Community Development Authority Meeting Agenda

Monday, October 19, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

Determination of Quorum

Notice of Open Meeting

Approval of Agenda

Consent Agenda

1. Approval of minutes
2. Financial Report - 2026 ytd and 2027 draft budget in process

Regular Business

3. Consider and take possible action regarding resolution of support for a CDI grant application by Historic Treemont LLC to WEDC
4. Consider and take possible action regarding development agreement with Historic Treemont LLc
5. Consider and take possible action regarding façade grant scoring guide
6. Consider and take possible action on the RFP for the demolition of 1149 W. James Street
7. Department of Community and Economic Development Report - September 2026

Future Agenda Items

Adjourn

Community Development Authority Meeting Minutes

Monday, September 21, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

The meeting was called to order at 6:30pm by Meyers.

Determination of Quorum

A quorum of membership present consisted of Decker, Elling, Fuller, Lawson, and Meyers. Staff liaisons Kornmann and Bennett were present.

Notice of Open Meeting

It was noted that the meeting was noticed according to law.

Approval of Agenda

Fuller motioned to approve the meeting agenda as presented; seconded by Decker. There was no discussion. The motion was passed by unanimous vote.

Consent Agenda

1. Approval of minutes

   Elling motioned to approve the meeting minutes as presented from August 17, 2026; seconded by Fuller. There was no discussion and the motion was passed by unanimous vote.

Regular Business

2. Consider and take action regarding façade program requirements and application process

   Kornmann presented proposed draft updates to the CDA Facade Grant program. The updates will help the program to align with the new zoning code rewrite and to help clarify processes. Kornmann highlighted a proposal to no longer accept applications during a year in which funding has been exhausted. Staff would notify applicants to apply for the next year as budget allows.

   Lawson motioned to approve the changes as presented; seconded by Elling.

   Decker asked about access to the fund balance and still accept applications. Decker noted it would be a good idea to accept applications to see how much the following year might be for award amounts. Meyers reviewed current applications awarded in 2026 but agreed with accepting applications and possibly budgeting that amount for 2027. Kornmann and Elling noted challenges to that approach. Lawson would like to close applications after funding is exhausted as its standard practice among organizations that offer grants. Meyers was concerned that CDA doesn't know how much it will ultimately award each year.

   The motion was carried by unanimous vote.

3. Consider and take action regarding façade grant applications for Lyco Manufacturing and Abundance Accupuncture

   Meyers did not participate in the review and voting due to conflict of interest.

Kornmann and Bennett presented the two facade grant applications. Staff recommended to have the applications reapply for 2027. There was some clarification about Abundance Acupuncture's timeline and its status regarding tuckpointing done this summer.

Lawson motioned to reject the applications as submitted; Decker seconded. Elling asked Lawson to amend the motion to replace deny with reject.

Lawson amended the motioned to reject the applications as submitted and encourage the applicants to reapply in 2027; Fuller seconded the amendment. The amended motion was carried by unanimous vote.

4. Department Report Update

Kornmann noted demolition plans of 1149 W. James St. and has received interest in the property. The interested party did not share who they were brokering for. Lawson suggested rewriting the request for proposal (RFP) to allow for alternative developments and address tax impact. Elling asked about the status of the demolition project. Kornmann is receiving estimates and is fine-tuning a proposal for possible review at the October meeting. The goal would be to demolish the building in 2026 or by Spring 2027. If the proposals are at the next CDA meeting, any recommendations could be sent to the 1st Council meeting in November.

Elling asked about the 2027 budget process. Kornmann noted that the budget requests are being prepared by the City Administrator and Finance Director. The Council will be reviewing budgets soon.

Future Agenda Items

No additional items were brought up for future agendas.

Adjourn

Decker motioned to adjourn the meeting; seconded by Lawson. There was no discussion and the motion was carried by unanimous vote.

The meeting was adjourned at 7:06pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **

100-00-55200-344-000	GENERAL	PARKS	PARKS UNIFORMS	Expenses	0	0	2,000.00	2,000.00	0	DPW/Rec					
100-00-55200-350-000	GENERAL	PARKS	PARKS FUEL/GAS/OIL	Expenses	0	4000	4,000.00	4,000.00	0	DPW/Rec					
100-00-55200-370-000	GENERAL	PARKS	PARKS PAVILION EXP	Expenses	3,307.48	20000	32,500.00	32,500.00	5000	DPW/Rec					
100-00-55200-371-000	GENERAL	PARKS	PARKS PLAYGRND EXP	Expenses	4,094.33	5000	5,000.00	5,000.00	5000	DPW/Rec					
100-00-55200-372-000	GENERAL	PARKS	PARKS GOAT OP EXP	Expenses	1,232.94	4025	4,025.00	4,025.00	4025	DPW/Rec					
100-00-55200-373-000	GENERAL	PARKS	PARKS PLANTING	Expenses	0	250	250	250	5000	DPW/Rec	Planters - Beautification Old Plan Commission now				
100-00-55200-374-000	GENERAL	PARKS	PARKS SPEC EVENTS/TRIPS	Expenses	700	700	750	750	2000	DPW/Rec	Holiday - Beaut - Randy				
100-00-55200-810-000	GENERAL	PARKS	PARKS EQUIP PURCHASED	Expenses	0	10000	10,000.00	10,000.00	5000	DPW/Rec					
100-00-55210-117-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD SEASONAL	Expenses	10,694.65	14,889.97	14,889.97	14,889.97	14,195.36	Treasurer					
100-00-55210-130-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD SS/MEDICARE EXP	Expenses	971.71	1,139.08	1,139.08	1,139.08	1,148.44	Treasurer					
100-00-55210-131-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD RETIREMENT	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-55210-132-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD HEALTH/VIS/DENT	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-55210-133-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD LIFE INS	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-55210-134-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD LT DISABILITY	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-55210-136-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD HSA EXP	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-55210-220-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD UTILITIES	Expenses	1,445.58	1800	1,800.00	1,800.00	1800	DPW/Rec					
100-00-55210-236-000	GENERAL	ATHLETIC FIELD	ATHLETIC FIELD SETUP/MAINT	Expenses	0	0	5,000.00	5,000.00	5000	DPW/Rec					
100-00-55300-110-000	GENERAL	RECREATION	RECREATION SALARY	Expenses	26,517.39	63,748.67	63,748.67	63,748.67	65,661.13	Treasurer					
100-00-56110-110-000	GENERAL	FORESTRY	FORESTRY SALARY	Expenses	42,027.13	53,000.26	53,000.26	53,000.26	64,399.32	Treasurer					
100-00-56110-125-000	GENERAL	FORESTRY	FORESTRY OVERTIME	Expenses	906.29	2,278.67	2,278.67	2,278.67	3,004.37	Treasurer					
100-00-56110-130-000	GENERAL	FORESTRY	FORESTRY SS/MEDICARE EXP	Expenses	2,973.68	4,228.84	4,228.84	4,228.84	5,156.38	Treasurer					
100-00-56110-131-000	GENERAL	FORESTRY	FORESTRY RETIREMENT	Expenses	2,128.42	3,980.08	3,980.08	3,980.08	4,886.77	Treasurer					
100-00-56110-132-000	GENERAL	FORESTRY	FORESTRY HEALTH/VIS/DENTAL	Expenses	5,452.77	13,348.28	13,348.28	13,348.28	16,867.43	Treasurer					
100-00-56110-133-000	GENERAL	FORESTRY	FORESTRY LIFE INS	Expenses	55.48	140.06	140.06	140.06	101.50	Treasurer					
100-00-56110-134-000	GENERAL	FORESTRY	FORESTRY LT DISABILITY	Expenses	80.51	204.71	204.71	204.71	224.33	Treasurer					
100-00-56110-136-000	GENERAL	FORESTRY	FORESTRY HSA	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-56110-231-000	GENERAL	FORESTRY	FORESTRY EQUIPMENT MAINT	Expenses	294.2	3000	3,000.00	3,000.00	3000	DPW					
100-00-56110-294-000	GENERAL	FORESTRY	FORESTRY CONTRACT TREE TRIM	Expenses	1,422.08	35000	35,000.00	35,000.00	35000	DPW					
100-00-56110-300-000	GENERAL	FORESTRY	FORESTRY OP SUPPLIES & EXP	Expenses	284.14	4000	4,000.00	4,000.00	4000	DPW					
100-00-56110-375-000	GENERAL	FORESTRY	FORESTRY TREE PURCHASE	Expenses	664.95	4000	5,000.00	5,000.00	4000	DPW					
100-00-56110-376-000	GENERAL	FORESTRY	FORESTRY HONOR TR PURCHASE	Expenses	0	0	750	750	0	DPW					
100-00-56120-110-000	GENERAL	WEED CONTROL	WEED CONTROL SALARY	Expenses	13,849.61	21,749.99	21,749.99	21,749.99	18,940.98	Treasurer					
100-00-56120-125-000	GENERAL	WEED CONTROL	WEED CONTROL OVERTIME	Expenses	302.08	813.81	813.81	813.81	883.64	Treasurer					
100-00-56120-130-000	GENERAL	WEED CONTROL	WEED CONTROL SS/MEDICARE EXP	Expenses	976.98	1,726.13	1,726.13	1,726.13	1,516.58	Treasurer					
100-00-56120-131-000	GENERAL	WEED CONTROL	WEED CONTROL RETIREMENT	Expenses	692.38	1,624.59	1,624.59	1,624.59	1,437.29	Treasurer					
100-00-56120-132-000	GENERAL	WEED CONTROL	WEED CONTROL HEALTH/VIS/DENTAL	Expenses	1,777.87	5,411.09	5,411.09	5,411.09	4,961.01	Treasurer					
100-00-56120-133-000	GENERAL	WEED CONTROL	WEED CONTROL LIFE INS	Expenses	18.07	51.69	51.69	51.69	29.85	Treasurer					
100-00-56120-134-000	GENERAL	WEED CONTROL	WEED CONTROL LT DISABILITY	Expenses	26.18	82.98	82.98	82.98	65.98	Treasurer					
100-00-56120-136-000	GENERAL	WEED CONTROL	WEED CONTROL HSA EXP	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-56120-300-000	GENERAL	WEED CONTROL	WEED CONTROL OP SUPPLIES & EXP	Expenses	625	2500	2,500.00	2,500.00	2500	DPW					
100-00-56120-550-000	GENERAL	WEED CONTROL	WEED CONTROL PRIVATE PROPERTY	Expenses	0	1500	1,500.00	1,500.00	1500	DPW					
100-00-56120-551-000	GENERAL	WEED CONTROL	WEED CONTROL CITY PROPERTY	Expenses	0	1500	1,500.00	1,500.00	1500	DPW					
100-00-56310-213-000	GENERAL	ENGINEERING	ENGINEERING ZONING/PLANNING/EN	Expenses	37,834.20	40000	40,000.00	40,000.00	40000	Econ	CAP PROJ EVENTUALLY? We can save more by doing some things ourself...tinking doc storage in GIS. ALSO this number is for utilities and city. RM Bill Utilities?				
100-00-56310-243-000	GENERAL	ENGINEERING	ENGINEERING GIS SERVICES	Expenses	10,477.25	26000	26,000.00	26,000.00	24000	Econ					
100-00-56310-391-000	GENERAL	ENGINEER	ENGINEER OTHER NON INFRAST.	Expenses	8,690.22	20000	20,000.00	20,000.00	20000	Econ					
100-00-57100-000-000	GENERAL	CAPITAL OUTLAY	CAPITAL OUTLAY	Expenses	0	0.00	0	0	0.00	Treasurer					
100-00-58100-610-000	GENERAL	DEBT SERVICE	DEBT SERVICE PRINCIPAL	Expenses	0	0.00	0	0	0	Treasurer					
100-00-58200-620-000	GENERAL	DEBT SERVICE	DEBT SERVICE INTEREST	Expenses	0	0.00	0	0	0	Treasurer					
100-00-59200-000-000	GENERAL	TRANSFER TO OTHER FUNDS	TRANSFER TO OTHER FUNDS	Expenses	1,500.00	1,500.00	0	0	0.00	Treasurer					
100-00-59205-000-000	GENERAL	TRANSFER TO CDA FUND	TRANSFER TO CDA FUND	Expenses	0	0.00	0	0	0.00	Treasurer		2026 Dif			S/B 0 or Neg
				Total Expense	2,624,477.34	4,748,388.61	5,374,112.95	5,374,112.95	5,541,192.55		5,374,112.95	167,079.60	EXP REST	182,934.00	-15,854.40
									0.00	S/B 0					
205-00-41110-000-000	COMMUNITY DEV AUTHORITY	GENERAL PROPERTY TAX	GENERAL PROPERTY TAX	Revenues	0	46124.44	46,124.44	46,124.44	37329.97	Econ					
205-00-41220-000-000	COMMUNITY DEV AUTHORITY	ROOM TAX CONTRIBUTION	ROOM TAX CONTRIBUTION	Revenues	2448.18	2448.18	14,142.86	14,142.86	14142.86	Econ					
205-00-41412-000-000	COMMUNITY DEV AUTHORITY	TIF #4 CONTRIBUTION	TIF #4 CONTRIBUTION	Revenues	0	0.00	8,500.00	8,500.00	8500	Econ					
205-00-41413-000-000	COMMUNITY DEV AUTHORITY	TIF #5 CONTRIBUTION	TIF #5 CONTRIBUTION	Revenues	0	0.00	8,500.00	8,500.00	8500	Econ					
205-00-41414-000-000	COMMUNITY DEV AUTHORITY	TIF #6 CONRIBUTION	TIF #6 CONRIBUTION	Revenues	0	0.00	8,500.00	8,500.00	8500	Econ					
205-00-41416-000-000	COMMUNITY DEV AUTHORITY	TIF #7 CONTRIBUTION	TIF #7 CONTRIBUTION	Revenues	0	0.00	8,500.00	8,500.00	8500	Econ					
205-00-48100-000-000	COMMUNITY DEV AUTHORITY	PARK FEE'S	PARK FEE'S	Revenues	185.1	185.10	200	200	200	Econ					
205-00-48110-000-000	COMMUNITY DEV AUTHORITY	INTEREST REVENUE	INTEREST REVENUE	Revenues	1,194.22	1194.22	3,100.00	3,100.00	3100	Econ					
	COMMUNITY DEV AUTHORITY	CABLE FUND TRANSFER	CABLE FUND TRANSFER	Revenues	0.00	0.00	0.00	0.00	0	Econ	Fund Property Acquisition Transfer is amount for Downtown design plan renderings.				
	COMMUNITY DEV AUTHORITY	APPLIED SURPLUS - PRIOR YEAR	APPLIED SURPLUS - PRIOR YEAR	Revenues	0.00	0.00	0.00	0.00	20,000	Econ	Project pushed back to 2027				
				Totals Rev	3,827.50	49,951.94	97,567.30	97,567.30	108,772.83						
205-00-56400-110-000	COMMUNITY DEV AUTHORITY	CDA	CDA SALARY	Expenses	16,027.49	26657.73	26,657.73	26,657.73	27460.21	Treasurer					
205-00-56400-130-000	COMMUNITY DEV AUTHORITY	CDA	CDA SS/MEDICARE EXP	Expenses	1,410.44	2039.32	2,039.32	2,039.32	2100.71	Treasurer					
205-00-56400-131-000	COMMUNITY DEV AUTHORITY	CDA	CDA RETIREMENT	Expenses	1,365.48	1919.36	1,919.36	1,919.36	1990.87	Treasurer					
205-00-56400-132-000	COMMUNITY DEV AUTHORITY	CDA	CDA HEALTH/VIS/DENTAL	Expenses	3,524.40	5286.15	5,286.15	5,286.15	5694.58	Treasurer					
205-00-56400-133-000	COMMUNITY DEV AUTHORITY	CDA	CDA LIFE INS	Expenses	73.04	21.65	21.65	21.65	80.35	Treasurer					
205-00-56400-134-000	COMMUNITY DEV AUTHORITY	CDA	CDA LT DISABILITY	Expenses	59.91	93.3	93.3	93.3	96.11	Treasurer					
205-00-56400-136-000	COMMUNITY DEV AUTHORITY	CDA	CDA HSA EXP	Expenses	0	0	0	0	0.00	Treasurer					
205-00-56400-210-000	COMMUNITY DEV AUTHORITY	CDA	CDA PROFESSIONAL FEES	Expenses	0	20000	20,000.00	20,000.00	32000.00	Econ	Downtown Plan (20,000); market study for hotel, community or downtown (17500)				
205-00-56400-242-000	COMMUNITY DEV AUTHORITY	CDA	CDA MEDIA/WEB/MISC	Expenses	2,269.48	2500	2,000.00	2,000.00	0.00	Econ					

