



****REVISED** REDEVELOPMENT AUTHORITY MEETING AGENDA**

May 09, 2024 at 5:15 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

3. SPECIAL ORDER

- C. Discussion and Action: Nominations for Election of Chairperson
- D. Discussion and Action: Election of Chairperson
- E. Discussion and Action: Nominations for Election of Vice Chairperson
- F. Discussion and Action: Election of Vice Chairperson

4. APPROVAL OF MINUTES

- G. Approval of April 11, 2024, RDA Minutes

5. REPORTS FROM STAFF AND VENDORS

- H. Administrator's Status Report
- I. Treasurer's Report

6. NEW BUSINESS

- J. Discussion RDA Committee Duties & Responsibilities
- K. Discussion & Possible Action: Updated Alternate LS 8 and LS 4 Budget Concept
- L. Discussion & Possible Action: TID #2 – Amendment #4

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. ADJOURNMENT

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 05/08/2024 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages



REVISED REDEVELOPMENT AUTHORITY MEETING MINUTES

April 11, 2024 at 5:15 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

CALL MEETING TO ORDER @5:15pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Village President Chris Voll

Trustee Chris Eiden

Pat Kilsdonk

Randy Fifrick

Lane Loveland

ABSENT

Terry Radtke

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer’s discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

3. MEETING MINUTES

C. Joint UC & RDA Meeting Minutes

Motion made by Fifrick, Seconded by Kilsdonk.

Voting Yea: Village President Voll, Trustee Eiden, Kilsdonk, Fifrick, Loveland

4. REPORTS FROM STAFF AND VENDORS

D. ADMINISTORS REPORT

5. NEW BUSINESS

E. Discussion & Possible Action: TID 2 - Amendment

6. OLD BUSINESS

F. Discussion and possible action: Update on TID 2 Projects

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. ADJOURNMENT

ADJOURNMENT @ 5:44PM

Motion made by Loveland, Seconded by Trustee Eiden.

Voting Yea: Village President Voll, Trustee Eiden, Kilsdonk, Fifrick, Loveland

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 04/09/2024 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAW, WSAU, and Mosinee Times | Emailed: Wausau Daily Herald

**Village Administrator
Status Report: for CLIPP and Utility Committees
As of May 1, 2024**

- A. CIP Kick-off scheduled with staff on May 9, 2024
- B. Preparation of “Duties & Responsibilities Presentations for APC, CLIPP, RDA and UC to be presented first regular meeting in May 2024,
- C. Municipal Center Facility Expansion Assessment Underway
- D. Municipal Center Roofing completed
- E. Municipal Center carpet cleaning target May 25th and May 26th.
- F. Budget Amendment 3 Lift Station Maintenance approved
- G. Assisting CFO in the Development of a Debt Management Policy for future presentation to APC.
- H. Job Description Review all positions underway.
- I. Employee Handbook review in progress for future presentation to APC.
- J. Mock 1st Quarter Department Head Quarterly Budgets Report presented to CFO
- K. Continued development of a Capital Improvement Plan approved
- L. Preparation of Municipal Building ADA Update Project request for funding through CLIPP committee – to be moved onto APC

Ongoing Legal Review Activities

- Class B Liquor License Request review
- Enforcement Case Nonconforming Structure
- Web based agreement termination
- Third party personnel claim investigation
- Code of Conduct review
- Upcoming open records policy draft review
- Upcoming Employee handbook review
- Wisconsin Elections Commission complaint
- Ongoing Writ of Mandamus

Public Works & Parks

- 2024 Road Maintenance Bid Packet awarded
- Parks Repairs and Maintenance Projects Underway
 - a. Slide replacement & repair
 - b. Replacement baseball field dugout roofs
 - c. Picnic table replacements
 - d. Play ground backhoe replacements
- Kronenwetter Dr. & Misc. Road Way Improvements Initiated

- a. Geotechnical information has been transmitted and RPS has reduced the data and will soon provide a summary document to display that information.
- b. The DSR (Design Study Report) initiated and RPS evaluating existing road characteristics against current standards. Alignment, turning radii, etc.
- c. Utility coordination has been started and underway
- d. RPS has completed culvert inspections and are also reducing that data for hydrohalic calculations,
- e. 25% plans have been initiated but more concentration is on the DSR - Underway
- f. Preparation of a PIP (Public Involvement Plan) - Underway
- g. 50% plans, specifications, & Engineer Estimate – June 15, 2024
- h. 90% Plans Specification and Engineers Estimate – August 15, 2024

Water & Sewer Utilities

- Water Tank Maintenance – Spring and Fall 2024
- 90% Lift Station 8 & 4 Design submittal to DNR – Substantial savings discovered through alternate design option.
 - a. Alternative Plan valued engineering with saving to be presented to RDA
 - b. WDNR Submittal after 90% Plans: June 4, 2024
 - c. Full Plan Set 100% Specifications: July 1, 2024
 - d. Bid Project: March – August - September 2024
 - e. Award Contract: October 2024
 - f. Construction Start: Pending favorable 2024 conditions or 2025
- Capital Projects
 - a. Sewer Lift Station Rebuild Program (\$50k budget) – Upgrade Back-up Controller on priority lift stations TBD.
 - b. Lift Station Updates (\$100k budget) – Upgrade Lift Station #6
 - c. Generator Update (\$100k) – Lift Station #2

Water Treatment Plant Construction Project

- Well 2 Shut Down (WTP Construction Project) – May 5th through May 10th
- Upcoming Construction Change Order Request for overhead door and process equipment delays
- MEP Rough-in Process Piping June 3, 2024 to June 28, 2024
- Doors and Door Hardware July 5, 2024 to July 10, 2024
- Test and Balance July 11, 2024 to July 24, 2024
- Target Final Punchlist August 5, 2024

VILLAGE OF KRONENWETTER
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 1

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
451-41000-110	PROPERTY TAX REVENUE	.00	252,278.37	252,278.37	.00	100.0
	TOTAL SOURCE 41	.00	252,278.37	252,278.37	.00	100.0
	<u>SOURCE 43</u>					
451-43000-550	STATE EXEMPT COMPUTER AID	.00	.00	568.00	568.00	.0
	TOTAL SOURCE 43	.00	.00	568.00	568.00	.0
	<u>SOURCE 47</u>					
451-47400-000	TAX GUARANTEE - DEVELOPERS	.00	.00	49,415.26	49,415.26	.0
	TOTAL SOURCE 47	.00	.00	49,415.26	49,415.26	.0
	<u>SOURCE 48</u>					
451-48000-000	INTEREST ON INVESTMENTS	2,672.46	3,858.96	15,000.00	11,141.04	25.7
	TOTAL SOURCE 48	2,672.46	3,858.96	15,000.00	11,141.04	25.7
	TOTAL FUND REVENUE	2,672.46	256,137.33	317,261.63	61,124.30	80.7

VILLAGE OF KRONENWETTER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 1

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 400</u>					
451-51400-450-000 FEES - BANK/INVESTMENT/ETC.	.00	.00	1,000.00	1,000.00	.0
451-51400-463-000 TIF AUDITING	.00	.00	1,000.00	1,000.00	.0
451-51400-464-000 TIF CONSULTING	.00	.00	1,000.00	1,000.00	.0
TOTAL DEPARTMENT 400	.00	.00	3,000.00	3,000.00	.0
<u>DEPARTMENT 410</u>					
451-51410-302-110 SALARIES & WAGES	173.08	300.90	2,935.50	2,634.60	10.3
451-51410-302-151 FICA TAXES	12.93	22.42	224.57	202.15	10.0
451-51410-302-152 RETIREMENT (WRS)	11.95	20.79	202.55	181.76	10.3
451-51410-302-154 HEALTH INSURANCE	36.33	71.96	600.63	528.67	12.0
TOTAL DEPARTMENT 410	234.29	416.07	3,963.25	3,547.18	10.5
<u>DEPARTMENT 500</u>					
451-51500-560-110 RDA COMMITTEE WAGES	25.00	.00	550.00	550.00	.0
451-51500-560-151 RDA COMMITTEE FICA	.48	.48	50.00	49.52	1.0
TOTAL DEPARTMENT 500	25.48	.48	600.00	599.52	.1
<u>DEPARTMENT 000</u>					
451-58000-001-100 DEBT SERVICE - PRINCIPAL	.00	.00	330,000.00	330,000.00	.0
451-58000-001-220 DEBT SERVICE - INTEREST	.00	.00	101,107.50	101,107.50	.0
TOTAL DEPARTMENT 000	.00	.00	431,107.50	431,107.50	.0
TOTAL FUND EXPENDITURES	259.77	416.55	438,670.75	438,254.20	.1
NET REVENUE OVER EXPENDITURES	2,412.69	255,720.78	(121,409.12)	(377,129.90)	210.6

VILLAGE OF KRONENWETTER
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 2

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
452-41000-110	PROPERTY TAX REVENUE	.00	844,012.52	844,012.52	.00	100.0
	TOTAL SOURCE 41	.00	844,012.52	844,012.52	.00	100.0
	<u>SOURCE 43</u>					
452-43000-550	STATE EXEMPT COMPUTER AID	.00	.00	41,800.00	41,800.00	.0
452-43670-000	PERSONAL PROPERTY STATE AID	.00	.00	2,500.00	2,500.00	.0
	TOTAL SOURCE 43	.00	.00	44,300.00	44,300.00	.0
	<u>SOURCE 48</u>					
452-48000-001	INTEREST EARNED ON INVESTMENTS	4,986.11	8,177.65	24,000.00	15,822.35	34.1
	TOTAL SOURCE 48	4,986.11	8,177.65	24,000.00	15,822.35	34.1
	<u>SOURCE 49</u>					
452-49000-000	PROCEEDS; LOANS/FINANCING	.00	.00	4,795,712.86	4,795,712.86	.0
	TOTAL SOURCE 49	.00	.00	4,795,712.86	4,795,712.86	.0
	TOTAL FUND REVENUE	4,986.11	852,190.17	5,708,025.38	4,855,835.21	14.9

