; Reconstruction
1962	Gravel	1 [2019]	W Church St	N Spring St	Termini	None	None	30" RCP	None	poor	New Street Construction, existing gravel
1964	Asphalt	1 [2019]	W Church St	N Dickason Blvd	N Spring St	6" Clay	6" - No issues with water main	27" RCP	Partial Curb ; poor condition	alligatored	Reconstruction
1964	Asphalt	1 [2019]	N Dickason Blvd	Oak St	Middleton St	8" Clay	8" WM, no break history	12" RCP	marginally ok	alligatored, very poor	Reconstruction
1964	Asphalt	1 [2019]	N Dickason Blvd	Termini Rd (1) / Termini Rd (2)	Oak St	8" Clay	8" WM, no break history	None	marginally ok	alligatored, very poor	Reconstruction
1964	Asphalt	1 [2019]	Folsom St	Waterloo St	Farnham St / STH 89	8" Clay; Cured In Place Pipe Lined	6"WM, Undersized Water Main, Lead Laterals	Inlets at Waterloo Intersection; increase inlet capacity	marginally ok, settling	Substantial gator cracking; significant lack of base for underlying soils	Reconstruction
1979	Asphalt	1 [2019]	Hibbard St	W School St	Sunset Rd	8" Clay	4" WM, Break History, Numerous Repair Sleeves, Undersized Water Main	None	No curb, rural section	minimal base, very poor subgrade	Reconstruction
1979	Asphalt	1 [2019]	Hibbard St	Chapin St	W School St	8" Clay	4" WM, Break History, Numerous Repair Sleeves, Undersized Water Main	None	No curb, rural section	minimal base, very poor subgrade	Reconstruction
1979	Asphalt	1 [2019]	Hibbard St	Richmond St	Chapin St	8" Clay	4" WM, Break History, Numerous Repair Sleeves, Undersized Water Main	None	No curb, rural section	minimal base, very poor subgrade	Reconstruction
1979	Asphalt	1 [2019]	Hibbard St	Turner St	Richmond St	8" Clay	4" WM, Break History, Numerous Repair Sleeves, Undersized Water Main	None	No curb, rural section	minimal base, very poor subgrade	Reconstruction
							4" WM, Break History, Numerous Repair Sleeves		No curb, rural section	minimal base, very poor	