205-00-56400-300-000	COMMUNITY DEV AUTHORITY	CDA	CDA OP SUPPLIES & EXP	Expenses	84.86	200	200	200	200.00	Econ
205-00-56400-311-000	COMMUNITY DEV AUTHORITY	CDA	CDA POSTAGE	Expenses	13.32	100	100	100	50.00	Econ
205-00-56400-321-000	COMMUNITY DEV AUTHORITY	CDA	CDA DUES/MEMBERSHP	Expenses	175	600	600	600	600.00	Econ
205-00-56400-322-000	COMMUNITY DEV AUTHORITY	CDA	CDA ADVERT/MARKETING	Expenses	0	2500	2,500.00	2,500.00	2500.00	Econ
205-00-56400-331-000	COMMUNITY DEV AUTHORITY	CDA	CDA MILEA/MEALS/LODGING	Expenses	550.37	1500	1,500.00	1,500.00	1500.00	Econ
205-00-56400-332-000	COMMUNITY DEV AUTHORITY	CDA	CDA TRAINING	Expenses	1,347.00	1347	2,000.00	2,000.00	2000.00	Econ
	COMMUNITY DEV AUTHORITY	CDA	CDA PROP ACQUISITION	Expenses	0.00	0	0.00	0.00	0.00	Econ
205-00-56400-393-000	COMMUNITY DEV AUTHORITY	CDA	CDA FAÇADE IMP PROGRAM	Expenses	3,297.00	32500	32,500.00	32,500.00	32500.00	Econ
205-00-59200-000-000	COMMUNITY DEV AUTHORITY	CASSELLE TRANSFER EXP	CASSELLE TRANSFER EXP	Expenses	1.82	1.82	0	0	0.00	Treasurer
				Totals Expense	30,199.61	97,266.33	97,417.51	97,417.51	108,772.83	
									0.00	S/B 0
210-00-41110-000-000	LIBRARY	GENERAL PROPERTY TAXES	GENERAL PROPERTY TAXES	Revenues		304,093.37	304,093.37	304,093.37	310,000.00	Library
210-00-46710-000-000	LIBRARY	COUNTY LIBRARY FUNDS	COUNTY LIBRARY FUNDS	Revenues	166,584.94	166,584.94	166,084.94	166,084.94	200,089.31	Library
210-00-46711-000-000	LIBRARY	SCLS FUNDS	SCLS FUNDS	Revenues	0.00	500.00	500.00	500.00	500.00	Library
210-00-46712-000-000	LIBRARY	FINES & FEES	FINES & FEES	Revenues	232.29	500.00	800.00	800.00	800.00	Library
210-00-46713-000-000	LIBRARY	FAX & COPIES	FAX & COPIES	Revenues	3,384.74	5,000.00	4,500.00	4,500.00	4,500.00	Library
210-00-48100-000-000	LIBRARY	INTEREST REVENUE	INTEREST REVENUE	Revenues	1,287.57	1,500.00	1,000.00	1,000.00	1,000.00	Library
210-00-48200-000-000	LIBRARY	RENTAL INCOME - ANNEX	RENTAL INCOME - ANNEX	Revenues	2,380.00	5,760.00	5,760.00	5,760.00	5,760.00	Library
210-00-48211-000-000	LIBRARY	GRANT REVENUES	GRANT REVENUES	Revenues	35,400.00	35,400.00	0.00	0.00	0.00	Library
210-00-48500-000-000	LIBRARY	DONATIONS	DONATIONS	Revenues	7,350.21	8,000.00	2,000.00	2,000.00	6,000.00	Library
210-00-49200-000-000	LIBRARY	TRANSFER FROM SURPLUS FUNDS	TRANSFER FROM SURPLUS FUNDS	Revenues	0.00	0.00	24,000.00	24,000.00	18,653.31	Library
				Totals Rev	216,619.75	527,338.31	508,738.31	508,738.31	547,302.62	
210-00-55110-110-000	LIBRARY	LIBRARY	LIBRARY SALARY	Expenses	44,808.74	74,640.59	74,640.59	74,640.59	77,338.64	Treasurer
210-00-55110-123-000	LIBRARY	LIBRARY	LIBRARY YOUTH SERVICE DIRECT	Expenses	29,677.40	52,502.11	52,502.11	52,502.11	54,389.17	Treasurer
210-00-55110-126-000	LIBRARY	LIBRARY	LIBRARY PART TIME	Expenses	90,640.36	159,487.34	159,487.34	159,487.34	178,542.58	Treasurer
210-00-55110-130-000	LIBRARY	LIBRARY	LIBRARY SS/MEDICARE EXP	Expenses	11,410.80	22,534.41	22,534.41	22,534.41	24,054.42	Treasurer
210-00-55110-131-000	LIBRARY	LIBRARY	LIBRARY RETIREMENT	Expenses	10,014.56	17,337.37	17,337.37	17,337.37	18,395.63	Treasurer
210-00-55110-132-000	LIBRARY	LIBRARY	LIBRARY HEALTH/VIS/DENTAL	Expenses	28,507.93	45,061.26	45,061.26	45,061.26	49,128.13	Treasurer
210-00-55110-133-000	LIBRARY	LIBRARY	LIBRARY LIFE INS	Expenses	86.07	116.78	116.78	116.78	120.00	Treasurer
210-00-55110-134-000	LIBRARY	LIBRARY	LIBRARY LT DISABILITY	Expenses	202.6	445.00	445	445	461.05	Treasurer
210-00-55110-136-000	LIBRARY	LIBRARY	LIBRARY HSA EXP	Expenses	0	0.00	0	0	0.00	Treasurer
210-00-55110-210-000	LIBRARY	LIBRARY	LIBRARY PROFESSIONAL FEES	Expenses	250.58	500.00	500	500	500.00	Library
210-00-55110-211-000	LIBRARY	LIBRARY	LIBRARY LEGAL/PROF SERV	Expenses	154	250.00	250	250	250.00	Library
210-00-55110-220-000	LIBRARY	LIBRARY	LIBRARY UTILITIES	Expenses	2486.97	5,700.00	5700	5700	5,700.00	Library
210-00-55110-221-000	LIBRARY	LIBRARY	LIBRARY TELEPHONE/INTERNET	Expenses	317.13	500.00	1500	1500	1,000.00	Library
210-00-55110-222-000	LIBRARY	LIBRARY	LIBRARY HEAT	Expenses	1425.96	2,000.00	2000	2000	2,000.00	Library
210-00-55110-230-000	LIBRARY	LIBRARY	LIBRARY REPAIR/MAIN	Expenses	14242.65	24,000.00	10000	10000	10,000.00	Library
210-00-55110-242-000	LIBRARY	LIBRARY	LIBRARY MEDIA/WEB/MISC	Expenses	0	850.00	850	850	850.00	Library
210-00-55110-292-000	LIBRARY	LIBRARY	LIBRARY SOFTWARE/CONT SERV	Expenses	920.74	920.00	1750	1750	1,750.00	Library
210-00-55110-296-000	LIBRARY	LIBRARY	LIBRARY CUSTODIAN	Expenses	3449.01	3,449.01	7937.44	7937.44	0.00	Library
210-00-55110-297-000	LIBRARY	LIBRARY	LIBRARY DELIVERY	Expenses	6000	6,000.00	6000	6000	6,035.00	Library
210-00-55110-300-000	LIBRARY	LIBRARY	LIBRARY OP SUPPLIES & EXP	Expenses	8095.77	15,000.00	15000	15000	15,000.00	Library
210-00-55110-311-000	LIBRARY	LIBRARY	LIBRARY POSTAGE	Expenses	68.34	75.00	0	0	50.00	Library
210-00-55110-313-000	LIBRARY	LIBRARY	LIBRARY BANK FEES	Expenses	48.04	250.00	250	250	250.00	Library
210-00-55110-331-000	LIBRARY	LIBRARY	LIBRARY MILEA/MEALS/LODGING	Expenses	3589.63	4,500.00	2000	2000	4,000.00	Library
210-00-55110-401-000	LIBRARY	LIBRARY	LIBRARY ADULT AUDIO	Expenses	1011.03	2,500.00	2500	2500	2,000.00	Library
210-00-55110-402-000	LIBRARY	LIBRARY	LIBRARY YOUTH AUDIO	Expenses	0	500.00	500	500	500.00	Library
210-00-55110-403-000	LIBRARY	LIBRARY	LIBRARY ADULT BOOKS	Expenses	8037.56	12,000.00	12000	12000	12,000.00	Library
210-00-55110-404-000	LIBRARY	LIBRARY	LIBRARY YOUTH BOOKS	Expenses	3731.8	8,000.00	8000	8000	8,000.00	Library
210-00-55110-405-000	LIBRARY	LIBRARY	LIBRARY TEEN BOOKS	Expenses	1348.81	1,500.00	1500	1500	1,500.00	Library
210-00-55110-406-000	LIBRARY	LIBRARY	LIBRARY PERIODICALS	Expenses	945.15	945.15	2000	2000	1,000.00	Library
210-00-55110-407-000	LIBRARY	LIBRARY	LIBRARY ADULT PROGRAMMING	Expenses	6993.67	10,000.00	6000	6000	22,000.00	Library
210-00-55110-408-000	LIBRARY	LIBRARY	LIBRARY YOUTH PROGRAMMING	Expenses	9987.67	14,000.00	7000	7000	7,000.00	Library
210-00-55110-409-000	LIBRARY	LIBRARY	LIBRARY DIGITAL MEDIA POOL	Expenses	2832	2,832.00	2832	2832	2,811.00	Library
210-00-55110-410-000	LIBRARY	LIBRARY	LIBRARY PUBLIC REL EXPENSE	Expenses	833.01	1,000.00	1000	1000	1,000.00	Library
210-00-55110-510-000	LIBRARY	LIBRARY	LIBRARY PROP/LIAB/AUTO	Expenses	0	0.00	3800	3800	3,800.00	Library
210-00-55110-700-000	LIBRARY	LIBRARY	LIBRARY FURNITURE/FIXTURES	Expenses	0	3,000.00	3000	3000	3,000.00	Library
210-00-55110-701-000	LIBRARY	LIBRARY	LIBRARY EQUIPMENT	Expenses	11373.53	11,373.53	3500	3500	3,500.00	Library
210-00-55110-805-000	LIBRARY	LIBRARY	LIBRARY SCLS CONSORTIUM	Expenses	22655	22,655.00	22744	22744	22,677.00	Library
210-00-55115-220-000	LIBRARY	ANNEX	ANNEX UTILITIES	Expenses	2989.81	4,500.00	4500	4500	4,500.00	Library
210-00-55115-230-000	LIBRARY	ANNEX	ANNEX REPAIR/MAIN	Expenses	380.49	1,500.00	1500	1500	1,500.00	Library
210-00-55115-390-000	LIBRARY	ANNEX	ANNEX OTH SUPP & MISC EXP	Expenses	-34.38	0.00	500	500	500.00	Library
210-00-59200-000-000	LIBRARY	TRANSFER TO OTHER FUNDS	TRANSFER TO OTHER FUNDS	Expenses	0	0.00	0	0	0.00	Treasurer
210-00-59300-000-000	LIBRARY	CASSELLE TRANSFER EXP	CASSELLE TRANSFER EXP	Expenses	1.13	1.13	0	0	0.00	Treasurer
				Total Expense	329,483.56	527,425.69	508,738.30	508,738.30	547,302.62	
									0.00	S/B 0
215-00-41110-000-000	COLUMBUS AQUATIC CENTER	GENERAL PROPERTY TAXES	GENERAL PROPERTY TAXES	Revenues	0.00	0	120,159.42	120,159.42	122066.13	Rec
215-00-46734-000-000	COLUMBUS AQUATIC CENTER	DAILY ADMISSIONS	DAILY ADMISSIONS	Revenues	35,283.29	0	70,000.00	70,000.00	67158	Rec
215-00-46735-000-000	COLUMBUS AQUATIC CENTER	FAMILY MEMBERSHIP	FAMILY MEMBERSHIP	Revenues	24,278.74	0	29,000.00	29,000.00	33050	Rec
215-00-46736-000-000	COLUMBUS AQUATIC CENTER	INDIVIDUAL MEMBERSHIP	INDIVIDUAL MEMBERSHIP	Revenues	2,027.99	0	3,000.00	3,000.00	2605	Rec
215-00-46737-000-000	COLUMBUS AQUATIC CENTER	COUPLES PASSES	COUPLES PASSES	Revenues	1,649.86	0	1,500.00	1,500.00	2300	Rec
215-00-46738-000-000	COLUMBUS AQUATIC CENTER	CAREGIVER MEMBERSHIP	CAREGIVER MEMBERSHIP	Revenues	382.91	0	300	300	0	Rec
215-00-46739-000-000	COLUMBUS AQUATIC CENTER	SWIMMING LESSONS	SWIMMING LESSONS	Revenues	20,166.25	0	26,500.00	26,500.00	25000	Rec