VILLAGE OF KRONENWETTER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 2

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
452-51100-300-001	PRFL SERVICES; ENGINEERING	9,048.00	9,048.00	100,000.00	90,952.00	9.1
	TOTAL DEPARTMENT 100	9,048.00	9,048.00	100,000.00	90,952.00	9.1
	<u>DEPARTMENT 200</u>					
452-51200-300-001	PRFL SERVICES; MARKETING	.00	.00	10,000.00	10,000.00	.0
	TOTAL DEPARTMENT 200	.00	.00	10,000.00	10,000.00	.0
	<u>DEPARTMENT 300</u>					
452-51300-300-001	PRFL SERVICES; LEGAL	.00	.00	10,000.00	10,000.00	.0
	TOTAL DEPARTMENT 300	.00	.00	10,000.00	10,000.00	.0
	<u>DEPARTMENT 350</u>					
452-51350-300-001	CONSTRUCTION	.00	.00	3,417,000.00	3,417,000.00	.0
	TOTAL DEPARTMENT 350	.00	.00	3,417,000.00	3,417,000.00	.0
	<u>DEPARTMENT 375</u>					
452-51375-300-001	TIF INCENTIVES	.00	.00	100,000.00	100,000.00	.0
	TOTAL DEPARTMENT 375	.00	.00	100,000.00	100,000.00	.0
	<u>DEPARTMENT 400</u>					
452-51400-450-000	FEES - BANK/INVESTMENT/ETC.	.00	.00	2,500.00	2,500.00	.0
452-51400-460-000	OFFICE SUPPLIES	30.00	30.42	100.00	69.58	30.4
452-51400-463-000	TIF AUDITING	.00	.00	4,000.00	4,000.00	.0
452-51400-464-000	TIF CONSULTING	.00	.00	20,000.00	20,000.00	.0
	TOTAL DEPARTMENT 400	30.00	30.42	26,600.00	26,569.58	.1

VILLAGE OF KRONENWETTER
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 2

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 410</u>					
452-51410-302-110 SALARIES & WAGES	1,269.25	2,136.12	33,427.06	31,290.94	6.4
452-51410-302-151 FICA TAXES	94.93	159.59	2,557.17	2,397.58	6.2
452-51410-302-152 RETIREMENT (WRS)	87.57	147.56	2,306.47	2,158.91	6.4
452-51410-302-154 HEALTH INSURANCE	254.35	485.43	8,008.42	7,522.99	6.1
452-51410-302-330 MILEAGE	.00	.00	500.00	500.00	.0
TOTAL DEPARTMENT 410	1,706.10	2,928.70	46,799.12	43,870.42	6.3
<u>DEPARTMENT 500</u>					
452-51500-560-110 RDA COMMITTEE WAGES	.00	.00	300.00	300.00	.0
TOTAL DEPARTMENT 500	.00	.00	300.00	300.00	.0
<u>DEPARTMENT 000</u>					
452-57000-100-203 LAND PURCHASE	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL DEPARTMENT 000	.00	.00	2,000,000.00	2,000,000.00	.0
<u>DEPARTMENT 000</u>					
452-58000-001-221 BOND ISSUANCE COSTS	.00	.00	1,000.00	1,000.00	.0
TOTAL DEPARTMENT 000	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	10,784.10	12,007.12	5,711,699.12	5,699,692.00	.2
NET REVENUE OVER EXPENDITURES	(5,797.99)	840,183.05	(3,673.74)	(843,856.79)	22870.

VILLAGE OF KRONENWETTER
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 3

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
453-41000-110 PROPERTY TAX REVENUE	.00	34,130.78	34,130.78	.00	100.0
TOTAL SOURCE 41	.00	34,130.78	34,130.78	.00	100.0
<u>SOURCE 43</u>					
453-43670-000 PERSONAL PROPERTY STATE AID	.00	.00	533.91	533.91	.0
TOTAL SOURCE 43	.00	.00	533.91	533.91	.0
<u>SOURCE 48</u>					
453-48000-000 INTEREST ON INVESTMENTS	343.49	748.03	5,250.00	4,501.97	14.3
TOTAL SOURCE 48	343.49	748.03	5,250.00	4,501.97	14.3
TOTAL FUND REVENUE	343.49	34,878.81	39,914.69	5,035.88	87.4

VILLAGE OF KRONENWETTER
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 3

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 300</u>					
453-51300-300-001 LEGAL	.00	.00	150.00	150.00	.0
TOTAL DEPARTMENT 300	.00	.00	150.00	150.00	.0
<u>DEPARTMENT 400</u>					
453-51400-460-000 OFFICE SUPPLIES	.00	.00	10.00	10.00	.0
453-51400-463-000 TIF AUDITING	.00	.00	200.00	200.00	.0
453-51400-464-000 TIF CONSULTING	.00	.00	1,000.00	1,000.00	.0
TOTAL DEPARTMENT 400	.00	.00	1,210.00	1,210.00	.0
<u>DEPARTMENT 410</u>					
453-51410-302-110 SALARIES & WAGES	173.08	288.08	2,935.50	2,647.42	9.8
453-51410-302-151 FICA TAXES	12.93	21.49	224.57	203.08	9.6
453-51410-302-152 RETIREMENT (WRS)	11.95	19.90	202.55	182.65	9.8
453-51410-302-154 HEALTH INSURANCE	36.33	66.47	600.63	534.16	11.1
TOTAL DEPARTMENT 410	234.29	395.94	3,963.25	3,567.31	10.0
TOTAL FUND EXPENDITURES	234.29	395.94	5,323.25	4,927.31	7.4
NET REVENUE OVER EXPENDITURES	109.20	34,482.87	34,591.44	108.57	99.7

VILLAGE OF KRONENWETTER
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item 1.

TAX INCREMENT DISTRICT 4

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
454-41000-110	PROPERTY TAX REVENUE	.00	129,408.91	129,408.91	.00	100.0
	TOTAL SOURCE 41	.00	129,408.91	129,408.91	.00	100.0
	<u>SOURCE 43</u>					
454-43000-550	STATE EXEMPT COMPUTER AID	.00	.00	675.00	675.00	.0
454-43670-000	PERSONAL PROPERTY STATE AID	.00	.00	362.00	362.00	.0
	TOTAL SOURCE 43	.00	.00	1,037.00	1,037.00	.0
	<u>SOURCE 47</u>					
454-47400-000	TAX GUARANTEE - DEVELOPERS	.00	26,895.82	26,840.00	(55.82)	100.2
	TOTAL SOURCE 47	.00	26,895.82	26,840.00	(55.82)	100.2
	<u>SOURCE 48</u>					
454-48000-000	INTEREST ON INVESTMENTS	1,079.75	1,646.67	3,500.00	1,853.33	47.1
	TOTAL SOURCE 48	1,079.75	1,646.67	3,500.00	1,853.33	47.1
	TOTAL FUND REVENUE	1,079.75	157,951.40	160,785.91	2,834.51	98.2

VILLAGE OF KRONENWETTER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

Section 5, Item.

TAX INCREMENT DISTRICT 4

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 400</u>					
454-51400-450-000 FEES - BANK/INVESTMENT/ETC.	.00	.00	150.00	150.00	.0
454-51400-460-000 OFFICE SUPPLIES	.00	.02	10.00	9.98	.2
454-51400-463-000 TIF AUDITING	.00	.00	200.00	200.00	.0
454-51400-464-000 TIF CONSULTING	.00	.00	1,000.00	1,000.00	.0
TOTAL DEPARTMENT 400	.00	.02	1,360.00	1,359.98	.0
<u>DEPARTMENT 410</u>					
454-51410-302-110 SALARIES & WAGES	173.08	288.08	2,935.50	2,647.42	9.8
454-51410-302-151 FICA TAXES	12.95	21.52	224.57	203.05	9.6
454-51410-302-152 RETIREMENT (WRS)	11.93	19.88	202.55	182.67	9.8
454-51410-302-154 HEALTH INSURANCE	36.37	66.54	600.63	534.09	11.1
TOTAL DEPARTMENT 410	234.33	396.02	3,963.25	3,567.23	10.0
<u>DEPARTMENT 000</u>					
454-58000-001-100 DEBT SERVICE - PRINCIPAL	.00	.00	165,000.00	165,000.00	.0
454-58000-001-220 DEBT SERVICE - INTEREST	.00	.00	36,200.00	36,200.00	.0
TOTAL DEPARTMENT 000	.00	.00	201,200.00	201,200.00	.0
TOTAL FUND EXPENDITURES	234.33	396.04	206,523.25	206,127.21	.2
NET REVENUE OVER EXPENDITURES	845.42	157,555.36	(45,737.34)	(203,292.70)	344.5