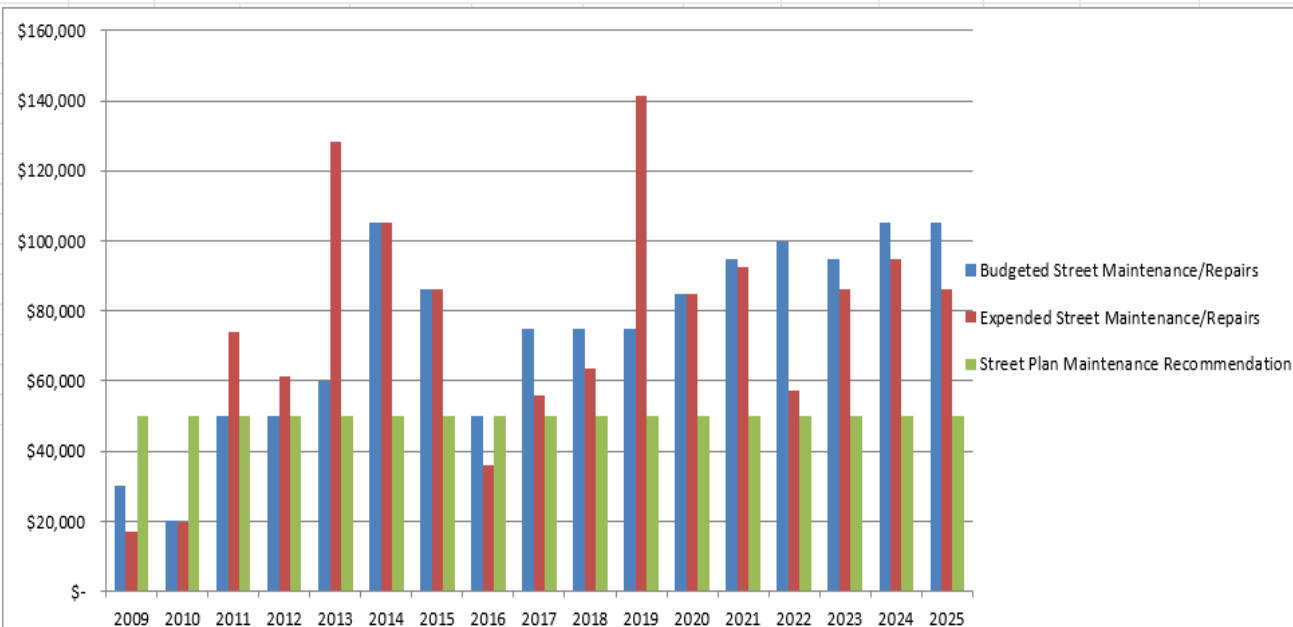
Columbus Maintenance Street History

Item #1.

MAINTENANCE & REPAIRS

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Budgeted Street Maintenance/Repairs	\$ 30,000	\$ 20,000	\$ 50,000	\$ 50,000	\$ 60,000	\$ 105,000	\$ 86,000	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 85,000	\$ 94,709	\$ 99,779	\$ 95,000	
Expended Street Maintenance/Repairs	\$ 16,900	\$ 19,930	\$ 73,774	\$ 61,349	\$ 128,316	\$ 105,000	\$ 86,000	\$ 36,106	\$ 56,071	\$ 63,515	\$ 141,177	\$ 85,000	\$ 92,406	\$ 57,457	\$ 86,000	
Street Plan Maintenance Recommendation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
	2024	2025														Average
	\$ 105,000	\$ 105,000														\$ 74,146
	\$ 95,000	\$ 86,000														\$ 75,882
	\$ 50,000	\$ 50,000														\$ 50,000