New request to build fund to be more active in acquiring redevelopment
CDA can fund two large projects with this amount. 2025 amount is adequate

COLUMBUS
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Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: October 19, 2026

Item Title:	Consider and take possible action regarding resolution of support for a CDI grant application by Historic Treemont LLC to WEDC
Submitted By:	Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: Historic Treemont LLC is applying for a Community Development Investment grant for the application beginning July 1, 2026. Their project will activate the former Treemont Hotel with commercial and residential uses. The building has been vacant for about ten years. WEDC allows only one project to be submitted from each municipality each application period. This project would add another investment in downtown and will likely help attract future improvements throughout downtown.

List all Supporting Documentation Attached:

- Resolution and support documents

Action Requested: Consider approval of resolution

RESOLUTION xx - 26

RESOLUTION SUPPORITNG THE SUBMISSION OF A COMMUNITY DEVELOPMENT INVESTMENT (CDI) GRANT APPLICATION BY HISTORIC TREMONT LLC TO WISCONSIN ECONOMIC DEVELOPMENT CORPORATION (WEDC) FOR A DOWNTOWN COLUMBUS REVITALIZATION PROJECT

WHEREAS, the City of Columbus, Wisconsin (the "City") recognizes that large scale adaptive uses of historic buildings and infill redevelopment of area in the downtown area is identified as a priority by the City in the Columbus Comprehensive Plan; and

WHEREAS, the Community Development Investment (CDI) grant program provides incentives for shovel-ready projects with an emphasis on, but not limited to, downtown community-driven efforts that should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners; and

WHEREAS, Historic Tremont LLC proposes to renovate the building located at 143 N. Ludington Street (Parcel Number 11211-24); and

WHEREAS, a resolution of City support is a prerequisite for submission of a Community Development Investment (CDI) grant application; and

WHEREAS, Historic Tremont LLC renovation project will include a significant investment and activate a building that has been vacant for about a decade; and

NOW, THEREFORE, BE IT RESOLVED, the Columbus Common Council supports WEDC funds through the Community Development Investment grant program to assist in the above referenced project for the WEDC CDI application for the application period beginning July 1, 2026 and ending June 30, 2027

Adopted this 4th day of November, 2026.

_____ _____

Mayor Joe Hammer City Clerk Susan L. Caine

AGREEMENT

This Agreement made by and between the Historic Tremont LLC ("Tremont"), the City of Columbus Community Development Authority ("CDA") and the City of Columbus, Columbia County, Wisconsin ("City").

WHEREAS, Tremont is the owner of a commercial property located at 314 N. Ludington Street in the City of Columbus, Columbia County, Wisconsin ("the Property"); and

WHEREAS, Tremont is seeking to rehabilitate, remodel and restore the Property and is also seeking financial assistance from the CDA, the City of Columbus and other entities to further this purpose; and

WHEREAS, the CDA has expressed a desire to assist Tremont with obtaining certain state available loans and other financial assistance.

NOW, THEREFORE, Tremont and CDA agree as follows:

1. The CDA will assist Tremont in providing information and obtaining a WHEDA Restore Main Street Loan for the Property.

2. Tremont shall then complete the application process for the WHEDA Restore Main Street Loan and upon receiving the loan shall notify CDA that it has received the loan.

3. Upon notice of receiving the loan, the City of Columbus will reduce the cost of any and all building permits necessary to improve the Property by 50%.

4. If Tremont does not obtain the loan, but still moves forward with the project, building permits shall be issued by the City at the normal rate.

5. This Agreement shall apply to all building permits requested and granted through March 31, 2028.

6. The effective date of this Agreement shall be the date of last signature as set forth below.

HISTORIC TREMONT LLC

Date: _____, 2026

_____
Authorized Representative

CITY OF COLUMBUS COMMUNITY DEVELOPMENT AUTHORITY

Date: _____, 2026

_____
President

CITY OF COLUMBUS

Date: _____, 2026

_____
Joe Hammer, Mayor

Date: _____, 2026

_____
Susan Caine, Clerk

Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: October 19, 2026

Item Title:	Consider and take possible action regarding development agreement with Historic Treemont LLc
Submitted By:	Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

Historic Treemont LLC has acquired the building at 314 N. Ludington (the former Treemont Hotel) and is pursuing the renovation of the building to include commercial on the main floor and six apartments on the two upper floors. A portion of the financing for the project is a Restore Main Street loan through WEHDA. One of the eligibility requirements is a project specific housing cost reduction. This development agreement outlines the reduction of building permit fees by 50%. This project will support the rehabilitation of the downtown and provide needed housing to the city.

List all Supporting Documentation Attached:

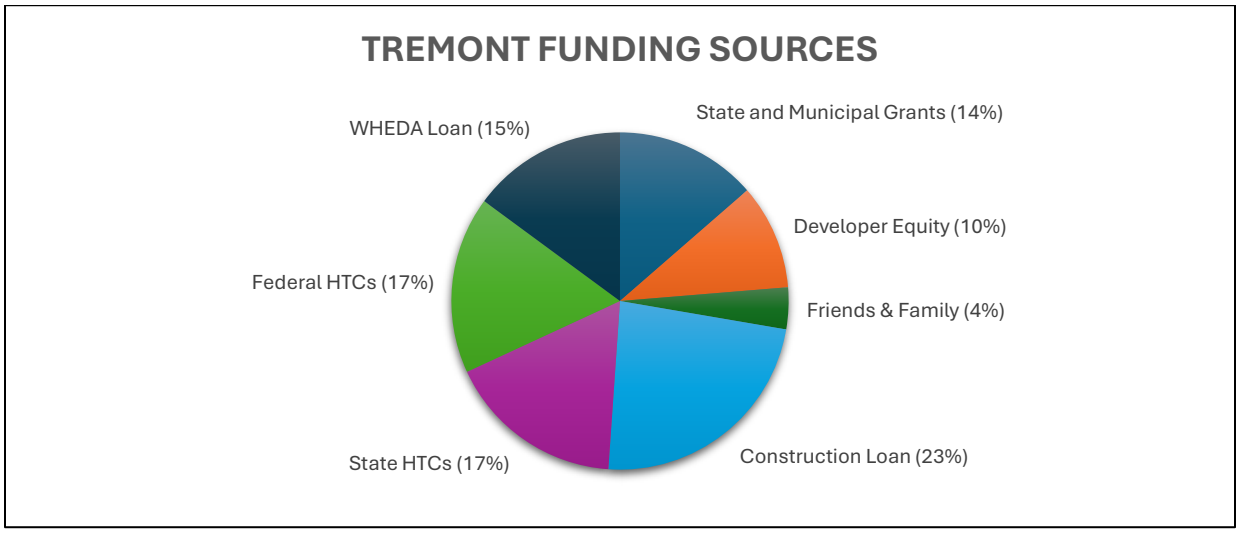
- Development Agreement

Action Requested: Consider approval of development agreement

Members of the Community Development Authority:

Our goal is to responsibly renovate the Tremont, one of the anchor buildings in Columbus' historic downtown. The planned layout is for six apartments (a mix of one- and two-bedroom units) on the upper two floors and two street-level commercial spaces. The total project cost is approximately $1.5 million, exclusive of money already spent on design and purchasing the building itself.