Redevelopment Authority

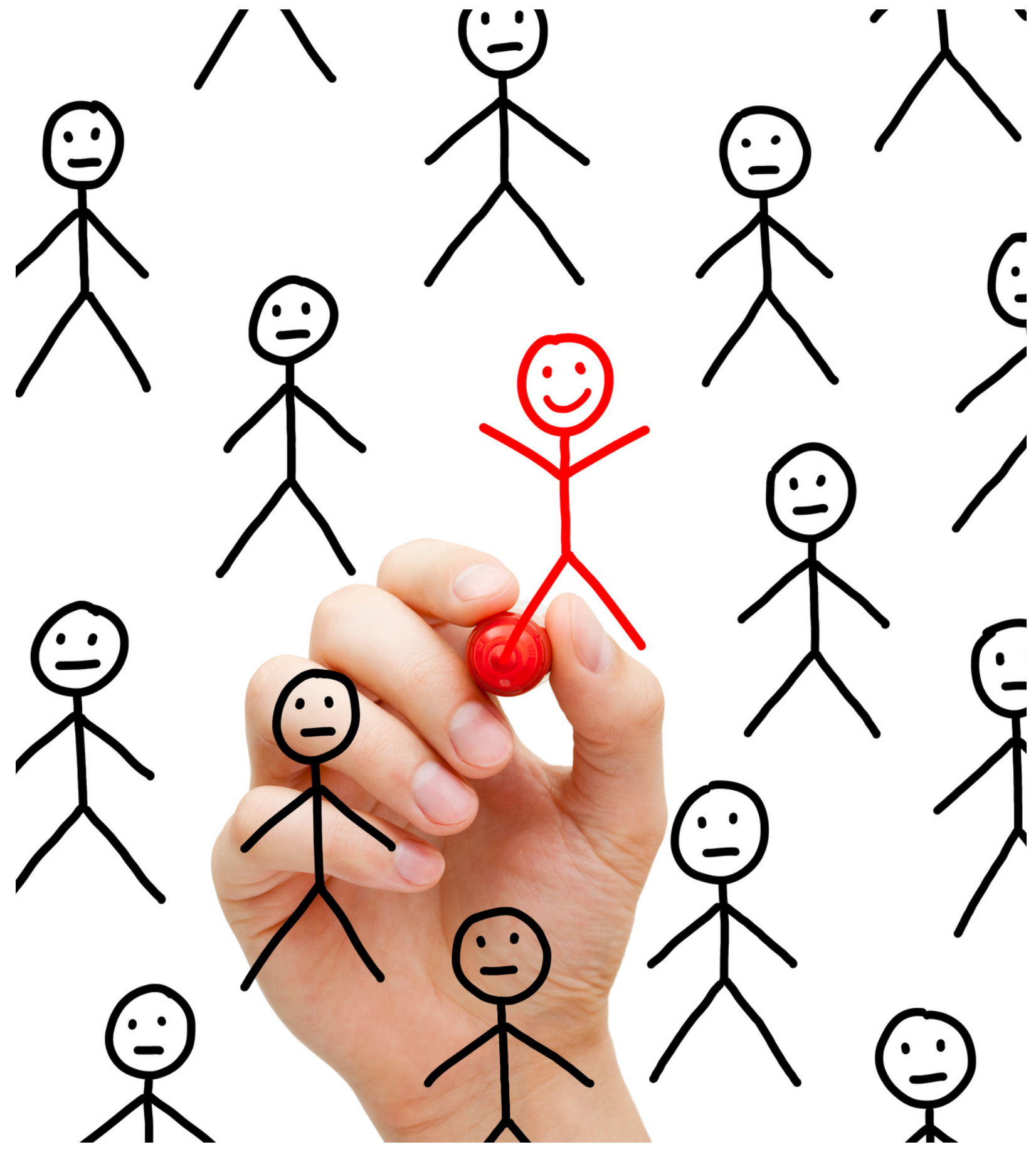
Duties and Responsibilities





A. Composition.

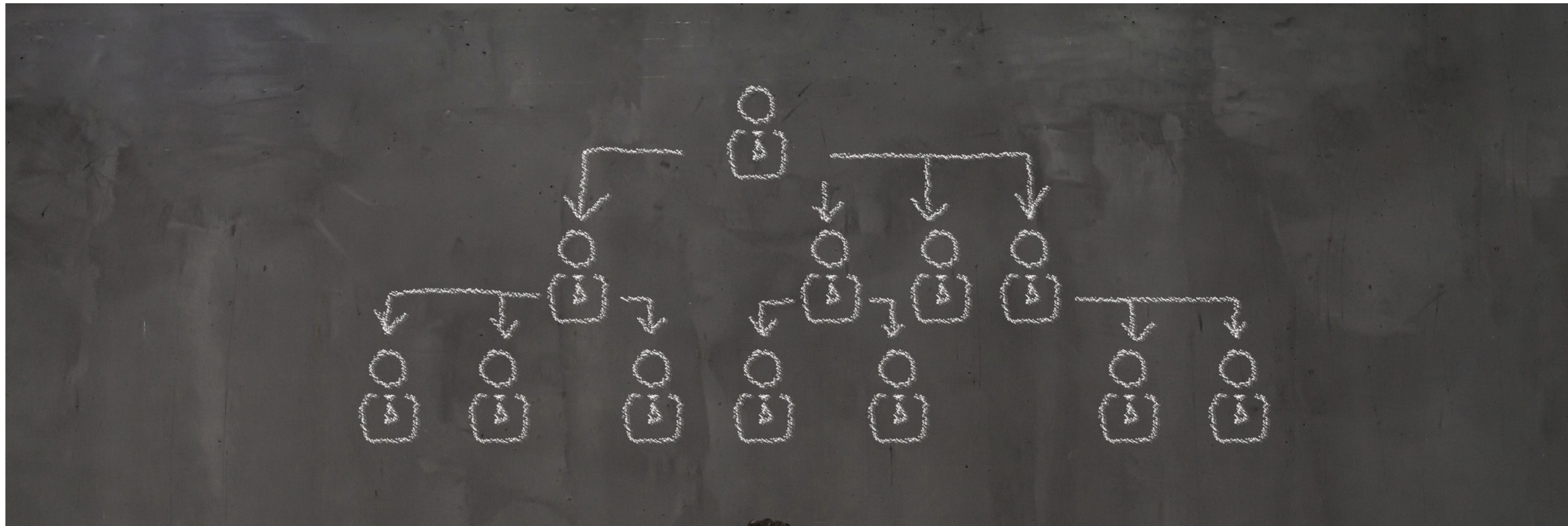
The Redevelopment Authority shall consist of **seven members. Two members shall be Trustees. Five members shall be citizen members. Four members of the Redevelopment Authority shall constitute a quorum.**
[Amended 5-14-2012 by Ord. No. 12-08]



B. Appointment.

The **Village President appoints members** to the Redevelopment Authority, with consultation and confirmation by the Village Bowl. Appointments shall be made according to § 14-5 of the Code of the Village of Kronenwetter and state statutes. The **term of office** for said citizen Commissioners is **five years.**

[Amended 5-14-2012 by Ord. No. 12-08]



C. Organization.

The Redevelopment Authority shall select a **Chairperson** and **Vice Chairperson** annually as described in § 14-10 of the Code of the Village of Kronenwetter. The **Secretary of the Redevelopment Authority** will be the **Village staff member** designated by the Administrator.

D. Recordkeeping.
The Redevelopment Authority shall keep a **written record of its proceedings** to include all actions taken, a copy of which shall be filed with the Village Clerk.





E. Meetings.

The Redevelopment Authority shall **meet at least quarterly and more often as determined** by the Commission, Chairperson, Village Board, or Administrator.



F. Duties.

The Redevelopment Authority of the Village of Kronenwetter is hereby created for the purpose of **carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in Wis. Stats. § 66.1333**, together with all powers necessary or incidental to effect adequate and comprehensive blight eliminations, slum clearance and urban renewal programs and projects as determined appropriate on a project to project basis.

Pursuant to Wis. Stats. § 66.1105(3)(f), the Redevelopment Authority of the Village of Kronenwetter shall **act as agent of the Village to the fullest extent allowed by law.**





Pursuant to Wis. Stats. § 66.1105(3)(f), the Redevelopment Authority of the Village of Kronenwetter shall **act as agent of the Village to the fullest extent allowed by law.** The Redevelopment Authority's **budget** shall be **approved by the Village Board annually.** Any expenses outside of the Village Board approved budget not payable directly from independent funds of the Redevelopment Authority must be referred to the Village Board for final approval. Any **borrowing** of the Redevelopment Authority which shall result in the encumbrance of Village property as collateral **shall be approved by the Village Board.**



G. Compensation.

Citizen members shall receive a per diem amount set from time to time by the Village Board.



**Report to Utilities Committee (UC) and
Redevelopment Authority (RDA)**

Agenda Item: Updated Alternate LS 8 and LS 4 Budget Concept

Meeting Date: May 7, 2024

Referring Body: Utilities Committee (UC) and Redevelopment Authority (RDA)

Committee Contact: Alex Vedvik, Chair; Chris Eiden, Chair

Staff Contact: Leonard Ludi, Village Administrator

Report Prepared by: Leonard Ludi, Village Administrator

OBJECTIVE(S): Redevelopment Authority and Utility Committee review and approve updated Alternate LS 8 and LS 4 budget concept and continue the design effort toward the 100% design completion. We request the Utility Committee’s review and approval to present the alternative concept to the Redevelopment Authority on their May 9, 2024 meeting.

HISTORY/BACKGROUND: As part of the 90% LS 8 and LS 4 Plan submission review, a valued engineered option to cut cost was identified. With that, RPS was asked if this alternative concept would save time, effort and cost relative to their 90% lift station 8&4 design. RPS confirmed that the alternative concept proved to have a great deal of the potential cost saving and hence gather the facts to validated a cost saving of approximately \$800,000. In the details shared in this packet, the alternative concept would reroute Lift Station #8 connection to Lift Station #7 via a Kronenwetter Drive, avoiding connection to & upgrade of Lift Station #4.

PROPOSAL: Redevelopment Authority (RDA) and Utility Committee (UC) review and approve updated Alternate LS 8 and LS 4 budget concept and continue the design effort toward the 100% design completion. Budget savings identified as follows:

LS8 Upgrade with FM & Interceptor Project	LS4 Upgrade with FM Project	Combined LS8 Upgrade & LS4 Upgrade Project	LS8 Upgrade with FM to LS7 Project
\$1,700,000	\$1,000,000	\$2,700,000	\$1,900,000

RECOMMENDED ACTION: Redevelopment Authority (RDA) and Utility Committee (UC) review and approve updated Alternate LS 8 and LS 4 budget and continue the design effort toward the 100% design completion.

FINANCIAL

Financial Consideration/Action: NA

FUNDING SOURCE:

Account Number/Title: #

Current Adopted Budget: \$

Spent to Date: \$
Remaining Budget: \$
Requested Amount: \$
Remainder of Budgeted Amount, if approved:

Section 6, ItemK.