BUDGET VS ACTUAL STREET MAINTENANCE/REPAIRS



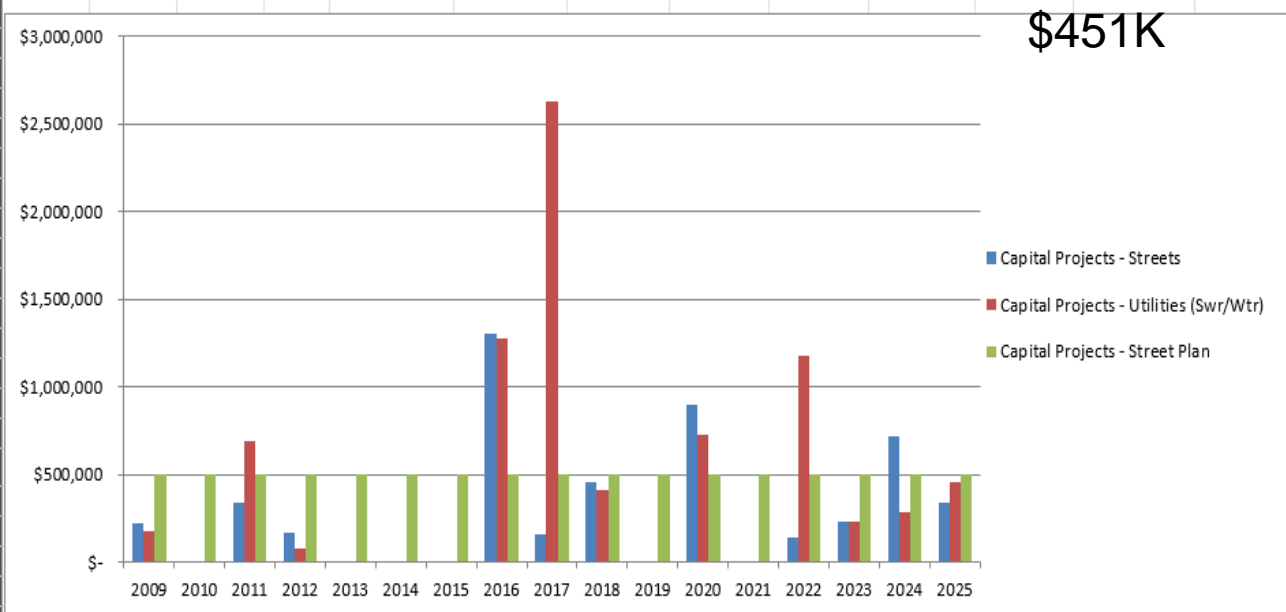
Columbus Reconstruction Street History

Item #1.

CAPITAL PROJECTS - RECONSTRUCTION COSTS

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Capital Projects - Streets	\$ 225,089	\$ -	\$ 335,264	\$ 164,515	\$ -	\$ -	\$ -	\$ 1,307,101	\$ 157,306	\$ 451,710	\$ -	\$ 896,877	\$ -	\$ 137,300	\$ 234,103
Capital Projects - Utilities (Swr/Wtr)	\$ 175,926	\$ -	\$ 688,750	\$ 73,041	\$ -	\$ -	\$ -	\$ 1,279,238	\$ 2,628,438	\$ 414,898	\$ -	\$ 723,775	\$ -	\$ 1,181,037	\$ 229,367
Capital Projects - Utilities (STm)	\$ 70,654	\$ -	\$ 64,400	\$ 144,914	\$ -	\$ -	\$ -	\$ 198,950	\$ -	\$ 36,425	\$ -	\$ 397,290	\$ -		\$ 53,888
Capital Projects - Street Plan	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
	2024	2025													Average
	\$ 719,799	\$ 339,124													\$ 292,246
	\$ 286,455	\$ 456,523													\$ 478,673
	\$ 138,415	\$ 101,355													\$ 75,393
	\$ 500,000	\$ 500,000													\$ 500,000

CAPITAL PROJECTS - RECONSTRUCTED STREETS 2009-2025



2009	William Street
	Lewis Street
2011	N. Water Street
	Farhnam Street
2012	APC Way
2013	Gateway / Heritage (NOT INCLUDED BECAUSE NEW)
2016	Mill Street
	Charles Street
	West Prairie Street
	West Church Street
2017	James Street
2018	Hall Road (NOT INCLUDED BECAUSE NEW)
	S. Water Street
	E. School Street
2020	Hibbard Street
2022	STH 89
2023	Folsom
2024	Commercial, Seldon, Richmond
2025	Brookside Lane

Street costs include = removals, grading, aggregate base, pavement, curb and gutter, storm sewer, sidewalk, driveways

Questions

Item #1.





Agenda Item Report

Meeting Type: City Council

Meeting Date: July 15, 2025

Item Title: Tower Drive Housing Project

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

City staff have been working with Vandewall and Associates to come up with two concept designs for the Tower Drive property. Concept #1 is a higher density concept and Concept #2 is a lower density. One of the key elements of the designs was to limit access on to Tower Drive because of the amount of traffic.

Purchase Price of Property: \$225,000 (2021)

Estimated Value by Concept:

Site Concept #1

45 Unit Apartment Building:	\$6,200,000
16 Town Homes:	<u>\$6,000,000</u>
Total Estimated Value:	\$12,200,000
Estimated Annual City Tax Revenue:	\$80,000

Site Concept #2

8 Town Homes:	\$3,000,000
12 Duplexes:	<u>\$2,400,000</u>
Total Estimated Value:	\$5,400,000
Estimated Annual City Tax Revenue:	\$35,000

List all Supporting Documentation Attached:

1. Site Concept #1
2. Site Concept #2
3. Image Board
4. Property Site Map

The next steps include a public information meeting on July 31, 2025. The concepts will also be on display at National Night Out. A web site has been developed to share the concepts and provide a comment form for the public to share their thoughts. The results of the public information meeting will be shared at the August 6, 2026 Council Meeting/COW.

Action Requested: No action.