This project is made possible by the sale of federal and state historic tax credits (HTCs), WEDC's Community Development Grant (CDI), and WHEDA's Restore Main Street (RMS) program. A breakdown of all funding sources is included in the chart below:



As some may have heard, this project stalled the first time in late 2025/early 2026 due to rising costs and interest rates. When the State revised the eligibility criteria for WHEDA's RMS loan in May 2026, things changed for the better. Our project became eligible for a $300,000 loan at 0% interest, which made the Tremont renovation viable once more.

Three criteria must be met in order to take advantage of RMS loans. Up to this point, the City has worked diligently with us to meet two of the three. The final criteria is that the municipality must provide a project-specific cost reduction. We coordinated with City staff and Rebecca Giroux, our region's WHEDA economic development officer, to explore ways to meet this cost reduction criteria. Ms. Giroux informed us that many municipalities have offered a permit fee reduction to satisfy the project-specific cost reduction criteria.

In closing, we are a local couple trying to invest in our community, not a deep-pocketed development corporation. As such, this WHEDA loan is indispensable as a funding source to finally turn the lights back on in the Tremont. Thank you for your consideration and we are happy to answer any questions you might have.

Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: October 19, 2026

Item Title: Consider and take possible action regarding façade grant scoring guide

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

Detailed Description of Subject Matter: With limited money in façade line item, refining our approvals through a prioritization process is helpful. The attached score sheet is a first draft on scoring applications with guidance on how to allocate limited funds. Revisions can be made to address CDA's priorities for the program

List all Supporting Documentation Attached:

- Façade grant scoring guide

Action Requested: Consider adoption

DRAFT

CITY OF COLUMBUS, WISCONSIN

Community Development Authority (CDA)
Facade Grant Application Evaluation Framework

1. Overview & Purpose

This scoring framework establishes an objective, transparent, and merit-based criteria system for evaluating Facade Grant applications within the City of Columbus, WI. While the grant program remains open to eligible properties across various commercial and industrial zoning districts, this framework proactively incentivizes investments in the blighted areas such as the downtown area. Furthermore, it rewards business and property owners who demonstrate exceptional financial leverage by exceeding the mandatory 1:1 private matching fund requirement. Buildings that are designated historic or contribute to a state or local historic district are also prioritized in this scoring system.

2. Scoring Summary Matrix

Category	Evaluation Summary & Range	Max Points
1. Location & Zoning	Downtown Core/TID #6: **30 pts** Corridor Commercial (CC): **15 pts** Industrial District (I1): **10 pts**	**30**
2. Project Scope	Comprehensive Historical/Structural Restoration (contributing building in the downtown historical district): **25 pts** Moderate Facade Repairs & Entryways: **15 pts**	**25**

DRAFT

	Aesthetic Upgrades Only (Signage/Awnings): **10 pts**	
3. Design Quality	Exceptional Quality (Aligns with Design Guidelines): **20 pts** Standard Commercial Quality: **10 pts** Low Durability/Aesthetics: **0 pts**	**20**
4. Economic Impact	High Impact (New business, upper housing, fills vacancy): **15 pts** Moderate Impact (Retains active business, repairs blight): **8 pts**	**15**
5. Leverage & Readiness	High Leverage (Fills vacancy, attracts new business, fast timeline): **10 pts** Moderate Leverage (Exceeds 1.5:1 private match + firm quote): **10 pts** Standard Match (Meets baseline 1:1 match + estimate): **8 pts**	**10**
TOTAL POSSIBLE	Cumulative score used to determine priority tier funding.	**100**

4. Priority Funding Framework

Following individual staff/committee review, applications are aggregated and categorized into the following actionable priority frameworks to streamline capital allocation decisions:

DRAFT

Cumulative Score	Priority Tier Classification	CDA Funding Directive
85 - 100 Points	Tier 1: High Priority	Approve full funding as requested up to the programmatic maximum cap ($25,000) provided funding available.
60 - 84 Points	Tier 2: Moderate Priority	Fund fully if budgetary capacity allows, or authorize optimized partial funding allocations.
Below 60 Points	Tier 3: Low Priority / Defer	Deny request or defer back to applicant with specific directives for programmatic design or material refinement.

Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: October 19, 2026

Item Title:	Consider and take possible action on the RFP for the demolition of 1149 W. James Street
Submitted By:	Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The attached RFP outlines the requirements for demolition of 1149 W. James St building. The completion date of May 1, 2027 is the best target date to get the best pricing and interest. The RFP will be sent out to the list used in 2025 and others in the region.

List all Supporting Documentation Attached:

- RFP document

Action Requested: Consider approval of RFP

REQUEST FOR PROPOSALS (RFP)

Demolition and Site Restoration Services

Property Location: 1149 W James Street, Columbus, WI 53925
Issuing Organization: City of Columbus, Wisconsin
Release Date: October 15, 2026

1. Purpose & Project Overview

The City of Columbus is requesting proposals from qualified, licensed, and insured contractors to provide complete demolition, including but not limited to, hazardous material abatement, utility abandonment, and complete site restoration services for the property located at 1149 W James Street, Columbus, Wisconsin (tax parcel number 11-211-1090.001).

The goal of this project is to safely clear the property, remove environmental hazards, completely remove subsurface infrastructure up to the property line, and restore the lot to a broom clean, stable, and graded green space ready for future development.

Exhibits:

A. Project Site
B. Certified Survey Map
C. Building Photos
D. Ground cover specifications
E. Phase 1 Environmental Study

2. Scope of Work

The selected contractor will be responsible for providing all labor, equipment, materials, permits, and supervision necessary to complete the following tasks:

- **Site Security & Fencing:** Prior to any mobilization or structural work, the contractor must fully secure the perimeter of the property. A temporary construction security fence (minimum 6 feet in height) must be installed and maintained throughout the duration of the project to ensure public safety. Erosion Control facilities must be installed in compliance with City of Columbus Code.
- **Asbestos Abatement:** A Phase I Environmental Site Assessment (ESA) has identified asbestos-containing materials (ACM) on-site. The contractor is responsible for the proper removal, containment, transportation, and disposal of all identified ACM. All abatement activities must strictly comply with Wisconsin State Law and Wisconsin Department of Natural Resources (DNR) regulations.
- **Structure Removal:** Complete demolition and removal of the primary building, including the superstructure, foundation, footings, and slabs.
- **Asphalt & Hardscape Removal:** Complete removal and disposal of all on-site asphalt parking lots, driveways, and concrete walkways.
- **Underground Utility Removal:** Complete excavation, removal, and termination of all underground utilities (including water, sanitary sewer, storm sewer, gas, and electric lines) from the structure out to the Right-

of-Way (ROW) line. All lines must be safely capped, plugged, or terminated at the ROW line according to City of Columbus municipal utility standards.

- **Site Restoration:** Following complete removal of all debris, the site must be backfilled with clean, approved structural fill. The lot must be final-graded to match surrounding terrain and ensure proper stormwater drainage. Topsoil must be applied, followed by seeding and mulching to establish a permanent vegetative cover. See Exhibit D.

3. Bonding & Payment Terms

- **Surety Bond Requirement:** To ensure the faithful performance of the contract and the payment of all obligations arising thereunder, the selected contractor will be required to provide a Letter of credit or Surety Bond (Performance and Payment Bond) in an amount equal to 115% of the total proposed price (the total proposal price plus an additional 15%). The bond must be issued by a surety company licensed to do business in the State of Wisconsin and acceptable to the City of Columbus. A letter from the contractor's surety confirming their capacity to meet this requirement must be submitted alongside the proposal.
- **Payment Schedule:** Payment for all work performed under this contract will be issued as a single lump sum payment after 100% completion of the project as determined by the City of Columbus. No progress payments or mobilization draws will be authorized. Final payment is contingent upon a successful final inspection by the City of Columbus, verification of proper utility capping, and submission of all lawful waste manifestation and asbestos disposal receipts.

4. Project Schedule & Execution Timelines

- The City is seeking a spring 2007 completion date.**Timeline/Project completion(Spring 2027):** Completion Date: May 1, 2027.

5. Submission Requirements & Instructions

Proposals must include the following information to be considered for evaluation:

- **Company Profile:** Firm name, address, contact person, and proof of proper licensing/bonding to operate in the State of Wisconsin.
- **Bonding Capability:** A letter from the contractor's surety company confirming the ability to secure a performance and payment bond valued at 115% of the proposed contract amount or letter of credit
- **Experience & References:** A list of at least three (3) similar commercial demolition, utility excavation, and abatement projects completed within the last five years, including references.
- **Proposal Pricing:** Complete the lump sum proposal form provided in Section 6. Submission Deadline: All proposals must be received no later than December 10, 2026., Tours of the building and site provided upon request.

Submission Contact:

Mike Kornmann
Director of Community and Economic Development
City of Columbus, Wisconsin

Physical Address: 105 N. Dickason Boulevard, Columbus, WI 53925
Phone: 920-623-5900 Ext: 1106
Email: mkornmann@columbuswi.com

6. Lump Sum Proposal Pricing Form

Proponents must provide their single total lump sum cost for executing the full scope of work under each schedule path below. While the proposal pricing is submitted as a lump sum, a basic itemized breakout may be attached for verification purposes.

Project Schedule Option	Total Proposed Lump Sum Price (USD)
Option B: Spring 2027 (Mar 20, 2027 – May 1, 2027)	$ [ ]

7. Terms & Conditions

• Regulatory Compliance: The contractor must secure all necessary local permits from the City of Columbus (including street opening or ROW permits) and state permits from the State of Wisconsin before work begins.

The City will require the contractor to provide proof of insurance as follows:

1. **Worker's Compensation Insurance.** Contractors are required to provide Workmen's Compensation Insurance for the duration of this project meeting statutory requirements. Contractors shall require subcontractors to provide Workmen's Compensation Insurance for all subcontractor employees working on this project, unless covered by Contractor's policy.

   Employer's Liability $500,000

   Projects in Wisconsin constructed by out-of-state contractors or subcontractors must be so endorsed on the policy and noted on the certificate.

2. **Contractor's General Liability Insurance.** This policy shall be provided by and in the name of each Prime Contractor and shall include completed operations and product liability coverages, and independent Contractor's Contingent coverage. Minimum limits:

   $1,000,000 Each Person
   $1,000,000 Each Occurrence
   $2,000,000 General Aggregate

3. **Automobile Liability Insurance.** This policy shall be provided by and in the name of each Prime Contractor. Coverage shall include all owned, non-owned, and hired vehicles. Prime Contractors shall require similar coverages by subcontractors. Minimum Limits:

Bodily Injury	$1,000,000	Each Person
	$1,000,000	Each Occurrence
Property Damage	$1,000,000	Each Occurrence
Combined Single Limit	$1,000,000	

4. **Umbrella Coverage.** This policy shall be provided by and in the name of each Prime Contractor. Coverage shall include all the categories above and shall be for the following minimum limits: $5,000,000 each occurrence and general aggregate.