ATTACHMENTS:

- ALTERNATE MAP LS8 to LS7 2024-0422
- Current RPS Progress Report LS Project LS8 to LS7 2024-0423
- Current RPS Kronenwetter Construction Cost Estimates & Alt Cost 2024-0420
- Jan 2024 ESTIMATE LS4 Kronenwetter Construction Cost 50% 2024-0131
- Jan 2024 ESTIMATE LS8 Kronenwetter Construction Cost 50% 2024-0131

SUPPLEMENTARY PROJECT MEMO LS8 & LS4 UPGRADE PROJECT

To: Village of Kronenwetter
Leonard Ludi, DPW & Interim Administrator

From: Robert J. Roth, PE

Re: Review of LS8 & FM Direct Discharge to LS7

Date: April 23, 2024

The Village of Kronenwetter's LS8 and LS4 project has commenced to a 90%+ design level and summary documents are provided under a separate cover. The development of those plans also included a more detailed estimate of construction cost for the upgrade of both lift stations.

The updated 90% estimate for the LS8 project including soft costs and contingencies is \$1.7 million, with a 100% potential allocation to TID#2. This includes LS8 forcemain upsizing and Nelson Road interceptor upsizing (which includes road restoration costs).

The estimate for the LS4 project including its forcemain upgrade is \$1.0 million, with a 58% allocation to TID#2. This includes LS4 forcemain upgrade to LS5 on Old Hwy 51 Road. An LS5 upgrade is not recommended at this time, as it is deemed unnecessary due to timing of development and available flow capacity in the existing downstream system.

During finalization of the upgrade project plans, an option to direct-discharge to LS7 from LS8 originated and required further evaluation. The overall cost of the two-lift-station project, upon completion of the 90% plans, revealed additional cost in the area of sewer interceptor upsizing and forcemain upgrade (LS4). The option to discharge to LS7 potentially becomes capital cost favorable when considering the entire project and the impact to the westside series lift station configuration. This memo provides an executive summary evaluation of this alternative and discusses advantages, disadvantages and costs.

The main idea of the alternative allows for LS8 to run a longer forcemain along Kronenwetter Drive to the north (16,810 LF), cross I39 near Kowalski Drive Interchange, with a discharge on Old Hwy 51 gravity interceptor to LS7. LS8 would not continue to discharge towards LS4, and LS4 would continue in its current condition (although with lesser flow). Therefore, this option

would not require the upgrade of the Nelson Road Interceptor, would not require the upgrade of LS4 and would not require future downstream collection system upgrades. Any upgrades in these areas would be based on other growth in the area and be handled in the long-term future.

Summary Advantages:

- Nelson Road interceptor does not require upgrade, saving pipe cost and road restoration costs
- LS4 does not require upgrade at this time, future expansion would occur within each basin
- Respective downstream forcemains & interceptors can remain in their current configuration from LS4 to LS5 to LS7
- Potential elimination of capital cost to the utility for (42% allocation LS4)
- LS8 can remain in service through construction
- Decreased dependency on LS4, LS5 in series
- Restoration costs can be potentially shared with Kronenwetter Drive project
- LS7 Interceptor capacity is adequate for both current and interim design conditions

Summary Disadvantages:

- o Requires additional depth for pump serviceability
- o Larger forcemain diameter required to reduce friction losses/pumping requirements
- o More air relief manholes required, possible maintenance
- o Question whether a long wastewater run in forcemain may contribute to hydrogen sulfide issue, or benefit the issue
- o Additional horizontal boring and casing on I39
- o Wetland & additional survey/plan information required to confirm unknowns

The following is a summary and comparison of costs:

LS8 Upgrade with FM & Interceptor Project	LS4 Upgrade with FM Project	Combined LS8 Upgrade & LS4 Upgrade Project	LS8 Upgrade with FM to LS7 Project
\$1,700,000	\$1,000,000	\$2,700,000	\$1,900,000

Therefore, having evaluated the advantages and disadvantages, we recommend proceeding with the alternative to upgrade LS8 with a forcemain discharge to MH 7-35 which is the interceptor near LS7. Please contact me with any questions or if additional information is needed.

Sincerely,

ROTH PROFESSIONAL SOLUTIONS

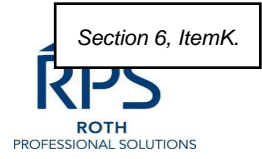


Robert J. Roth, PE
Project Engineer

Attachments:

- Map - LS8 to LS7 Alternative
- LS8 90% Project Cost Estimate
- LS4 90% Project Cost Estimate
- LS8 to LS7 Conceptual Cost Estimate

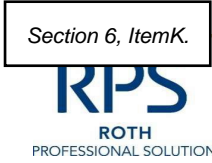
ENGINEER'S PRELIMINARY COST ESTIMATE
Monday, April 8, 2024
Village of Kronenwetter - Lift Station 8 Project



OVERALL PROJECT - Lift Station, Forcemain, Power, Generator, Interceptor

	#	Item	Item Quantity	Units	Unit Cost	Total Cost
Project Development Costs	a	Comprehensive Mapping & Surveying To-Date	----	---	----	----
	b	Planning, Coordination, Engineering & Administration To-Date	----	---	----	\$40,000
	c	Legal Services To-Date	----	---	----	----
	d	Title Services To-Date	----	---	----	----
	e	TID Update or Amendment Services (Confirm)	----	---	----	\$10,000
	f	Land Acquisition (Prof. Fees & Land Rights) Estimate	----	---	----	----
	T1	Subtotal Project Development Costs				\$50,000
Construction Costs	1	Erosion Control Items & Maintenance During Construction	1	LS	\$2,500.00	\$2,500
	2	Traffic Control/Road Detours	1	LS	\$10,000.00	\$10,000
	3	Unclassified Excavation-Non Paved Areas	110	CY	\$15.00	\$1,650
	4	Remove Asphalt Pavement, Driveway (LS site)	360	SY	\$5.00	\$1,800
	5	Sawcut Asphalt Pavement (LS site & interceptor)	93	LF	\$1.50	\$140
	6	Topsoil removal (LS Site)	415	SY	\$2.50	\$1,038
	7	8 ft dia mh w/lid & base	1	LS	\$40,000.00	\$40,000
	8	8 ft wet well liftstation Complete	1	LS	\$170,000.00	\$170,000
	9	Excavation, installation, dewatering	1	LS	\$190,000.00	\$190,000
	10	Granular backfill/ liftstation & MH's	300	CY	\$25.00	\$7,500
	11	Generator - 40 KW	1	EA	\$40,000.00	\$40,000
	12	Generator Electrician & Controls - Complete	1	LS	\$20,000.00	\$20,000
	13	Abandon ex. Ls/ electrical complete	1	LS	\$20,000.00	\$20,000
	14	Abandon existing Structure & Pad	1	LS	\$5,000.00	\$5,000
	15	3/4" Crushed Aggregate for roadway, 8" thick (LS site)	32	SY	\$15.00	\$480
	16	18" Breaker Run for Roadway (LS site)	32	SY	\$20.00	\$640
	17	HMA Asphalt Pavement 2" Surface Course - (LS site)	32	SY	\$22.00	\$704
	18	HMA Asphalt Pavement 2" Binder Course- (LS site)	32	SY	\$20.00	\$640
	19	Hot Tar Butt Joint Sealer (LS site)	14	LF	\$5.00	\$70
	20	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick (LS site)	5	CY	\$50.00	\$250
	21	Concrete gen pad/ Elec pad	7	CY	\$300.00	\$2,100
	22	Topsoil, Seed & E-Mat all Disturbed areas (LS site)	502	SY	\$4.00	\$2,008
	23	Install Base, Pole, & Fixture for Street Lights (Light Type Village Approved)	1	EA	\$4,500.00	\$4,500
	24	Electrical in Conduit for Street Lights	1	LS	\$ 1,500.00	\$1,500
	25	12" D.I san sewer	12	LF	\$ 50.00	\$600
	26	12" PVC SDR 21 type	49	LF	\$ 50.00	\$2,450
	27	6" FM D.I. pipe	15	LF	\$ 30.00	\$450
	28	6" FM PE pipe	76	LF	\$ 40.00	\$3,040
	29	Connect to new 6" FM	1	LS	\$ 500.00	\$500
	30	6" FM PE Pipe Bursting, Pipe only	3693	LF	\$ 12.00	\$44,316
	31	Pipe Bursting 4" to 6", Including Bypass Drag Line/Temporary Pumping	3693	LF	\$ 30.00	\$110,790
	32	Connect 6" FM to existing mh, core larger opening.	1	LS	\$ 2,500.00	\$2,500
	32	8" PVC SDR 26 - Reconnect (Interceptor)	80	LF	\$35.00	\$2,800
	33	10" PVC SDR 26 (Interceptor)	1496	LF	\$55.00	\$82,280
	34	Replace ex 4' with new 5' DIA mh w/casting - (Interceptor)	1	EA	\$5,000.00	\$5,000
	35	Recore mh & replace benches (Interceptor)	9	LS	\$5,000.00	\$45,000
	36	Connect Existing Sewers (Interceptor)	4	Ea	\$500.00	\$2,000
	37	Topsoil removal (Interceptor)	1,685	SY	\$2.50	\$4,213
	38	3/4" Crushed Aggregate for roadway, 8" thick (Interceptor, driveways)	3050	SY	\$80.00	\$244,000
	39	HMA Asphalt Pavement 2" Surface Course-(Interceptor, driveways)	3050	SY	\$24.00	\$73,200
	40	HMA Asphalt Pavement 2" Binder Course-(Interceptor, driveways)	3050	SY	\$18.00	\$54,900
	41	Hot Tar Butt Joint Sealer (Interceptor, driveways)	50	LF	\$5.00	\$250
	42	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick (Interceptor)	150	CY	\$50.00	\$7,500
	43	Topsoil, Seed & E-Mat all Disturbed areas (Interceptor)	1685	SY	\$4.00	\$6,740
	44	3-Phase Power Extension and Setup	1	LS	\$ 60,000.00	\$60,000
	45	Abandon existing Structure & pads	1	LS	\$ 5,000.00	\$5,000
	46	Connect Existing Sewers	2	Ea	\$ 1,000.00	\$2,000
	47	Gas allowance	1	LS	\$ 20,000.00	\$20,000
	48	Internet allowance	1	LS	\$ 10,000.00	\$10,000
49	WisDOT Fence Removal, Install	50	LF	\$ 50.00	\$2,500	
	T2	SubTotal Road Construction & Utility Costs				\$1,314,548
Percentage Allocations On Construction Subtotal	A1	Performance & Payment bonds	2	%	----	\$27,300
	A2	Mobilization/Demobilization	3	%	----	\$41,000
	A3	Funding Requirements	0.0	%	----	\$0
	A4	Construction Contingencies	10	%	----	\$136,500
	A5	Geotechnical	0	%	----	\$0
	A6	Engineering, Permitting, Coordination, Construction Admin. Going Forward	4	%	----	\$54,600
	A7	Surveying (Staking) & Legal	2	%	----	\$27,300
	T3	Subtotal on Construction Allocations				\$286,700
	T4	TOTAL PROJECT SUBTOTAL				\$1,700,000