41

Site Concept Item #2.
Tower Drive Site
Columbus, Wisconsin

Townhomes

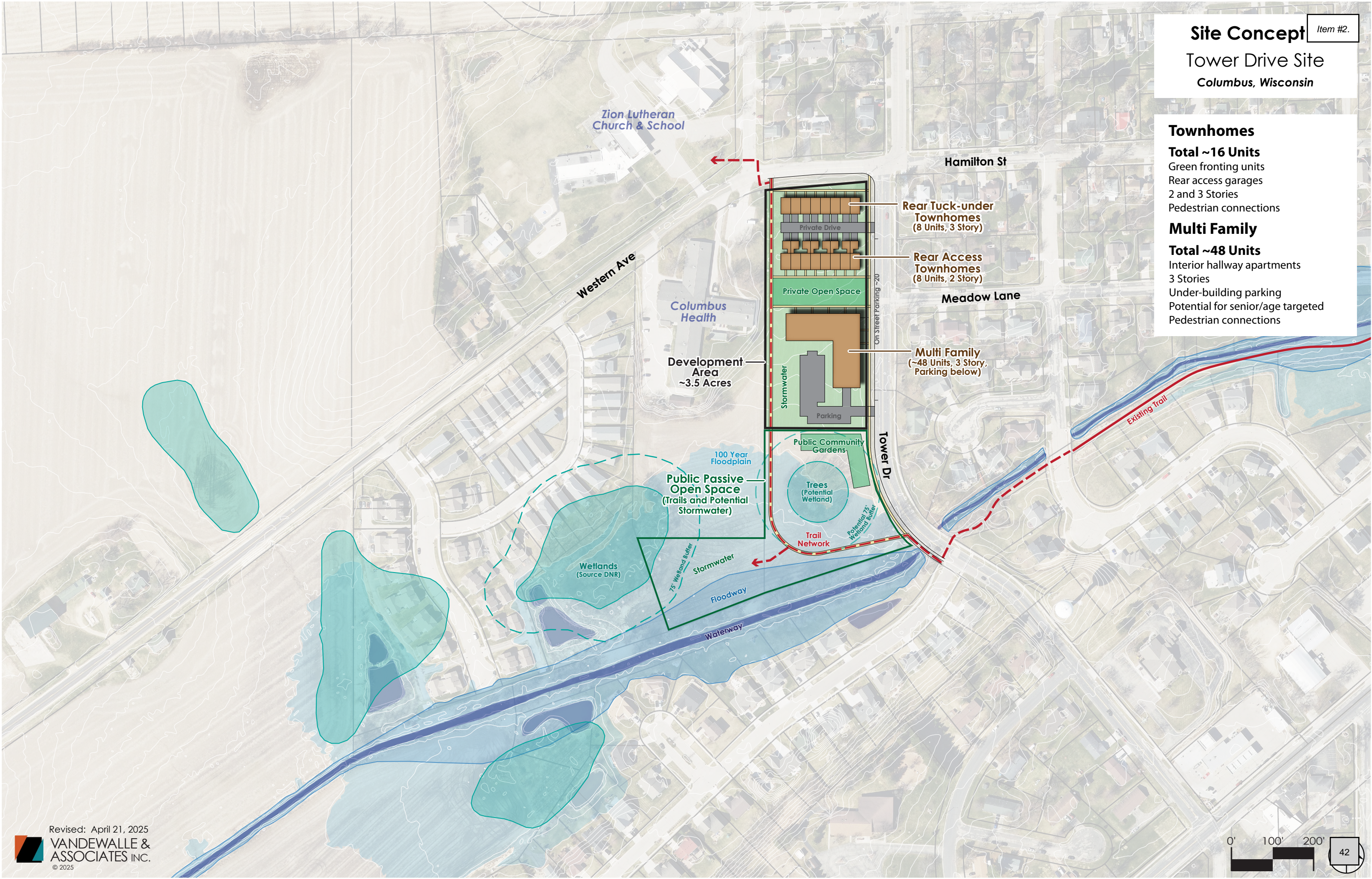
Total ~16 Units

Green fronting units
Rear access garages
2 and 3 Stories
Pedestrian connections

Multi Family

Total ~48 Units

Interior hallway apartments
3 Stories
Under-building parking
Potential for senior/age targeted
Pedestrian connections