For purposes of these requirements additional insureds shall be:

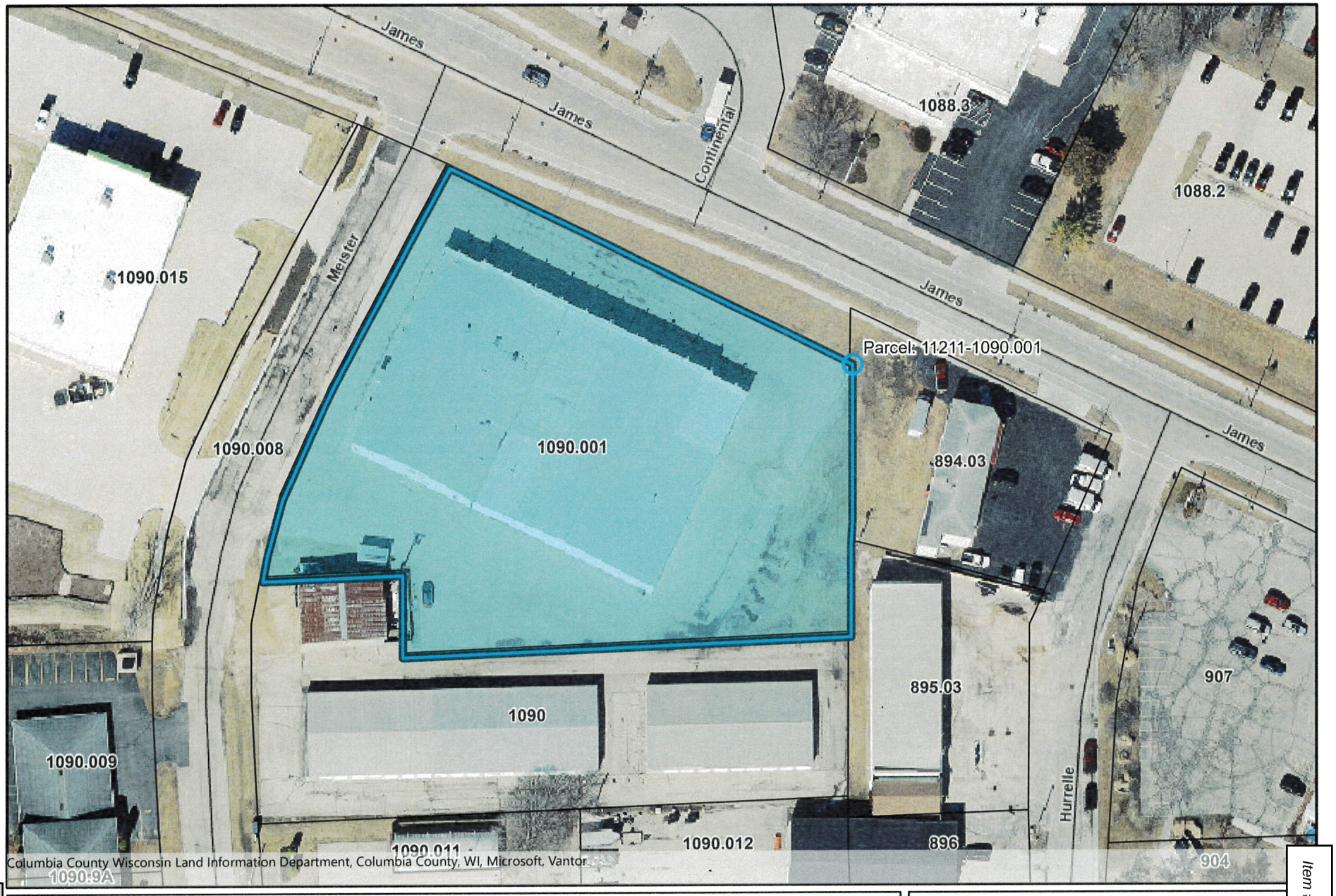
the MUNICIPALITY: City of Columbus, Wisconsin

the ENGINEER: Ruekert & Mielke, Inc.

- Safety: The contractor must adhere to all local, state, and Federal OSHA safety guidelines.
- Right to Reject: The City of Columbus reserves the right to reject any or all proposals, waive technicalities, and select the timeline and vendor deemed most advantageous to the public interest.

COLUMBUS
WISCONSIN

1149 W. James Steet Project Site - Demolition Project



0 0.0045 0.009 0.0135 0.018 mi

label2

N

DISCLAIMER: The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this

105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Notes

CSM is better representation. South boundary will be marked o site.

Ex.B

THIS MAP AND DESCRIPTION DRAFTED FOR THE BENEFIT OF SALE TO ABUTTING OWNER:
PARCEL "A" - OWNER: David G and Beverly J. Meister
BUYER: Beverly J. Meister
LANDS BEING PART OF ASSESSOR'S OUTLOT 112 OF ASSESSOR'S OUTLOTS TO THE CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

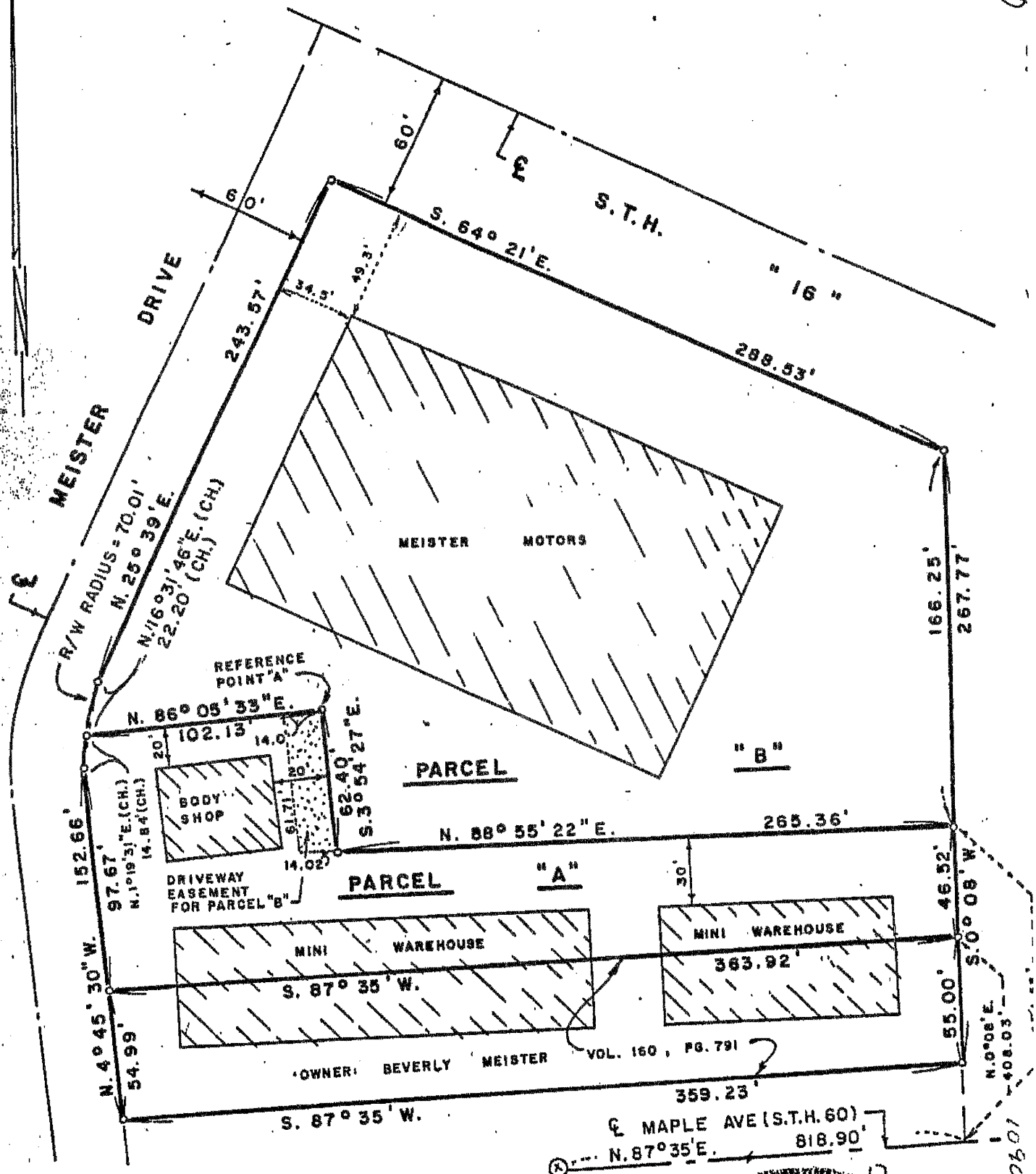


EXHIBIT C
Property and Building Photos
Tours by appointment will be provided.







SECTION 32 90 00

PLANTING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Topsoil.

B. Permanent seeding. Includes nurse crops.

C. Plantings.

D. Fertilizing.

E. Maintenance.

F. Mulching.

1.02 RELATED SECTIONS

A. 01 33 00 - Submittal Procedures.

B. 01 57 13 - Temporary Erosion and Sediment Control. Includes temporary seeding (cover crop) for erosion control.

1.03 REFERENCES

A. ASNS: American Standard for Nursery Stock, ANSI; Z60.1 by the American Association of Nurserymen.

B. Technical Standard: Wisconsin Department of Natural Resources (DNR) Storm Water Construction Technical Standards: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.

C. DNR Specification: Wisconsin Department of Natural Resources Specifications S100-Compost: http://dnr.wi.gov/topic/stormwater/documents/specifications S100Compost.pdf.

1.04 DEFINITIONS

A. Weeds: Bent grass, bermuda grass, bindweed, bird's-foot trefoil, blackberry, brome grass, canada thistle, chickweed, crabgrass, cress, crown vetch, dandelion, foxtail, garlic mustard, horsetail, jimsonweed, johnson grass, lambs quarter, leafy spurge, morning glory, mustard, narrow-leaved cattail, nimble will, nutgrass, nut sedge, perennial sorrel, poison ivy, poison oak, purple loosestrife, quack grass, ragwort, reed canary grass, rush grass, spotted knapweed, sweet clover, tansy, teasel, wild parsnip.

B. Plants: Living trees, shrubs, and herbaceous plants specified in this Section.

C. Project completed and ready for final payment: General Conditions 15.06.A.1.

D. Defective: See General Conditions 1.02. Includes plants that are dead, show disease, weakness, or probability of death.

E. Full growing season: Period from April 15 to November 15.

1.05 SUBMITTALS

A. Action:
1. Follow 01 33 00 for:
a. Seed data including source, species, mix composition, documentation of PLS (pure live seed) testing, percentage by weight, and percentages of purity, germination, and weed.
b Starter mix backfill material and fertilizers. Show certified analysis and component product data.

B. Informational:
1. Follow 01 33 00 for:
a. Name and address of nursery supplying plantings or plugs.
2. Follow 01 33 00 for:
a. Maintenance instructions listing procedures and timing to be followed by Contractor and Owner for:
1) Trees, include trunk wrap and stake removal items.

1.06 QUALITY ASSURANCE

A. Plantings:
1. Nursery: Specialized in growing and culturing specified plants with a minimum of 5 years' experience. State-licensed and located within 150 miles of Site.
2. Installer: Specialized in installing and planting specified plants with a minimum of 5 years' experience.

1.07 DELIVERY STORAGE AND HANDLING

A. Ship, store, and handle seeds to ensure protection from moisture, heat, rodents, and other conditions that jeopardize viability and cause germination before installation. Discard damaged seeds.

B. Deliver and store plant plugs to protect from drying winds and direct sunlight. Store plugs in shaded locations and maintain moist packing soil until planting.

C. Dig and handle plant stock to prevent injuries to trunk, branches, and roots. Prevent tops from drying during transport. Handle plants by earth balls or containers.

1.08 SCHEDULING

A. Perform permanent turf grass seeding between March 15 and October 1. Outside these dates temporarily stabilize Site following 01 57 13. Dormant seed between November 15 and December 15.