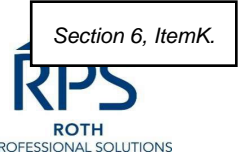
ENGINEER'S PRELIMINARY COST ESTIMATE
Monday, April 8, 2024
Village of Kronenwetter - LS4 Project



OVERALL PROJECT - LS4 Upgrade, Forcemain, Generator, Interceptors

	#	Item	Item Quantity	Units	Unit Cost	Total Cost
Project Development Costs	a	Comprehensive Mapping & Surveying To-Date	----	---	----	----
	b	Planning, Coordination, Engineering & Administration To-Date	----	---	----	\$40,000
	c	Legal Services To-Date	----	---	----	----
	d	Title Services To-Date	----	---	----	----
	e	Land Acquisition (Prof. Fees & Land Rights) Estimate	----	---	----	----
	T1	Subtotal Project Development Costs				\$40,000
Construction Costs	1	Erosion Control Items & Maintenance During Construction	1	LS	\$2,500.00	\$2,500
	2	Traffic Control Nelson Rd & hwy 51	1	LS	\$10,000.00	\$10,000
	3	Unclassified Excavation-Non Paved Areas	25	CY	\$15.00	\$375
	4	Remove Asphalt Pavement, Driveway	200	SY	\$5.00	\$1,000
	5	Sawcut Asphalt Pavement	25	LF	\$5.00	\$125
	6	Topsoil removal	50	SY	\$5.00	\$250
	7	8 ft dia mh w/lid & base	1	LS	\$40,000.00	\$40,000
	8	8 ft wet well liftstation Complete	1	LS	\$175,000.00	\$175,000
	9	Excavation, installation, dewatering	1	LS	\$170,000.00	\$170,000
	10	Granular backfill/ liftstation & MH's	350	CY	\$25.00	\$8,750
	11	Generator - 40 KW	1	EA	\$50,000.00	\$50,000
	12	Electrician & Controls - Complete	1	LS	\$25,000.00	\$25,000
	13	Abandon ex. Ls/ electrical complete	1	LS	\$20,000.00	\$20,000
	14	3/4" Crushed Aggregate road base 12"	121	SY	\$80.00	\$9,680
	15	HMA Asphalt Pavement 2" Surface Course-Intersections	121	SY	\$24.00	\$2,904
	16	HMA Asphalt Pavement 2" Binder Course-Intersections	121	SY	\$18.00	\$2,178
	17	Hot Tar Butt Joint Sealer	25	LF	\$5.00	\$125
	18	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick	10	CY	\$50.00	\$500
	19	Concrete gen pad(10x15)/ Elec pad(5x8)	6.5	CY	\$200.00	\$1,300
	20	Topsoil, Seed & E-Mat all Disturbed areas,	325	SY	\$4.00	\$1,300
	21	Install Base, Pole, & Fixture for Street Lights (Light Type Assumed)	1	EA	\$4,500.00	\$4,500
	22	Electrical in Conduit for Street Lights	1	LS	\$1,500.00	\$1,500
	23	12" PVC SDR 21 type	45	LF	\$50.00	\$2,250
	24	6" FM D.I. pipe	15	LF	\$30.00	\$450
	25	6" FM PE pipe	80	LF	\$65.00	\$5,200
	26	Connect to ex. 4" FM	1	LS	\$500.00	\$500
	27	Shoulder restoration hwy51	50	SY	\$25.00	\$1,250
	28	Connect to ex. 4" FM	1	LS	\$500.00	\$500
	29	Replace 4" fm with 6" PE to LS5 interceptor	3260	LF	\$50.00	\$163,000
	30	Pavement Patching Hwy 51 HMA Ashalt	90	SY	\$30.00	\$2,700
	31	Abandon ex 4" fm	1	LS	\$10,000.00	\$10,000
	32	Push 6" PE through carrier under tracks	1	LS	\$7,500.00	\$7,500
	33	Gas allowance - working around lines	1	LS	\$5,000.00	\$5,000
	34	Traffic control	1	LS	\$10,000.00	\$10,000
	35	electrical allowance	1	LS	\$20,000.00	\$20,000
	36	Gas allowance	1	LS	\$12,000.00	\$12,000
	37	Internet allowance	1	LS	\$10,000.00	\$10,000
	T3	SubTotal Road Construction & Utility Costs				\$777,337
Percentage Allocations On	A1	Performance & Payment bonds	2	%	----	\$16,400
Construction Subtotal	A2	Mobilization/Demobilization	3	%	----	\$24,600
	A3	Funding Requirements	0.0	%	----	\$0
	A4	Construction Contingencies	10	%	----	\$81,800
	A5	Geotechnical	0	%	----	\$0
	A6	Engineering, Permitting, Coordination, Construction Admin.	4	%	----	\$32,700
	A7	Surveying (Staking) & Legal	3	%	----	\$24,600
	T4	Subtotal on Construction Allocations				\$180,100
	T5	TOTAL PROJECT SUBTOTAL				\$1,000,000

ENGINEER'S PRELIMINARY COST ESTIMATE
Monday, March 25, 2024
Village of Kronenwetter - Lift Station 8 to 7 direct pumping Project



OVERALL PROJECT - Lift Station, Forcemain, Power, Generator, Interceptor

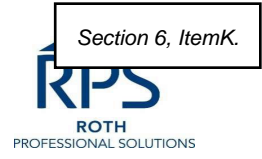
	#	Item	Item Quantity	Units	Unit Cost	Total Cost
Project Development Costs	a	Comprehensive Mapping & Surveying To-Date	---	---	---	---
	b	Planning, Coordination, Engineering & Administration To-Date	---	---	---	\$40,000
	c	Legal Services To-Date	---	---	---	---
	d	Title Services To-Date	---	---	---	---
	e	TID Update or Amendment Services (Confirm)	---	---	---	\$10,000
	f	Land Acquisition (Prof. Fees & Land Rights) Estimate	---	---	---	---
T1	Subtotal Project Development Costs					\$50,000

Construction Costs	1	Erosion Control Items & Maintenance During Construction	1	Lump Sum	\$2,500.00	\$2,500
	2	Unclassified Excavation-Non Paved Areas	110	CY	\$15.00	\$1,650
	3	Remove Asphalt Pavement, Driveway	110	SY	\$5.00	\$550
	4	Sawcut Asphalt Pavement	183	LF	\$1.50	\$275
	5	Topsoil removal	415	SY	\$2.50	\$1,038
	6	8 ft dia mh w/lid & base	1	LS	\$40,000.00	\$40,000
	7	8 ft wet well liftstation Complete	1	LS	\$170,000.00	\$170,000
	8	Excavation, installation, dewatering	1	LS	\$190,000.00	\$190,000
	9	Granular backfill/ liftstation & MH's	300	CY	\$25.00	\$7,500
	10	Generator - 40 KW	1	EA	\$40,000.00	\$40,000
	11	Generator Electrician & Controls - Complete	1	LS	\$20,000.00	\$20,000
	12	Abandon ex. Ls/ electrical complete	1	LS	\$20,000.00	\$20,000
	13	Abandon existing Structure & Pad	1	LS	\$5,000.00	\$5,000
	14	3/4" Crushed Aggregate for roadway, 8" thick	32	SY	\$15.00	\$480
	15	18" Breaker Run for Roadway	32	SY	\$20.00	\$640
	16	HMA Asphalt Pavement 2" Surface Course	32	SY	\$22.00	\$704
	17	HMA Asphalt Pavement 2" Binder Course	32	SY	\$20.00	\$640
	18	Hot Tar Butt Joint Sealer	14	LF	\$5.00	\$70
	19	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick	5	CY	\$50.00	\$250
	20	Concrete gen pad/ Elec pad	7	CY	\$300.00	\$2,100
	21	Topsoil, Seed & E-Mat all Disturbed areas,	502	SY	\$4.00	\$2,008
	22	Install Base, Pole, & Fixture for Street Lights (Light Type Assumed)	1	EA	\$4,500.00	\$4,500
	23	Electrical in Conduit for Street Lights	1	LS	\$1,500.00	\$1,500
	24	12" D.I san sewer	12	LF	\$50.00	\$600
	25	12" PVC SDR 21 type	49	LF	\$50.00	\$2,450
	26	8" FM D.I. pipe	15	LF	\$40.00	\$600
	27	8" FM PE W/Trench excavation/backfill, 5' deep	16810	LF	\$45.00	\$756,450
	28	8" direction bore under i-39 - w/ carrier pipe	240	LF	\$150.00	\$36,000
	29	Air release valve & manhole Complete	3	EA	\$6,000.00	\$18,000
	30	Kowalski crossing 3/4" Crushed Aggregate for roadway, 8" thick	178	SY	\$15.00	\$2,670
	31	Kowalski - 18" Breaker Run for Roadway	178	SY	\$20.00	\$3,560
	32	Kowalski - HMA Asphalt Pavement 2" Surface Course	178	SY	\$22.00	\$3,916
	33	Kowalski - HMA Asphalt Pavement 3" Binder Course	178	SY	\$25.00	\$4,450
	34	Topsoil removal & restoration <i>Outside</i> Kronenwetter St. Pavement	8,300	SY	\$3.00	\$24,900
	35	Topsoil removal & restoration along Kronenwetter St. Pavement	7,000	SY	\$3.00	\$21,000
	36	Insulation at culvert crossings	120	LF	\$10.00	\$1,200
	37	Post Marking Air release MH	3	EA	\$5.00	\$15
	38	Pavement marking at Kowalski Rd	120	LF	\$5.00	\$600
	39	3-Phase Power Extension and Setup	1	LS	\$60,000.00	\$60,000
	40	Connect new 8" into existing mh, core opening.	1	LS	\$2,500.00	\$2,500
	41	Abandon existing Structure & pads	2	LS	\$5,000.00	\$10,000
	42	Connect Existing Sewers	2	Ea	\$1,000.00	\$2,000
	43	Gas allowance	1	LS	\$20,000.00	\$20,000
	44	Internet allowance	1	LS	\$10,000.00	\$10,000
	45	WisDOT Fence Removal, Install	50	LF	\$50.00	\$2,500
T2	SubTotal Road Construction & Utility Costs					\$1,494,815