Tower Drive Site
Columbus, Wisconsin

Townhomes

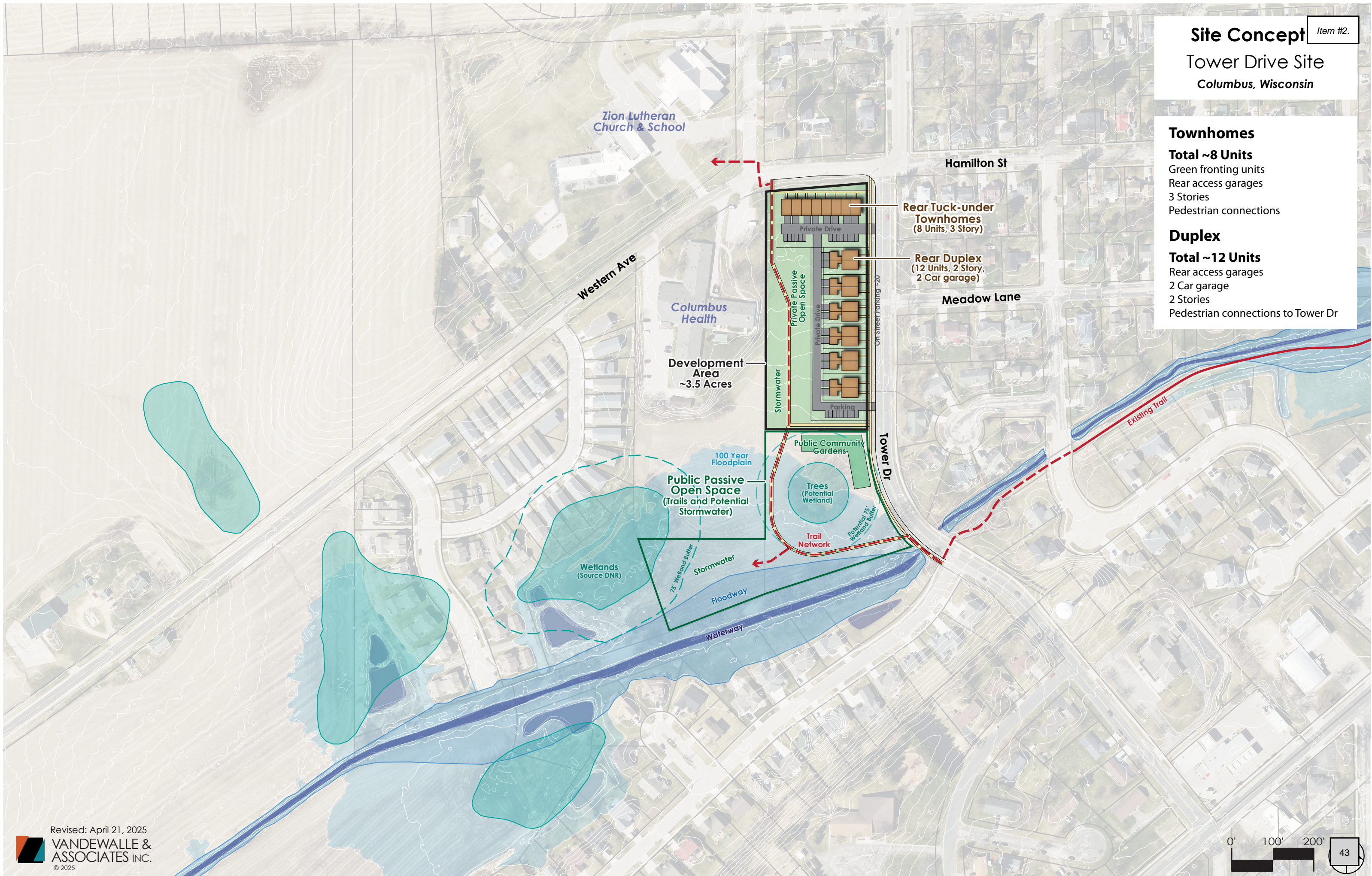
Total ~8 Units

Green fronting units
Rear access garages
3 Stories
Pedestrian connections

Duplex

Total ~12 Units

Rear access garages
2 Car garage
2 Stories
Pedestrian connections to Tower Dr





Duplex - Rear Accessed



Duplex - Rear Accessed

Photo Examples
Residential Concepts
 Columbus, Wisconsin

Item #2.

DRAFT



Townhomes - Rear Tuck Under



Rear View



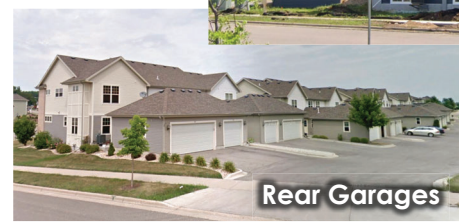
Multi Family - 3 story & under building parking



Townhomes - Rear Access



Rear Garages



Rear Garages



Multi Family - 3 story & under building parking



Agenda Item Report

Meeting Type: Committee of the Whole & Council

Meeting Date: July 15, 2025

Item Title: Membership in the National Volunteer Fire Council

Submitted By: Kendra Riddle, Interim Finance Director & Matt Amundson, City Administrator

Detailed Description of Subject Matter:

Kendra researched additional mental health resources for the Fire Department as our current Employee Assistance Program (EAP) will provide 3 sessions with a counselor but anything above and beyond is the responsibility of the individual.

The most cost-effective membership she identified is a service that NVFC (National Volunteer Fire Council) has that would be \$24 a year per member which would be less than \$1000 a year for the number of current fire personnel. The most beneficial items for mental health would be their helpline, their volunteer voices forum where you can talk with others who are in the field and share experiences, and then the virtual classroom that has a lot of mental health training within it. This resource would have access to:

- \$10,000 accidental death and dismemberment insurance policy
- [NVFC First Responder Helpline](#)
- Free training through the [NVFC Virtual Classroom](#)
- Personalized membership card
- Member access to NVFC web site and resources
- Access to [Volunteer Voices online forum](#)
- Educational discounts to online universities and fire service training
- Eligibility to apply for special members-only opportunities such as giveaways and educational scholarships
- Discounts on products and services from NVFC partners

List all Supporting Documentation Attached:

n/a

Action Requested of Council:

Consider and take action on membership in the National Volunteer Fire Council