1.09 WARRANTIES

A. Correction Period: One year that begins on date Project is completed and ready for final payment. Period shall be extended for defective Work that is corrected or removed and replaced. Follow General Conditions 15.08.

B. Defects and damage due to animal depredation and weather extremes are excluded from the warranty.

1.10 MAINTENANCE

A. Perform all maintenance for landscaping until the Project is completed and ready for final payment.

B. After the Project is completed and ready for final payment, Owner will perform maintenance procedures presented in approved Maintenance Instructions submitted by Contractor.

PART 2 - PRODUCTS

2.01 WATER

A. Free from impurities harmful to plants.

2.02 TOPSOIL

A. Site-salvaged humus-bearing soil mechanically screened, as defined below, before final placement. Engineers shall have final determination if existing topsoil can be reused.

B. Imported: Humus-bearing loam-type soil with a pH level between 6.0 and 7.0, mechanically screened before final placement.

C. Screened: Mechanically screened free of roots, sticks, branches, and stones greater than 1/2-inch diameter.

2.03 SEEDING MATERIALS

A. Permanent turf grass seed: Deluxe 50 seed mix by Reinders, Inc., Waukesha, WI, Phone: 262-524-0200, or approved equal.

B. Wetland Seed Mix.
1. Claybuster Seed Mix

C. Nurse crop seed: Annual oats or annual ryegrass.

D. Turf grass seed fertilizer:
1. Granular or liquid marked with content analysis.
2. 1-2-1 nitrogen-phosphorous-potassium ratio.
3. At least 50 percent of nitrogen content is in organic, slow-release form.

E. Erosion control mats. Follow 01 57 13.

2.04 PLANTING MATERIALS

A. Use nursery-grown stock for trees.
1. Follow ANSI Z60.1.
2. Hardy under climatic conditions similar to Project location.
3. Typical of species or variety and have a normal habit of growth.
4. Sound, healthy and vigorous, well branched and densely foliated when in leaf, and have healthy, well-formed tops and well-developed root systems.
5. Free of disease, inspect pests, eggs, or larvae.
6. Grow container-grown stock long enough for root system to hold soil together, firm, and whole. No plants shall be loose in container.
   a. If specified plant material is not obtainable within 150-mile distance, submit nonavailability list with proposal for equivalent material and impact on Contract Time and Price. Engineer will process Claim following General Conditions.
   b. Measurement: Dimensions of trees and shrubs shall conform to ANSI Z60.1.

c. Plants shall conform to measurements specified. Plants larger than specified may be used with Engineer approval and no increase Contract Price. For larger plants, increase root spread or soil ball in proportion to plant size.
d. Street Tree Schedule - Location determined by Engineer or Public Works Department 1 London Plane Tree, 1 Basswood, 1 Red Maple, 1 Swamp White Oak. All trees shall be a minimum of 2-inch caliper in size.

B. Starter mix backfill material: Compost, peat moss, and topsoil at ratio of two parts topsoil to one part compost/peat moss blend by volume.
1. Compost: Follow DNR Specification S100.
2. Peat moss: Brown to black color consisting of at least 75 percent partially decomposed stems and leaves.

C. Fertilizer: Granular or liquid 3-year slow-release packets marked with content analysis.
1. 10-15-10 nitrogen-phosphorous-potassium ratio for trees and shrubs, 5-10-10 for herbaceous plants.
2. At least 50 percent of nitrogen content in organic, slow-release form.

D. Mulch: Shredded hardwood bark from disease-free trees.

E. Planting accessories:
1. Staking: Provide stakes of solid durable wood approximately 2 by 2-inch, or steel, and of required length. Use good quality galvanized steel wire (11-12 gauge for trees 4 inch in diameter or less; 9-10 gauge for larger trees) and a suitable turnbuckle for adjusting wire tension. Wrap wire with 0.5-inch plastic hose at contact point with tree.
2. Tree wrappings: Use 2-ply waterproofed crepe tree wrapping paper, laminated with a layer of pliable asphaltic material.

PART 3 - EXECUTION

3.01 TOPSOIL

A. Preparation:
1. Eliminate uneven areas and low spots. Remove debris, roots, branches, and stones in excess of 1/2-inch in size.
2. Scarify subgrade to 6 inches depth by ripping, tilling, disking, or other method where topsoil is scheduled and where equipment used for hauling and spreading topsoil has compacted subsoil.
3. Minimize compaction during grading operations by utilizing equipment having low unit pressure ground contact and by limiting repeat passes over the same areas in areas to receive topsoil.

B. Placement depths, import topsoil if Site-stripped topsoil is insufficient:
1. Turf grass seed and sod subgrade: 4 inches, mechanically screened.

C. Installation:
1. Use topsoil in relatively dry state. Place during dry weather.
2. Fine grade topsoil eliminating rough or low areas. Break down clods and lumps with appropriate equipment that creates uniformly textured soil. Maintain levels, profiles, and contours of subgrade.
3. Manually spread screened topsoil uniformly around trees, plants, and buildings to prevent damage.
4. Lightly compact placed screened topsoil, so as to negate any detrimental differential settling.
5. Remove surplus subsoil and topsoil from Site.

D. Finish grade tolerance: Plus-or-minus 1/2-inch.

3.02 TURF GRASS SEEDING

A. Preparation:
1. Before seeding, disk, harrow, drag, and rake to form a level and loose seed bed. Lightly roll topsoil before final raking to eliminate soft spots and mounds.
2. Notify the Engineer to allow inspection after fine grading and before seeding.

B. Permanent installation:
1. Broadcast seed uniformly by hand or with combination seeder-cultipacker machine such as Brillion or Truax. If by hand, press seed into surface with cultipacker or roller to maximum 1/4-inch depth. If seedbed contains clods or is too loose, lightly roll (not on slopes).
2. Seeding rate:
   a. Claybuster Seed Mix
   b. 10lb per 1000 sq. ft.
3. Uniformly apply fertilizer and lightly disc or harrow into soil in conjunction with final topsoil preparation, before seeding.
4. Fertilizer rate: 7 pounds per 1000 square feet.
5. Place erosion control mats within 1 day after completing seeding. Follow 01 57 13.

C. Maintenance:
1. Water seeded areas as follows:
   a. First day (after seeding and fertilizing): 1-1/2 inches water.
   b. Days 2-14 (or until complete germination, whichever comes last): 1/2 inches water every other day.
   c. As needed after complete germination to maintain a uniform stand of healthy grass.
   d. Natural rain events may substitute for watering but perform additional watering on rain-event days to achieve stipulated water amounts.
2. Lawn areas shall receive at least two 2-inch mowing before acceptance. Do not allow grass height to exceed 4 inches.
3. Reseed areas that show inadequate catch and bare spots exceeding 1 square foot. Bare spots shall not exceed 3 percent of total seeded areas.
4. Correct damage from erosion, gullies, washouts, vehicles, or other causes by filling with topsoil, tamping, re-fertilizing, and reseeding.
5. Protect grass areas during maintenance period.
6. Areas of heavy weed growth shall be corrected by Contractor by methods approved by the Engineer.

3.03 PLANTINGS

A. Installation:
1. Excavate plant pit to minimum two times root ball or container diameter. Dispose of subsoil dug from plant pit.
2. Remove containers or top 1/2 of burlap from balled and burlapped stock before planting. Check container plants for girdling roots before planting. Replace plant if girdling is evident.
3. Set plant stock on a firm layer of undisturbed subsoil. Plumb and center in pit with top of root collar at or slightly above ground level. Place plant in pit with best side towards most prominent view.
4. Backfill pit with plant starter mix around base and sides of root ball or soil mass and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 1/2 full, water thoroughly before placing remainder of backfill. Once absorbed, complete backfilling with plant starter mix and tamp lightly to grade.
5. Add fertilizer packets to plant pit at rate following manufacturer's recommendations before backfilling is complete. Place packets at least 6 inches below final grade of backfill material.

6. Prune each tree and shrub following ANSI Z60.1-1900 to retain required height and spread on Drawings. Remove dead wood or suckers and broken or badly bruised branches. Prune with clean sharp tools.
7. Wrap trees immediately after planting. Wrap trunks of trees spirally from ground to first branch and secure adequately without attaching directly to tree trunk or branches. Overlap wrap approximately 2 inches, make neat, and snug. Inspect tree trunks for injury, improper pruning, and insect infestation and take corrective measures before pruning.
8. Stake trees 3-inch caliper or less.
9. Apply rodent protection material around tree trunks, with bottom of material resting on ground surface and top extending a minimum 4 feet above surrounding ground, or up to lowest branches on small trees. Wrap material loosely and attach it to itself.
10. Place weed barrier fabric beneath mulch in planting beds and around individual trees in lawn areas. Lay fabric flat on soil and fit as close to plants and tree trunks as possible. Overlap adjoining fabric sheets by 4 inches and secure to ground with metal pins.
11. After planting operations are completed, apply specified mulch to 3-inch depth (2 inches around herbaceous plants). Spread evenly over the entire planting bed area and around base of individual trees in lawn areas.
12. After plantings are in place for at least two but not longer than five days, remove twine, rope, and labels.

B. Maintenance:
1. Care for plants after planting. This includes watering, weeding, cultivating, pruning, spraying for insects and disease, tightening stakes, re-tying wrapping, re-mulching, and other work necessary to keep plants neat and healthy.
2. Perform complete watering at 10 to 14-day intervals between May 15 and October 15. Intervals may lengthen or shorten depending upon weather conditions.

END OF SECTION

MSA PROFESSIONAL SERVICES
More ideas. Better solutions.

September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Phase I Environmental Site Assessment (ASTM Practice E 1527-13)
Approx. 3.26 acres (Three Parcels 1090.001 and 1090.B, Parcel 1090.C)
1149 W James Street, City of Columbus

Dear Patrick:

Enclosed are two bound copies, and one CD with a pdf file of the Phase 1 Environmental Assessment report for the above referenced Subject Property.

The Phase 1 ESA has revealed no evidence of recognized environmental conditions in connection with the Subject Property, except for the following:

One historic recognized environmental condition, as defined by the ASTM standard, was noted during this assessment:

1. The Subject Property is the address of a "Closed" leaking underground tank (LUST) site. The LUST is a former waste oil UST that was associated with the Subject Property. A Phase II Environmental Site Assessment with soil testing was performed near the former location of the LUST (and also at other former UST locations on the Subject Property), and a "no further action" determination was issued by the Wisconsin Department of Natural Resources (WDNR) on November 15, 2000. On that date, the WDNR determined no further investigation or cleanup associated with the LUST was required by the responsible party for the property.

2. According to correspondence dated September 5, 2000 (K. Singh & Associates, Inc. to the WDNR - Fitchburg), the former waste oil UST and LUST were reportedly located on a section of property that was split from the auto dealership property, and sold between 1989 and 1996 to the owner the parcel south of the current Subject Property. This information indicates the location of the waste oil LUST is south, and adjacent to the Subject Property, and therefore not located on the Subject Property.

The ASTM standard defines a *historic environmental condition* as: A historical recognized environmental condition that is a past release of a substance at the property that has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

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Patrick Vander Sanden
City of Columbus
September 28, 2016

Thank you for the opportunity to provide this service to the City of Columbus. If you have any questions regarding this Phase 1 Environmental Assessment report, please contact me (608) 355-8901.

Sincerely,

MSA Professional Services, Inc.

Richard Lyster

Richard Lyster, P.G.
Senior Hydrogeologist

Enc.
cc: Uriah Monday, MSA

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MSA PROFESSIONAL SERVICES
More ideas. Better solutions.

September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Asbestos Inspection Report for Countryside Ford Building
Potential Building Demolition at 1149 W James Street, City of Columbus

Dear Patrick:

This letter report summarizes the asbestos inspection conducted on September 15, 2016 at the location referenced above. The purpose of the inspection was to identify and test suspect asbestos containing materials (ACM) associated in the building in accordance with EPA National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the Wisconsin Department of Natural Resources (WDNR) #447 regulation. It is my understanding that the inspection is being performed due to proposed demolition of the structure.