Percentage Allocations On Construction Subtotal	A1	Performance & Payment bonds	2	%	---	\$30,900
	A2	Mobilization/Demobilization	3	%	---	\$46,400
	A3	Funding Requirements	0.0	%	---	\$0
	A4	Construction Contingencies	10	%	---	\$154,500
	A5	Geotechnical	0	%	---	\$0
	A6	Engineering, Permitting, Coordination, Construction Admin. Going Forward	4	%	---	\$61,800
	A7	Surveying (Staking) & Legal	2	%	---	\$30,900
T3	Subtotal on Construction Allocations					\$324,500

T4	TOTAL PROJECT SUBTOTAL					\$1,900,000
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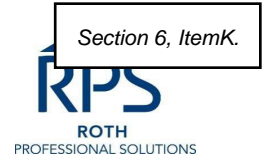
ENGINEER'S PRELIMINARY COST ESTIMATE
Wednesday, January 31, 2024
Village of Kronenwetter - LS8 & LS4 Project



OVERALL PROJECT - LS4 Upgrade, Forcemain, Generator, Interceptors

	#	Item	Item Quantity	Units	Unit Cost	Total Cost
Project Development Costs	a	Comprehensive Mapping & Surveying To-Date	----	---	----	----
	b	Planning, Coordination, Engineering & Administration To-Date	----	---	----	\$40,000
	c	Legal Services To-Date	----	---	----	----
	d	Title Services To-Date	----	---	----	----
	e	Land Acquisition (Prof. Fees & Land Rights) Estimate	----	---	----	----
T1	Subtotal Project Development Costs					\$40,000
Construction Costs	1	Erosion Control Items & Maintenance During Construction	1	Lump Sum	\$2,500.00	\$2,500
	2	Unclassified Excavation-Non Paved Areas	25	CY	\$15.00	\$375
	3	Remove Asphalt Pavement, Driveway	200	SY	\$5.00	\$1,000
	4	Sawcut Asphalt Pavement	250	LF	\$1.50	\$375
	5	Topsoil removal	50	SY	\$2.50	\$125
	6	8 ft dia mh w/lid & base	1	LS	\$40,000.00	\$40,000
	7	8 ft wet well liftstation Complete	1	LS	\$175,000.00	\$175,000
	8	Excavation, installation, dewatering	1	LS	\$170,000.00	\$170,000
	9	Granular backfill/ liftstation & MH's	350	CY	\$25.00	\$8,750
	10	Generator - 60 KW	1	EA	\$50,000.00	\$50,000
	11	Electrician & Controls - Complete	1	LS	\$25,000.00	\$25,000
	12	Abandon ex. Ls/ electrical complete	1	LS	\$20,000.00	\$20,000
	13	3/4" Crushed Aggregate road base 12"	121	SY	\$80.00	\$9,680
	14	HMA Asphalt Pavement 2" Surface Course-Intersections	121	SY	\$24.00	\$2,904
	15	HMA Asphalt Pavement 2" Binder Course-Intersections	121	SY	\$18.00	\$2,178
	16	Hot Tar Butt Joint Sealer	25	LF	\$5.00	\$125
	17	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick	10	CY	\$50.00	\$500
	18	Concrete gen pad(10x15)/ Elec pad(5x8)	6.5	CY	\$200.00	\$1,300
	19	Topsoil, Seed & E-Mat all Disturbed areas,	325	SY	\$4.00	\$1,300
	20	Install Base, Pole, & Fixture for Street Lights (Light Type Assumed)	1	EA	\$4,500.00	\$4,500
	21	Electrical in Conduit for Street Lights	1	LS	\$1,500.00	\$1,500
	22	12" PVC SDR 21 type	45	LF	\$50.00	\$2,250
	23	6" FM D.I. pipe	15	LF	\$30.00	\$450
	24	6" FM PE pipe	80	LF	\$65.00	\$5,200
	25	6" MJ 45 Deg Bends	2	Ea	\$1,500.00	\$3,000
	26	6" Flow meter w/manhole	1	LS	\$3,000.00	\$3,000
	27	6" MJ 90 Deg Bend	1	Ea	\$1,900.00	\$1,900
	28	Connect to ex. 4" FM	1	LS	\$500.00	\$500
	29	Unclassified Excavation-Non Paved Areas	200	CY	\$15.00	\$3,000
	30	Remove Asphalt Pavement, Driveway	3,501	SY	\$5.00	\$17,505
	31	Sawcut Asphalt Pavement	250	LF	\$1.50	\$375
	32	Topsoil removal	1,685	SY	\$2.50	\$4,213
	33	3/4" Crushed Aggregate for roadway, 8" thick	300	SY	\$80.00	\$24,000
	34	HMA Asphalt Pavement 2" Surface Course-Intersections	300	SY	\$24.00	\$7,200
	35	HMA Asphalt Pavement 2" Binder Course-Intersections	300	SY	\$18.00	\$5,400
	36	Hot Tar Butt Joint Sealer	50	LF	\$5.00	\$250
	37	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick	97	CY	\$50.00	\$4,850
	38	Topsoil, Seed & E-Mat all Disturbed areas,	1685	SY	\$4.00	\$6,740
	39	Connect to ex. 4" FM	1	LS	\$500.00	\$500
	40	15" PVC SDR 26	2643	LS	\$55.00	\$145,365
	41	8" PVC SDR 26 - Reconnect	80	LF	\$35.00	\$2,800
	42	15" PVC SDR 26-Collection	317	LF	\$55.00	\$17,435
	43	4' DIA MH W/CASTING - REPLACEMENTS	8	EA	\$5,000.00	\$40,000
	44	Boring under hwy & Railroad tracks W/ 24" Casing Pipe	150	LF	\$120.00	\$18,000
	45	Connect Existing Sewers	4	Ea	\$500.00	\$2,000
	46	Replace 4" fm with 6" PE	3500	LF	\$45.00	\$157,500
	47	Abandon ex 4" fm	1	LS	\$10,000.00	\$10,000
	48	Push 6" PE through carrier under tracks	1	LS	\$7,500.00	\$7,500
	49	Gas allowance - working around lines	1	LS	\$5,000.00	\$5,000
	50	Traffic control	1	LS	\$10,000.00	\$10,000
	51	electrical allowance	1	LS	\$20,000.00	\$20,000
	52	Gas allowance	1	LS	\$12,000.00	\$12,000
	53	Internet allowance	1	LS	\$10,000.00	\$10,000
T3	SubTotal Road Construction & Utility Costs					\$1,065,045
Percentage Allocations On Construction Subtotal	A1	Performance & Payment bonds	2	%	----	\$22,200
	A2	Mobilization/Demobilization	3	%	----	\$33,200
	A3	Funding Requirements	0.0	%	----	\$0
	A4	Construction Contingencies	10	%	----	\$110,600
	A5	Geotechnical	0	%	----	\$0
	A6	Engineering, Permitting, Coordination, Construction Admin.	4	%	----	\$44,300
	A7	Surveying (Staking) & Legal	3	%	----	\$33,200
T4	Subtotal on Construction Allocations					\$243,500
T5	TOTAL PROJECT SUBTOTAL					\$1,348,545

ENGINEER'S PRELIMINARY COST ESTIMATE
Wednesday, January 31, 2024
Village of Kronenwetter - Lift Station 8 & 4 Project



OVERALL PROJECT - Lift Station, Forcemain, Power, Generator, Interceptor

	#	Item	Item Quantity	Units	Unit Cost	Total Cost
Project Development Costs	a	Comprehensive Mapping & Surveying To-Date	---	---	---	---
	b	Planning, Coordination, Engineering & Administration To-Date	---	---	---	\$40,000
	c	Legal Services To-Date	---	---	---	---
	d	Title Services To-Date	---	---	---	---
	e	TID Update or Amendment Services (Confirm)	---	---	---	\$10,000
	f	Land Acquisition (Prof. Fees & Land Rights) Estimate	---	---	---	---
T1	Subtotal Project Development Costs					\$50,000