Agenda Item Report

Meeting Type: Committee of the Whole & Council

Meeting Date: July 15, 2025

Item Title: Mission and Vision Statements of the City of Columbus and the City of Columbus Values

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

As part of the June 24th Retreat, the Council and staff worked on draft mission and vision statements as well as our values. The following pages are synopsis of this work prepared by Innovative Public Advisors who facilitated the retreat.

List all Supporting Documentation Attached:

n/a

Action Requested of Council:

Consider and take action on adopting the Mission, Vision and Values of the City of Columbus.

Exploring Mission: Purpose of the City of Columbus

As part of the retreat, participants engaged in an individual exercise to begin articulating the mission of the City of Columbus, defining its core purpose and responsibilities. After reflecting independently, participants shared their thoughts, revealing both personal perspectives and collective values about why the City exists and whom it serves.

The responses consistently underscored several shared themes:

- **Safety and Protection:** Many participants emphasized the City's fundamental role in ensuring public safety, through services like police and fire protection, and creating a secure environment for residents, visitors, and businesses.
- **Quality of Life:** There was strong focus on enhancing the quality of life for all who live and work in Columbus. Participants mentioned providing services, amenities, and recreational opportunities that make the City a comfortable, enjoyable, and vibrant place to call home.
- **Community and Belonging:** Several responses highlighted the City's mission to foster a sense of community and belonging, working to create a welcoming atmosphere where citizens feel connected, valued, and supported.
- **Service and Stewardship:** Many described the City's purpose as serving the public with integrity, fairness, and fiscal responsibility, ensuring the needs of individuals, families, and businesses are met both today and into the future.
- **Future Orientation and Growth:** Participants conveyed a vision of Columbus as future-oriented, striving for growth, environmental sustainability, and continuous improvement to ensure prosperity for generations to come.