SCOPE OF WORK

The scope of services included an asbestos building inspection that included identification, collection, and analysis of suspect ACM materials.

The building consists of a large metal framed structure on a concrete slab. It is a commercial property with the building divided into several different service areas. The age of the building is unknown. The building has metal siding and a metal roof. The building consists of two parts; the older original half and a newer addition. The older half consists of showroom, service bays, a couple of offices, and a breakroom. The newer addition consists of a new car showroom, service bays, a parts ordering dept., bathrooms, and four offices. The different sections are heated by forced air natural gas furnaces. There is a thermostat located in the old building showroom, between the offices, that contains mercury.

Sampled materials included:

- Floor tiles, sheet flooring, and associated mastics
- Joint compound/glues
- Wallboard and surfacing materials
- Ceiling tiles
- Metal roof sealants and blackjack

ASBESTOS MATERIALS AND MANAGEMENT

Asbestos-containing building materials can generally be grouped into three major types:

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- Thermal system insulation
- Surfacing materials
- Miscellaneous materials

Thermal system insulation includes insulating materials on pipes, pipe fittings (valves, tees, etc.), tanks, boiler jacketing, flue and stack insulation, turbine jackets, and similar applications. Surfacing materials include spray or trowel-applied fireproofing and acoustical finishes. Miscellaneous materials include items such as gasket materials, vinyl asbestos floor tile, ceiling tile, adhesive, mastics, and small amounts of packing or caulking material, and roof shingles.

Proper management of ACM depends on whether the material is friable or nonfriable; and if nonfriable, whether it is a category I or II; and if a category I, whether it is a construction and demolition material. Nonfriable materials may become friable during grinding, cutting, burning, crushing and similar operation, including some types of building demolition that may generate and release asbestos fibers. The definitions of asbestos types are as follows:

- Category I nonfriable ACM is defined as packings, gaskets, resilient floor covering and asphalt roofing containing asbestos that cannot be crumbled to powder by hand pressure. Category I ACM is pliable (not brittle), breaks by tearing rather than fracturing, and does not easily release fibers upon breaking.

- Category II nonfriable ACM is defined as any material, excluding a category I nonfriable ACM, containing asbestos that cannot be crumbled to powder by hand pressure. This includes rigid exterior siding and boards known by the trade name Transite. Category II ACM is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking.

- Friable ACM is defined as any material containing asbestos that can be crumbled to a powder by hand pressure. Common types of friable ACM included pipe insulation and sprayed on or tiled sound insulation materials. Friable ACM has little structural strength and contains asbestos fibers that are readily released upon breaking.

Any material containing greater than one percent asbestos is considered ACM.

SITE INSPECTION

On September 15, 2016, MSA Professional Services, Inc. (MSA) representative David Fitzsimmons (WI#AII-206951) conducted the inspection for accessible suspect ACM. The following tasks have been completed:

- A walk-around assessment was conducted of the furnace with observations of suspect ACM.

- Bulk samples of suspect ACM were collected from representative materials.

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- Analysis of bulk samples was performed following Environmental Protection Agency (EPA) Method 600/R-93-116 utilizing polarized light microscopy (PLM) techniques. This method determines the percentage of asbestos present and distinguishes the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite and anthophyllite. The laboratory report is attached. One sample with a concentration of <1.0% by PLM was confirmed by the laboratory via a 400 point count procedure.

- Preparation of this asbestos survey report.

PROJECT RESULTS - ASBESTOS

A total of 24 samples of various materials were collected from the building and analyzed to determine if they contain asbestos. Due to multiple layers in some of the samples, a total of 46 analyses were performed. The laboratory results are attached. A table summarizing the results is also attached.

The following asbestos containing materials were detected during this inspection:

- **The joint glue between the door frame and the siding of the rear service bay contained 65% Chrysolite.**
- **The joint glue between the door frame and the cinder block wall of the Old Building Showroom contained 18% Chrysolite.**

In addition, the flooring of the Parts Ordering Dept. contained <1.0% by PLM analysis and <0.25% by point counting. Therefore, this material is not considered asbestos containing material by definition.

LIMITATIONS AND REMARKS

- MSA's services were performed in a manner consistent with the level of skill or care ordinarily exercised by those practicing in this locality under similar conditions. Information provided to MSA by individuals familiar with and/or associated with the buildings was accepted in good faith and is assumed to be accurate.
- The asbestos inspection is limited to visible and accessible, above-ground components and buried or inaccessible interior components (e.g., pipe insulation in concealed chases) or electrical wiring will not be sampled or quantified during this inspection.
- The quantity of samples, sample locations, and analyses performed was selected to provide analytical data to document and evaluate current site conditions. The samples were collected from homogeneous material areas and no guarantee is given that the assumed homogeneous area and the sample analyses are consistent throughout the building. Positive confirmation of the homogeneity of the material cannot be confirmed without sampling each ceiling panel, floor tile, floor tile adhesive, etc.; therefore, inferred conditions are based on sample analyses and field observations.
- MSA will not attempt to determine compliance by present or former owners or occupants of the

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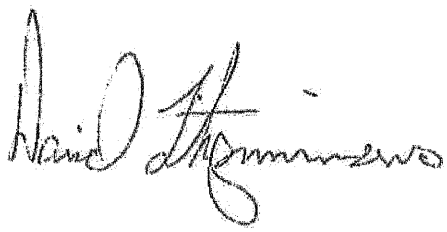
Subject Property with federal, state, or local environmental or land use laws or regulations.

- The compiled final report submitted at the conclusion of our investigation will be limited to observations made during the assessment of the facility as well as information supplied by the present owners of the property and others. MSA will make no certification with respect to the validity of the data collected.
- Prior to demolition, MSA recommends that all ACM identified in pre-demolition asbestos inspections be abated and legally disposed of to limit liability and allow for more economical disposal options for general demolition waste. While non-friable ACM can sometimes remain in-place during demolition, it is not recommended due to the potential for it becoming friable (and therefore regulated as friable) during demolition processes. Additionally, demolition debris with non-friable ACM remaining in-place is considerably more expensive to dispose of and cannot be recycled or used as clean fill material.
- MSA recommends that the asbestos abatement contractor(s) visit the site prior to bidding the abatement work and compare actual field conditions, materials observed, and quantities of identified asbestos to the findings of the environmental consultant's asbestos inspection report.
- MSA asbestos inspection reports should not be considered a bidding document as the potential exists for undiscovered suspect materials or quantity errors to present themselves during actual abatement and demolition activities. Asbestos abatement contractors should be held accountable to field-verify asbestos types, conditions, locations, and quantities prior to bidding the work.

Please contact me if you have any questions.

Sincerely,

MSA Professional Services



David Fitzsimmons
Certified Asbestos Inspector

Enc.
Cc : Jayne Englebert, MSA

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Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI
Survey Date: September 15, 2016
Project No. R00217007

MSA Professional Services, Inc
1230 South Boulevard
Baraboo, WI 53913

Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
SERVICE BAY	DOOR/SIDING JOINT GLUE	C-1	CHR	65	20	LF	N	II,NF
OLD BUILDING SHOWROOM	CHIPBOARD SEAM JOINT COMPOUND	C-2	ND					
OLD BUILDING SHOWROOM	CARPET ADHESIVE	C-3	ND					
OFFICE	DRYWALL	C-4	ND					
OFFICE/BREAKROOM	CEILING TILE	C-5	ND					
OFFICE/BREAKROOM	CARPET	C-6	ND					
OFFICE/BREAKROOM	CARPET ADHESIVE	C-6	ND					
OLD BUILDING SHOWROOM	DOOR/CINDERBLOCK JOINT GLUE	C-7	CHR	18	20	LF	N	II,NF
COMPRESSOR ROOM	DRYWALL	C-8	ND					
BATHROOM	TILE/GROUT-TILE	C-9	ND					
BATHROOM	TILE/GROUT-GROUT	C-9	ND					
BATHROOM	TILE/GROUT-ADHESIVE	C-9	ND					
BATHROOM	TILE/GROUT-WHITE LAYER	C-9	ND					
BATHROOM	DRYWALL	C-10	ND					
BATHROOM	CEILING TILE	C-11	ND					
PARTS WASHER ROOM	DRYWALL	C-12	ND					

KEY:

LF = linear foot
SF = square foot
N = no damage
F = friable
NS = not sampled
< = less than value specified
UND = Undetermined
NF = non-friable
CHR = chrysotile
I = Category I
D = damaged
ND = no asbestos was detected in the sample submitted for analysis.
AM = Amosite
II = Category II
SD = significant damage

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI
Survey Date: September 15, 2016
Project No. R00217007

MSA Professional Services, Inc
1230 South Boulevard
Baraboo, WI 53913

Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
PARTS ORDERING	FLOORING/ADHESIVE-FLOORING	C-13	CHR	<1.0 by PLM <0.25 by PC	500	SF	N	II,NF
PARTS ORDERING	FLOORING/ADHESIVE-ADHESIVE	C-13	ND					
PARTS ORDERING	FLOORING/ADHESIVE-BROWN FELT	C-13	ND					
PARTS ORDERING	DRYWALL	C-14	ND					
PARTS ORDERING	DRYWALL JOINT COMPOUND	C-14	ND					
SERVICE BAY	MOPBOARD/ADHESIVE- BROWN PUTTY	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-PINK LAYER	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-ADHESIVE	C-15	ND					
NEW CAR SHOWROOM	DRYWALL	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-JOINT COMPOUND/PAINT	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-TAN ADHESIVE	C-16	ND					
NEW CAR SHOWROOM	TILE/GROUT-JOINT COMPOUND	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-GROUT	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-ADHESIVE	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-TILE	C-17	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-GRAY PUTTY	C-18	ND					

KEY:
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P:\210s\217\00217007\ACM Inspection\00217007 acm table

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI
Survey Date: September 15, 2016
Project No. R00217007

MSA Professional Services, Inc
1230 South Boulevard
Baraboo, WI 53913

Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-WHITE PADDING	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-ADHESIVE	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-JOINT COMPOUND	C-18	ND					
NEW CAR SHOWROOM	CARPET-LAYER 1	C-19	ND					
NEW CAR SHOWROOM	CARPET-LAYER 2	C-19	ND					
NEW CAR SHOWROOM	CARPET-ADHESIVE	C-19	ND					
NEW CAR SHOWROOM	CEILING TILE-YELLOW LAYER	C-20	ND					
NEW CAR SHOWROOM	CEILING TILE-WHITE LAYER	C-20	ND					
OFFICE	FLOORING/ADHESIVE-FLOORING	C-21	ND					
OFFICE	FLOORING/ADHESIVE-ADHESIVE	C-21	ND					
ROOF	METAL ROOF COATING	C-22	ND					
ROOF	BLACKJACK	C-23	ND					
ROOF	METAL ROOF JOINT SEALANT-SILVER LAYER	C-24	ND					
ROOF	METAL ROOF JOINT SEALANT-RED LAYER	C-24	ND					

KEY:

LF = linear foot
SF = square foot
N = no damage
F = friable

NS = not sampled
< = less than value specified
UND = Undetermined
NF = non-friable

CHR = chrysotile
I = Category I
D = damaged
ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
II = Category II
SD = significant damage

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807
Customer ID: MSAP30
Customer PO:
Project ID:

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Phone: (608) 963-0219
Fax: (608) 356-2770
Received Date: 09/16/2016 12:50 PM
Analysis Date: 09/21/2016 - 09/23/2016
Collected Date: 09/15/2016

Project: Columbus/217007

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
C-1 *351606807-0001*	Service Bay, Door/Siding Joint Glue	Brown/Gray Non-Fibrous Homogeneous		35% Non-fibrous (Other)	65% Chrysotile
C-2 *351606807-0002*	Old Building Show Room, Chipboard Seam-Joint Cmpd.	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-3 *351606807-0003*	Old Building Show Room, Carpet Adhesive	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-4 *351606807-0004*	Office, Drywall	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-5 *351606807-0005*	Office/Breakroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	35% Cellulose 35% Min. Wool	8% Perlite 22% Non-fibrous (Other)	None Detected
C-6-Carpet *351606807-0006*	Office/Breakroom, Carpet/Adhesive	White/Black Fibrous Homogeneous	100% Synthetic		None Detected
C-6-Tan Adhesive *351606807-0006A*	Office/Breakroom, Carpet/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-7 *351606807-0007*	Old Building Show Room, Door/Cinderblock Joint Glue	Gray Fibrous Homogeneous		82% Non-fibrous (Other)	18% Chrysotile
C-8 *351606807-0008*	Compressor Room, Drywall	Tan/White Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
C-9-Red Tile *351606807-0009*	Bathroom, Tile/Grout	Red Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Grout *351606807-0009A*	Bathroom, Tile/Grout	Gray/Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Tan Adhesive *351606807-0009B*	Bathroom, Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-9-White Layer *351606807-0009C*	Bathroom, Tile/Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-10 *351606807-0010*	Bathroom, Drywall	Tan/White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
C-11 *351606807-0011*	Bathroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	18% Cellulose	82% Non-fibrous (Other)	None Detected
C-12 *351606807-0012*	Parts Washer/Used Oil, Drywall	White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807
Customer ID: MSAP30
Customer PO:
Project ID:

Item #6.