Construction Costs	1	Erosion Control Items & Maintenance During Construction	1	Lump Sum	\$2,500.00	\$2,500
	2	Unclassified Excavation-Non Paved Areas	110	CY	\$15.00	\$1,650
	3	Remove Asphalt Pavement, Driveway	360	SY	\$5.00	\$1,800
	4	Sawcut Asphalt Pavement	23	LF	\$1.50	\$35
	5	Topsoil removal	415	SY	\$2.50	\$1,038
	6	8 ft dia mh w/lid & base	1	LS	\$40,000.00	\$40,000
	7	8 ft wet well liftstation Complete	1	LS	\$170,000.00	\$170,000
	8	Excavation, installation, dewatering	1	LS	\$190,000.00	\$190,000
	9	Granular backfill/ liftstation & MH's	350	CY	\$25.00	\$8,750
	10	Generator - 60 KW	1	EA	\$50,000.00	\$50,000
	11	Electrician & Controls - Complete	1	LS	\$25,000.00	\$25,000
	12	Abandon ex. Ls/ electrical complete	1	LS	\$20,000.00	\$20,000
	13	Abandon existing Structure & Pad	1	LS	\$5,000.00	\$5,000
	14	3/4" Crushed Aggregate for roadway, 8" thick	3300	SY	\$10.00	\$33,000
	15	18" Breaker Run for Roadway	3300	SY	\$15.00	\$49,500
	16	HMA Asphalt Pavement 2" Surface Course - Interceptor	3300	SY	\$22.00	\$72,600
	17	HMA Asphalt Pavement 2" Binder Course-Interceptor	3300	SY	\$18.00	\$59,400
	18	Hot Tar Butt Joint Sealer	23	LF	\$5.00	\$115
	19	3/4" Crushed Aggregate for Drive Shoulder, 2' wide x 6" thick	11	CY	\$50.00	\$550
	20	Concrete gen pad/ Elec pad	7	CY	\$300.00	\$2,100
	21	Topsoil, Seed & E-Mat all Disturbed areas,	502	SY	\$4.00	\$2,008
	22	Install Base, Pole, & Fixture for Street Lights (Light Type Assumed)	1	EA	\$4,500.00	\$4,500
	23	Electrical in Conduit for Street Lights	1	LS	\$ 1,500.00	\$1,500
	24	4 ft dia mh w/r-1550 casting	1	EA	\$ 5,000.00	\$5,000
	25	12" D.I san sewer	16	LF	\$ 50.00	\$800
	26	12" PVC SDR 21 type	83	LF	\$ 50.00	\$4,150
	27	6" FM D.I. pipe	15	LF	\$ 30.00	\$450
	28	6" FM PE pipe	71	LF	\$ 25.00	\$1,775
	29	6" MJ 45 Deg Bends	2	Ea	\$ 1,500.00	\$3,000
	30	6" Flow meter w/manhole	1	LS	\$ 2,500.00	\$2,500
	31	6" MJ 90 Deg Bend	1	Ea	\$ 1,900.00	\$1,900
	32	Connect to new 6" FM	1	LS	\$ 500.00	\$500
	33	6" FM PE Pipe Bursting, Pipe only	3693	LF	\$ 12.00	\$44,316
	34	Pipe Bursting 4" to 6"	3693	LF	\$ 30.00	\$110,790
	35	3-Phase Power Extension and Setup	1	LS	\$ 60,000.00	\$60,000
	36	4' Dia mh special with sump, air release , and piping within mh,	1	LS	\$ 7,500.00	\$7,500
	37	Connect new 6" into existing mh, core larger opening.	1	LS	\$ 2,500.00	\$2,500
	38	Abandon existing Structure & pads	1	LS	\$ 5,000.00	\$5,000
	39	8" PVC SDR 26 - Reconnect	80	LF	\$ 35.00	\$2,800
	40	12" PVC SDR 21-Interceptor	2110	LF	\$ 50.00	\$105,500
	41	4' DIA MH W/Casting	9	EA	\$ 5,000.00	\$45,000
	42	Boring interstate W/ 24" Casing Pipe	285	LF	\$ 150.00	\$42,750
	43	Boring under hwy & Railroad tracks W/ 24" Casing Pipe	325	LF	\$ 120.00	\$39,000
	44	Connect Existing Sewers	6	Ea	\$ 500.00	\$3,000
	45	Gas allowance	1	LS	\$ 20,000.00	\$20,000
	46	Internet allowance	1	LS	\$ 10,000.00	\$10,000
	47	WisDOT Fence Removal, Install	50	LF	\$ 50.00	\$2,500
T2	SubTotal Road Construction & Utility Costs					\$1,261,776

Percentage Allocations On Construction Subtotal	A1	Performance & Payment bonds	2	%	---	\$26,300
	A2	Mobilization/Demobilization	3	%	---	\$39,400
	A3	Funding Requirements	0.0	%	---	\$0
	A4	Construction Contingencies	10	%	---	\$131,200
	A5	Geotechnical	0	%	---	\$0
	A6	Engineering, Permitting, Coordination, Construction Admin. Going Forward	4	%	---	\$52,500
	A7	Surveying (Staking) & Legal	2	%	---	\$26,300

T3 Subtotal on Construction Allocations \$275,700

T4 TOTAL PROJECT SUBTOTAL \$1,587,476



REPORT TO RDA

ITEM NAME:	TID #2 – Amendment #4
MEETING DATE:	5/9/24
PRESENTING COMMITTEE:	RDA
COMMITTEE CONTACT:	
STAFF CONTACT:	Lisa Kerstner
PREPARED BY:	Lisa Kerstner

ISSUE: Amendment #4 is needed to show new projects and dollar amounts.

OBJECTIVES: To hire a company that will work with staff to complete the amendment in a timely manner and hit the required deadlines.

ISSUE BACKGROUND/PREVIOUS ACTIONS: Ehlers has done the cash flow analysis for TID 2 and will be working with the Treasurer on helping find a funding source for the projects before the expenditure period ends.

PROPOSAL: Hire Ehlers to do the TID #2 amendment #4.

ADVANTAGES: Having the same company doing the cash analysis, helping with the financing and the amendment means that there are not multiple people involved so less problems would occur. If you have several companies involved it gets complicated on who is doing what task. Ehlers has lots of experience with TIDS and keeps updated on the TID laws.

DISADVANTAGES: Cost

ITEMIZE ALL ANTICIPATED COSTS (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.) \$12,500.00

RECOMMENDED ACTION: Approve Ehlers contract for TID 2 – amendment #4.

OTHER OPTIONS CONSIDERED: Vierbicher (\$8,500 - \$10,000)

TIMING REQUIREMENTS/CONSTRAINTS: TID 2 expenditure period ends Nov. 3rd 2024.

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/\$ Remaining CFY
 Account Number: 452-51400-464-000
 Description: TIF Consulting
 Budgeted Amount: \$20,000
 Spent to Date: 4/30/24
 Amount Spent : \$209.62
 Remaining: \$19,790.38

ATTACHMENTS (describe briefly): Ehlers contract

March 6, 2024

Lisa Kerstner, Finance Director/Village Treasurer
Village of Kronenwetter, Wisconsin
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Re: Written Municipal Advisor Client Disclosure with the Village of Kronenwetter (“Client”) for 2024 TID #2 Amendment (Non-Territory) (“Project” Pursuant to MSRB Rule G-42)

Dear Lisa:

As a registered Municipal Advisor, we are required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon or promptly, after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. To establish our engagement as your Municipal Advisor, we must inform you that:

1. When providing advice, we are required to act in a fiduciary capacity, which includes a duty of loyalty and a duty of care. This means we are required to act solely in your best interest.
2. We have an obligation to fully and fairly disclose to you in writing all material actual or potential conflicts of interest that might impair our ability to render unbiased and competent advice to you. We are providing these and other required disclosures in **Appendix A** attached hereto.

As your Municipal Advisor, Ehlers shall provide this advice and service at such fees, as described within **Appendix B** attached hereto.

This documentation and all appendices hereto shall be effective as of its date unless otherwise terminated by either party upon 30 days written notice to the other party.

During the term of our municipal advisory relationship, this writing might be amended or supplemented to reflect any material change or additions.

We look forward to working with you on this Project.

Sincerely,

Ehlers & Associates



Brian Roemer
Senior Municipal Advisor

¹ This document is intended to satisfy the requirements of MSRB Rule G-42(b) and Rule G-42(c).

Appendix A

DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

Actual/Potential Material Conflicts of Interest

Ehlers has no known actual or potential material conflicts of interest that might impair its ability either to render unbiased and competent advice or to fulfill its fiduciary duty to Client.

Other Engagements or Relationships Impairing Ability to Provide Advice

Ehlers is not aware of any other engagement or relationship Ehlers has that might impair Ehlers' ability to either render unbiased and competent advice to or to fulfill its fiduciary duty to Client.

Affiliated Entities

Ehlers offers related services through two affiliates of Ehlers, Bond Trust Service Corporation (BTSC) and Ehlers Investment Partners (EIP). BTSC provides paying agent services while Ehlers Investment Partners (EIP) provides investment related services and bidding agent service. Ehlers and these affiliates do not share fees. If either service is needed in conjunction with an Ehlers municipal advisory engagement, Client will be asked whether or not they wish to retain either affiliate to provide service. If BTSC or EIP are retained to provide service, a separate agreement with that affiliate will be provided for Client's consideration and approval.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers does not use solicitors to secure municipal engagements; nor does it make direct or indirect payments to obtain or retain Client business.

Payments from Third Parties

Ehlers does not receive any direct or indirect payments from third parties to enlist Ehlers recommendation to the Client of its services, any municipal securities transaction or any financial product.

Payments/Fee-splitting Arrangements

Ehlers does not share fees with any other parties and any provider of investments or services to the Client. However, within a joint proposal with other professional service providers, Ehlers could be the contracting party or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In such cases, the fee due Ehlers will be identified in a Municipal Advisor writing and no other fees will be paid to Ehlers from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers nor any of its officers or municipal advisors have been involved in any legal or disciplinary events reported on Form MA or MA-I nor are there any other material legal or disciplinary events to be reported. Ehlers’ application for permanent registration as a Municipal Advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. It did not list any information on legal or disciplinary disclosures.

Client may access Ehlers’ most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission’s EDGAR system (currently available at <http://www.sec.gov/edgar/searchedgar/companysearch.html>) and searching under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available “Fast Search” function and entering our CIK number (0001604197).

Ehlers has not made any material changes to Form MA or Form MA-I since that date.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client. Compensation contingent on the size of the transaction presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue for the purpose of increasing the advisor’s compensation. Compensation contingent on the closing of the transaction presents a conflict because the advisor may have an incentive to recommend unnecessary financings or recommend financings that are disadvantageous to the client. If the transaction is to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Any form of compensation due a Municipal Advisor will likely present specific conflict of interests with the Client. If a Client is concerned about the conflict arising from Municipal Advisor compensation contingent on size and/or closing of their transaction, Ehlers is willing to discuss and provide another form of Municipal Advisor compensation. The Client must notify Ehlers in writing of this request within 10 days of receipt of this Municipal Advisor writing.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. Posted on the MSRB website is a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the financial regulatory authorities.