Together, these reflections describe a City dedicated to safety, community well-being, service excellence, and a thriving future. They provide a solid foundation for developing a shared mission statement that aligns with the City's values and aspirations.

Draft City Mission Statement:

The City of Columbus serves its community by ensuring safety, delivering quality services, and fostering a vibrant, connected, and forward-looking place to live and work.

Draft Vision Statement:

Columbus strives to be a vibrant city that blends historic charm with innovation and sustainable growth. We aim to provide exceptional services, welcoming neighborhoods, and opportunities for all, while maintaining the small-town spirit that defines our community.

Exploring Values: Guiding Principles for the City of Columbus

During the retreat, participants shared their ideas about the values that guide the City's policies, initiatives, and everyday work. Their reflections revealed a strong collective vision for Columbus' future—one rooted in trust, transparency, and community pride—while embracing growth and modernization.

Several key themes emerged:

- **Trust and Transparency:** Participants expressed a desire for Columbus to be a trusted and open government that communicates intentionally with residents and acts with integrity.
- **Balanced Growth and Small-town Character:** There was broad commitment to pursuing thoughtful growth—expanding housing, parks, infrastructure, and amenities—while preserving Columbus' small-town feel and historic character.
- **Safety and Livability:** Ensuring the comfort, safety, and overall livability of the community was emphasized, highlighting the importance of well-maintained infrastructure, modern facilities, and responsive services.
- **Modernization with Respect for Heritage:** Participants envisioned a city that embraces modern technology and infrastructure improvements, while still honoring its rich history and community identity.
- **Community Collaboration:** A strong sense of community pride and collaboration resonated throughout the discussion, with many emphasizing working together to create a city where all residents feel connected and supported.
- **Quality of Life and Vibrancy:** Leaders expressed a vision of Columbus as a place offering excellent amenities, vibrant neighborhoods, exceptional parks and open spaces, and economic opportunities that enhance the quality of life for both residents and businesses.

Draft Values Statement:

The City of Columbus values trust, communication, and community collaboration. We are committed to fostering thoughtful growth that preserves our small-town character, ensuring safety and livability for all, embracing modernization while honoring our heritage, and enhancing quality of life through vibrant neighborhoods, strong infrastructure, and economic opportunity.



City of Columbus Core Values

Integrity

We act with honesty, fairness, and strong ethical principles in all decisions and actions, ensuring public trust and respect for the City's work.

Respect

We treat all individuals with dignity, kindness, and professionalism, valuing diverse perspectives and creating an inclusive, welcoming environment.

Collaboration

We work together across departments, roles, and levels of the organization, leveraging collective strengths to achieve shared goals.

Economic Development

We pursue thoughtful, sustainable development that supports new opportunities for residents, businesses, and the community, while planning for a vibrant and prosperous future.

Trust and Accountability

We value openness and clarity in communication, take responsibility for our actions, deliver on commitments, and foster confidence between City leadership and the community.

Relationships

We believe in working together with residents, businesses, and external partners to build a connected, supportive, and thriving community.

Safety and Livability

We prioritize a safe environment and high-quality services, ensuring Columbus remains a secure, comfortable, and enjoyable place to live and work.

Community Development

We seek thoughtful growth and new opportunities while preserving Columbus' close-knit character and historic charm, maintaining what makes our community special.

History and Progress

We embrace modernization and innovation while honoring and protecting the City's rich history and cultural identity.

Quality of Life

We strive to provide excellent amenities, vibrant neighborhoods, and services that enrich daily life and foster a supportive, family-friendly environment for all residents.