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
C-13-Flooring *351606807-0013*	Parts Ordering, Flooring/Adhesive	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
C-13-Adhesive *351606807-0013A*	Parts Ordering, Flooring/Adhesive	Clear Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
C-13-Brown Felt *351606807-0013B*	Parts Ordering, Flooring/Adhesive	Brown Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
C-14-Drywall *351606807-0014*	Parts Ordering, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-14-Joint Compound *351606807-0014A*	Parts Ordering, Drywall	White/Blue Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
C-15-Brown Putty *351606807-0015*	Service Bay, Mopboard/Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Pink Layer *351606807-0015A*	Service Bay, Mopboard/Adhesive	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Adhesive *351606807-0015B*	Service Bay, Mopboard/Adhesive	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-16-Drywall *351606807-0016*	New Car Show Room, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-16-Joint Compound/Paint *351606807-0016A*	New Car Show Room, Drywall	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-16-Tan Adhesive *351606807-0016B*	New Car Show Room, Drywall	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Joint Compound/Paint *351606807-0017*	New Car Show Room, Floor Tile/Grout	White Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
C-17-Grout *351606807-0017A*	New Car Show Room, Floor Tile/Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Tan Adhesive *351606807-0017B*	New Car Show Room, Floor Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Floor Tile *351606807-0017C*	New Car Show Room, Floor Tile/Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Gray Putty *351606807-0018*	New Car Show Room, Mop Basin/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-White Inner Padding *351606807-0018A*	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Tan Adhesive *351606807-0018B*	New Car Show Room, Mop Basin/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807
Customer ID: MSAP30
Customer PO:
Project ID:

Item #6.

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
C-18-Joint Compound *351606807-0018C*	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 1 *351606807-0019*	New Car Show Room, Carpet	Gray/Red/Blue Fibrous Homogeneous	95% Synthetic	5% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 2 *351606807-0019A*	New Car Show Room, Carpet	White/Red/Black Fibrous Homogeneous	98% Synthetic	2% Non-fibrous (Other)	None Detected
C-19-Adhesive on Tape Lacing *351606807-0019B*	New Car Show Room, Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-20-Yellow Layer *351606807-0020*	New Car Show Room, Ceiling Tile	Yellow Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
C-20-White Layer *351606807-0020A*	New Car Show Room, Ceiling Tile	White/Clear Fibrous Homogeneous	18% Glass	82% Non-fibrous (Other)	None Detected
C-21-Gray Flooring *351606807-0021*	Office, Flooring/Adhesive	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-21-Orange Adhesive *351606807-0021A*	Office, Flooring/Adhesive	Orange Non-Fibrous Homogeneous	10% Cellulose 4% Hair	86% Non-fibrous (Other)	None Detected
C-22 *351606807-0022*	Roof, Metal Coating	Silver Non-Fibrous Homogeneous	3% Synthetic 2% Wollastonite	95% Non-fibrous (Other)	None Detected
C-23 *351606807-0023*	Roof, Black Jack	Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-24-Silver Layer *351606807-0024*	Roof, Metal Roof Joint Sealant	Silver Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-24-Red Layer *351606807-0024A*	Roof, Metal Roof Joint Sealant	Red Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Lynn Scott (4)
Michael Felzan (42)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 09/23/2016 14:51:58

rderID: 351606807

EMSL Analytica
14375 23rd Ave

Minneapolis, MN 55447
PHONE (763) 449-4922
FAX (763) 449-4924

Item #6.

EMSL ANALYTICAL, INC.

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number *(Lab Use Only)*: 6807

Company: MSA Professional Services, Inc.	**EMSL-Bill to:** ☐ Same ☑ Different If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: 1230 South Blvd.	
City: Baraboo **State/Province:** WI	**Zip/Postal Code:** 53913 **Country:** US
Report To (Name): Dave Fitzsimmons	**Telephone #:** 6083558863
Email Address: dfitzsimmons@msa-ps.com	**Fax #:** **Purchase Order:**
Project Name/Number: Columbus/217007	**Please Provide Results:** ☐ Fax ☑ Email ☐ Mail
U.S. State Samples Taken: WI	**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ■ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

PLM - Bulk (reporting limit)	TEM – Bulk
■ PLM EPA 600/R-93/116 (<1%)	☐ TEM EPA NOB – EPA 600/R-93/116 Section 2.5.5.1
☐ PLM EPA NOB (<1%)	☐ NY ELAP Method 198.4 (TEM)
Point Count ☐ 400 (<0 25%) ☐ 1000 (<0.1%)	☐ Chatfield Protocol (semi-quantitative)
Point Count w/Gravimetric ☐ 400 (<0 25%) ☐ 1000 (<0.1%)	☐ TEM % by Mass – EPA 600/R-93/116 Section 2.5.5 2
☐ NIOSH 9002 (<1%)	☐ TEM Qualitative via Filtration Prep Technique
☐ NY ELAP Method 198.1 (friable in NY)	☐ TEM Qualitative via Drop Mount Prep Technique
☐ NY ELAP Method 198.6 NOB (non-friable-NY)	**Other**
☐ OSHA ID-191 Modified	☐
☐ Standard Addition Method	

☐ **Check For Positive Stop – Clearly Identify Homogenous Group** **Date Sampled:** September 15, 2016

Samplers Name: David Fitzsimmons **Samplers Signature:** David Fitzsimmons

Sample #	HA #	Sample Location	Material Description
C-1		Service Bay	Door/Siding Joint Glue
C-2		old Building Showroom	Chipboard Seam-Joint Compo
C-3		old Building Showroom	Carpet adhesive
C-4		office	Drywall
C-5		office/Breakroom	Ceiling Tile
C-6		office/Breakroom	Carpet/adhesive
C-7		old Building Showroom	Door/Cinderblock Joint Glue
C-8		Compressor Room	Drywall
C-9		Bathroom	Tile/Grout
C-10		Bathroom	Drywall

Client Sample # (s): C1-C10 **Total # of Samples:**

Relinquished (Client): David Fitzsimmons **Date:** 9/15/16 **Time:**

Received (Lab): Milwaukee UPS **Date:** 9/16/16 **Time:** 12:50 PM

12 576 1540 3520 6 9797

Comments/Special Instructions:
BillTo: MSA Professional Services, Inc., 1230 South Blvd., Baraboo, WI, 53913, US
Attention: Dave Fitzsimmons Phone: 6083558863 Email: DFitzsimmons@msa-ps.com Purchase Order:

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

EMSL Analytical,
14375 23rd Aven
Minneapolis, MN 55447
PHONE: (763) 449-4922
FAX: (763) 449-4924

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only): 6807

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	HA #	Sample Location	Material Description
C-11		Bathroom	Ceiling tile
C-12		Paints brushes/used oil	Drywall
C-13		Paints orderings	Flooring/adhesive
C-14		Paints orderings	Drywall
C-15		Service Bay	mapBoard/adhesive
C-16		New Car Showroom	Drywall
C-17		New Car Showroom	FloorTile/Grout
C-18		New Car Showroom	mop Basin/adhesive
C-19		New Car Showroom	Carpet
C-20		New Car Showroom	Ceiling tile
C-21		office	Flooring/adhesive
C-22		Roof	metal Coatings
C-23		Roof	Black tar
C-24		Roof	metal Roof Joint Sealant

***Comments/Special Instructions:**
BillTo: MSA Professional Services, Inc , 1230 South Blvd , Baraboo, WI, 53913, US
Attention: Dave Fitzsimmons Phone: 6083556863 Email: DFitzsimmons@msa-ps.com Purchase Order:

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606953
Customer ID: MSAP30
Customer PO:
Project ID:

Item #6.

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Project: Columbus/217007

Phone: (608) 963-0219
Fax: (608) 356-2770
Received: 09/23/2016 3:12 PM
Analysis Date: 09/27/2016
Collected: 09/15/2016

Test Report: Asbestos Analysis of Bulk Materials by PLM via EPA 600/R-93/116 Method using Polaried Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
C-13-Flooring *351606953-0001*	Parts Ordering, Flooring/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	**<0.25% Chrysotile**

Analyst(s)
George Sullivan (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Disclaimer:Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis.The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn

Initial report from: 09/27/2016 14:12:32

Gerrits, Krista

From: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Sent: Friday, September 23, 2016 3:12 PM
To: Felzan, Michael; EMSL Lab - Minneapolis
Subject: RE: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Sample C-13 flooring needs a point count. Thanks

From: EMSL (Minneapolis) [mailto:minneapolislab@emsl.com]
Sent: Friday, September 23, 2016 2:16 PM
To: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Subject: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Report, invoice, COC for order(s):
351606807 - Columbus/217007

Please tell us how we are doing.

Click here to fill out our Customer Survey

EMSL Analytical, Inc. | 14375 23rd Avenue North | Minneapolis, MN 55447
Phone: 763-449-4922 | Fax: 763-449-4924 | Toll Free: 866-736-4824
Lab Hours: Monday - Friday 8AM - 6PM, Saturday-Sunday On-Call

Some of the resources EMSL Analytical, Inc. offers to our clients:
LabConnect | Order Products | Client Corner | Training | Additional Resources | Sampling Videos

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48 hr TAT per Dave Fitzsimmons
via phone
KLG
9/20/16

Department of Community and Economic Development
Monthly Activity Report
SEPTEMBER 2026

Permits issued year to date:

- Zoning / Misc. permits: 74
- Building permits: 147

Planning/Zoning/Permitting:

- Reviewed zoning rewrite documents. Reviewed draft performance standards and landscaping.
- Continued planning of Hwy 73 corridor
- Comp plan amendment in progress-created draft housing narrative
- Continue online permit refinement
- Coordinated code enforcement activities
- Researched a potential contract for property maintenance enforcement
- Following up on support of a potential annexation

Development and Housing:

- Condo plat review in progress
- Tower Drive housing amendment to development agreement
- Coordinated Development Team meetings
- Met with several citizens regarding permits and zoning guidance
- Coordinated building inspection/enforcement issues with building inspection team
- Drafted demo RFP for 1149 W. James St.

Media analytics:

- City website: 32,000 visits, 4,700 unique users, and engagement rate of 48.1%
- City Facebook: 85,564 views, 38 new follows, 4,051 followers, 15,110 engagements
- City YouTube: 6 meetings filmed, average of 59 views
- Tourism website: 44,700 visits, 23,600 unique users
- Tourism Facebook: 627 views, -2 new follows, 1, 057 followers, 19 engagements

Training and professional development/Miscellaneous items:

- Participated in the Fall Wisconsin Planning Conference

Misc:

- Hosted inaugural Chamber of Commerce's "Business After 5" event