Appendix B

Scope of Service

Client has requested that Ehlers & Associates assist Client with a Project Plan Amendment for Tax Incremental District #2 (“Project”). Ehlers & Associates proposes and agrees to provide the following scope of services:

Phase I – Feasibility Analysis

The purpose of Phase I is to determine whether the Project is a statutorily and economically feasible option to achieve the Client’s objectives. This phase begins upon your authorization of this engagement and ends on completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers & Associates will:

- Consult with appropriate Client officials to identify the Client’s objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the “but for” test.
- If the Project includes creation of or addition of territory to a district, identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Purpose test (industrial, mixed use, blighted area, in need of rehabilitation or conservation, or environmental remediation).
 - Newly-platted residential land use test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - Identification of the type or types of districts that may be created.
 - A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
 - A summary of the development assumptions used with respect to timing of construction and projected values.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.
 - Qualification of the district as a donor or recipient of shared increment, and projected impact of any allocations of shared increment.
 - If debt financing is anticipated, a summary of the sizing, structure, and timing of proposed debt issues.

- A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
- A draft timetable for the Project.
- Identification of how the creation date may affect the district's valuation date, the base value, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.
- When warranted, evaluate, and compare options with respect to boundaries, type of district, project costs and development levels.
- Ehlers & Associates will provide guidance on district design within statutory limits to creatively achieve as many of the Client's objectives as possible and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client's staff, Plan Commission, or governing body.

Phase II - Project Plan Development and Approval

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission¹, governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed and ends after the Joint Review Board acts on the Project. As part of Phase II services, Ehlers & Associates will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.
- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated within the table beginning on the following page. Ehlers & Associates will ensure that selected dates meet all statutory timing requirements and will provide documentation and notices as indicated.

¹If Client has created a Redevelopment Authority or a Community Development Authority, that body may fulfill the statutory requirements of the Plan Commission related to creation or amendment of the district.

Meeting	Ehlers & Associates Responsibility	Client Responsibility
Initial Joint Review Board	<p>Prepare Notice of Meeting and transmit to Client’s designated paper.</p> <p>Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p> <p>Designate Client Joint Review Board representative.</p> <p>Identify and recommend Public Joint Review Board representative for appointment.</p>
Plan Commission Public Hearing	<p>Prepare Notice of Public Hearing and transmit to Client’s designated paper.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p>
Plan Commission Public Hearing	<p>For blighted area districts and in need of rehabilitation or conservation districts, provide a format for the required individual property owner notification letters.</p> <p>Attend hearing to present draft Project Plan.</p>	<p>Prepare and mail individual property owner notices (only for districts created as blighted area, or in need of rehabilitation or conservation).</p> <p>Prepare meeting minutes.</p>
Plan Commission	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for Plan Commission consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Distribute Project Plan & resolution to Plan Commission members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Governing Body Action	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for governing body consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Provide Project Plan & resolution to governing body members in advance of meeting.</p> <p>Prepare meeting minutes.</p>

Joint Review Board Action	<p>Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions.</p> <p>Prepare Notice of Meeting and transmit to Client’s designated paper.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present final Project Plan.</p> <p>Provide approval resolution for Joint Review Board consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p>
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- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client’s staff, Plan Commission, governing body and Joint Review Board members.
- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

Phase III – State Submittal

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following approval of the district by the Joint Review Board and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers & Associates will:

- Coordinate with Client’s assessor and other staff as necessary to obtain parcel valuations, parcel data and other information needed for preparation of the State forms that must be filed as part of the base year or amendment packet.
- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan (and up to 15 bound hard copies if desired).
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

Scope of Service Limitations

Notwithstanding the Scope of Service listed above, Ehlers & Associates’ engagement related to the Project is expressly limited as follows:

- 1. This engagement does not include municipal advisory services on a specific debt issuance related to the Project.

Compensation - Flat Fee Portion of Engagement

In return for the services set forth in the “Scope of Service,” Client agrees to compensate Ehlers & Associates as follows:

Phase I	\$ 2,500
Phase II	\$ 8,000
Phase III	\$ 2,000
Total	\$ 12,500

- Phase I base fee includes up to five financial scenarios. Additional scenarios will be run as needed at a cost of \$750/scenario.
- In the event Client determines not to proceed with the Project once a Phase has been authorized, but prior to that Phase’s completion, the compensation due for that Phase will be prorated to reflect the percentage of the work completed.

Compensation - Hourly Services Portion of Engagement

Ehlers & Associates will bill Client on an hourly basis for services requested by Client in conjunction with the engagement that are not specifically identified in the Scope of Service set forth in this letter. Examples would include:

- Attendance at additional meetings beyond the four required for approval or amendment of the District (Organizational Joint Review Board, Plan Commission (or CDA), Governing Body and Final Joint Review Board).
- Review of development agreements related to the District’s Project Plan and participation in negotiations with developers.

Hourly services will be billed at a rate that is dependent upon the task/staff required to meet Client request at no less than \$125.00/hour and not to exceed \$350.00/hour.

Payment for Services

For all compensation due to Ehlers & Associates, we will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

Client Responsibility

The following expenses are not included in our Scope of Services, and are the responsibility of Client to pay directly:

- Services rendered by Client’s engineers, planners, surveyors, appraisers, assessors, attorneys, auditors, and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Project Plan.
- Preparation of maps necessary for inclusion in the base year or amendment packet.
- Publication charge for the Notice of Public Hearing and Notices of Joint Review Board meetings.
- Legal opinion advising that Project Plan contains all required elements. (Normally provided by municipal attorney).
- Preparation of District metes & bounds description. (Needed in Phase III for creation of new districts, or amendments that add or subtract territory).
- Department of Revenue filing fee and annual administrative fees. The current Department of Revenue fee structure is:

Current Wisconsin Department of Revenue Fee Schedules	
Base Year Packet	\$1,000
Amendment Packet with Territory Addition or Subtraction	\$1,000
Amendment Packet with Territory Addition and Subtraction	\$2,000
Base Value Redetermination	\$1,000
Amendment Packet	No Charge
Annual Administrative Fee	\$150

Lisa Kerstner

From: Lisa Kerstner
Sent: Thursday, March 7, 2024 8:35 AM
To: Leonard Ludi
Subject: FW: [External] VOK - TID 2 - Amendment # 4

From: Brian Roemer <BRoemer@ehlers-inc.com>
Sent: Wednesday, March 6, 2024 4:15 PM
To: Lisa Kerstner <lkerstner@kronenwetter.org>
Cc: Peter Wegner <pwegner@kronenwetter.org>; Ariana Schmidt <ASchmidt@ehlers-inc.com>
Subject: RE: [External] VOK - TID 2 - Amendment # 4

Lisa,

Also I should mention our deadlines would be as follows (all under the premise that the amendment should happen before the projects wherein the amendment should happen before TID funds are appropriated and latest timeline for this is expenditure period of 11/3/2024):

- Ehlers provide the feasibility phase of Amendment May 2024
- Ehlers provide updated project plan June 2024
- Village go through approval process for amendment June-August 2024
- Financing can happen August -11/3/24

The details of events will be provided in our disclosure and once we approved to assist with the Amendment we will submit a formal timeline outlining meeting and public notice dates. You will be receiving our disclosure shortly.

Thank you,
 Brian

Brian Roemer

Senior Municipal Advisor

O: (262) 796-6178 | ehlers-inc.com



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From: Brian Roemer <BRoemer@ehlers-inc.com>
Sent: Wednesday, March 6, 2024 11:26 AM
To: Lisa Kerstner <lkerstner@kronenwetter.org>
Cc: Peter Wegner <pwegner@kronenwetter.org>; Ariana Schmidt <ASchmidt@ehlers-inc.com>
Subject: RE: VOK - TID 2 - Amendment # 4

Lisa,

Thank you for reaching out! To move this forward:

- Ehlers will send you a disclosure to complete the Amendment. This will describe the scope of services provided to help get the Amendment done. Simply put Ehlers will do the following:
 - Complete feasibility analysis to ensure all requirements are met and provide a timeline
 - Facilitate required public meetings and public notices
 - File documents with DOR
- Once this scope of services is approved we will work together on the desired timeline and go from there.
- One thing we need from the Village: can you confirm we are not amending boundaries and only project plan or is there any intent to add/subtract parcels?

I will look to get the Disclosure sent out today. One note, due to the recent completion of the TID Cash Flow Analysis we will discount our fees for this effort. Our typical fee for a non-territory amendment is \$15,500 but we will discount to \$12,500. Please note these costs are TID eligible expenses under administrative expenses for professional services.

Thank you,
Brian

Brian Roemer
(262) 796-6178

From: Lisa Kerstner <lkerstner@kronenwetter.org>
Sent: Monday, March 4, 2024 2:20 PM
To: Brian Roemer <BRoemer@ehlers-inc.com>
Cc: Peter Wegner <pwegner@kronenwetter.org>
Subject: VOK - TID 2 - Amendment # 4

Brian,

How do we start the process to get an amendment done on the specific lift stations and roads that we have now?

Thank you,
Lisa Kerstner
Finance Director/Treasurer



1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200 ext. 1726
715-693-4202 Fax
www.kronenwetter.org

Lisa Kerstner

From: Andy Kurtz <akur@vierbicher.com>
Sent: Tuesday, April 23, 2024 1:58 PM
To: Lisa Kerstner
Subject: [External] TID No. 2 Amendment

Lisa,
I apologize for the delay in getting back to you. One of my staff members was out last week.

We discussed your TID amendment project and estimate this would be \$8,500 to \$10,000 to complete the amendment process. We can put a more formal proposal together if this amount works for you.

Please let me know and we can get the proposal moving.

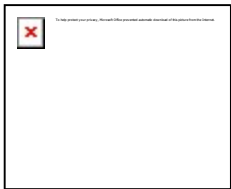
Thanks

Andrew R Kurtz



Vierbicher
201 E. Main Street Suite 100
Reedsburg, WI 53959

Call / Text / Fax - (608) 402-6387



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