



ADMINISTRATIVE POLICY COMMITTEE MEETING AGENDA

April 21, 2026 at 5:30 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. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

- C. March 21, 2026

4. REPORTS AND DISCUSSIONS

- D. Finance/Treasurer Office Update:

5. OLD BUSINESS- DISCUSSION AND POSSIBLE ACTION

- E. Chapter 180 Revision
- F. Revision to the Employee Handbook

6. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- G. Public Comment
- H. Establish 5-to-10-year Capital Management Plan

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. NEXT MEETING: May 19, 2026

9. 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: 04/17/2026 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



ADMINISTRATIVE POLICY COMMITTEE MEETING MINUTES

March 17, 2026 at 5:30 PM

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

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
 - Roll Call
 - PRESENT
 - Guy Fredel
 - Mary Solheim
 - Dan Joling
 - Chris Kluz

ABSENT
Sandi Sorensen

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.

None.

3. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

- C. February 17, 2026 Administrative Policy Committee Meeting Minutes
 - Motion by Joling/Kluz to approve minutes as presented. Motion carried 4:0 by voice vote.

4. REPORTS AND DISCUSSIONS

- D. Finance Director Report
 - Finance Director discusses the new account clerk's onboarding and how that is going. He also discusses the 2024 Financial Audit. The hope is to have the audit for 2024 wrap up by March 31st and roll right into 2025 audit. He discusses future auditing firm plans for RFPs and also TID reports for TID 3 Closures. He talks on Borrowing and capital improvement plans and how he thinks how it should go in the future.

5. OLD BUSINESS- DISCUSSION AND POSSIBLE ACTION

- E. Discussion of Suggestions for Employee Handbook Revision
 - Motion by Joling/Fredel to Table the discussion indefinitely, pending the outcome of ongoing investigations and having the appropriate cover sheet presented to the committee for discussion and possible action. Solheim stated that she felt the ask for this topic from prior meeting was appropriate to hold a discussion at this meeting. Motion carried 4:0 by voice vote.
- F. Discussion of Proposed Changes to Ordinance 180-2

Solheim discusses what the item includes, she states it also does not have a cover sheet. Motion by Joling/Kluz to postpone Item 5F indefinitely to allow for a proper cover sheet provided for appropriate discussion and decision and pending outcome of the investigation. Motion carried 4:0 by voice vote as ammended.

6. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- G. Johnson Controls Fire Protection Contract
Finance Director presened this for Public Works Director, he discussed the contract details for the three year contract. Motion by Fredel/Joling to recommend Village Board approve as presented. Solheim asked if it would be helpful to have cover sheets for each of these contract renewals. Motion carried 4:0 by roll call.
- H. Allen Kraft/Kraft's Kuddly Kritters Petting Zoo Contract for Services
Motion by Joling/Kluz Accept and recommend Village Board approve the contract as presented. Motion carried 4:0 by Roll Call.
- I. 2026 Music at the Market Musician Contracts
Motion by Joling/Fredel to accept and recommend Village Board approve the 2026 Muick at the Market Musician contracts and update the signature lines to reflect Village Clerk not Community Development. Motion carried 4:0 by Roll Call.

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

RFP for the Assessment, Revaluation Contracts

8. NEXT MEETING: April 20, 2026

9. ADJOURNMENT

Motion by Fredel/Kluz to adjourn. Motion carried 4:0 by voice vote.

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: 03/13/2026 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

Minutes prepared by _____



ITEM NAME: Finance/Treasurer Office Update:
List of 2026 Activities Progress Status –
March/Mid-April 2026

PREPARED BY: John Jacobs, Finance Director/Treasurer

DATE PREPARED: 04/17/2026

Here is an update of the activities that the Finance Department has been working on during the past 1 ½ months (March to mid-April 2026).

Account Clerk Position Turnover:

We hired our new Account Clerk, Kathy Rutherford, who began employment with the Village on January 29, 2026. Then, after two months, she provided us a resignation letter on 4/01/2026, to begin new employment with a different employer in mid-April, which was closer to her home in the Stevens Point area.

Then, we held a second interview with another eligible candidate, who has accepted our employment offer and will be joining our team on April 27th. More information about this candidate will be provided to you after she starts employment with the Village at the end of April.

Sarah Fisher has officially provided us her resignation, and her last official day with the Village will be on 5/08/2026. She and her family are preparing to move to the State of Idaho in the next few weeks. Sarah will be training next week with Kim, our Utility Clerk, on some of the Account Clerk’s duties. Then, Sarah will be training a couple days with the new employee during the week of April 27th.

I will also be onboarding the new employee in some of the financial audit responsibilities for the 2025 audit, beginning in June 2026.

Financial Audit Update:

The auditors have received all of the documents that they requested from the Village staff, in order to prepare the draft 2024 audited financial statements. The CLA (CliftonLarsonAllen) team has also requested that I provide them some documentation from Jan 2025 activity, before they release the draft audited financial statements to the Village to begin reviewing. Those documents will be forwarded to the CLA by Monday, 4/20. Once the Village staff have reviewed the draft financials, then the auditors will present the 2024 audited financial statements to the Village Board in **Spring 2026**.

In the meantime, I also have been working with some of the departments for the 2025 financial audit, and we will be moving forward with those workpapers at the same time, so that the Village’s 2025 audit fieldwork will be conducted sometime during **June/July 2026** this year with CLA.

We have the following deadlines looming ahead for wrapping up the 2025 fiscal year that I am aware of:

- **May 15th** – Annual State Financial Report due to the Wisconsin Department of Revenue. (I will be preparing the report and submitting it this year, instead of our auditors – CLA).
- **June 1st** – Annual Water Utility Financial Report to the Wisconsin Public Service Commission. (I will be preparing the report and submitting it this year, instead of our auditors – CLA). Kim and Mark will be assisting me in filling in all of the Water Utility statistical information required for the report.

Our financial auditors will be sending me a timeline schedule for conducting the 2025 audit fieldwork sometime during Summer 2026, which would be past both of the annual financial reporting deadlines. Therefore, I will be preparing both of those reports “in-house” this year. I have years of experience of preparing them “in-house” during my years of working at the Village of Weston. By preparing both reports “in-house” this year, this would also cutdown on audit fees for the 2025 annual financial audit (which is in our 2026 budget), of course.

TID #3 Closure Resolution (Village Resolution #2026-002):

The TID #3 closure resolution was presented and approved by the Village Board on 2/23/2026. Jennifer and I have provided the necessary documents and notices to the Wisconsin Department of Revenue (WDOR), to our assessment vendor (Associated Appraisal) to transfer the TID #3 properties from the TID #3 assessment roll to the Village’s non-TID assessment roll, and to our financial auditors (CLA) to complete a TID #3 financial closure audit preferably by the **end of September 2026**, so that the final audited financial statements can be distributed to the Joint Review Board in October 2026.

RFP for Revaluation/Reassessment of Village Properties during 2026-2027:

I will be sending out the RFP’s for the 2026-2027 revaluation/reassessment of all Village Properties in April 2026, so that the proposals are available to be reviewed by the APC and Village Board during the month of **May 2026**. The existing assessor contract auto-renewed with an estimated 3% increase going into 2026 for regular monthly maintenance services, instead of the 15%-20% increase that I had placed in the 2026 budget, assuming that there would have been time in Fall 2025 to review the RFP for Assessor Services at that time, which did not happen due to the time constraints that fell on me to get the 2026 budget across the “finish line”, without a Village President or Village Administrator on board at that time.

I did receive a cold phone call inquiry from another prospective vendor in February 2026 about the upcoming RFP document that will be sent out in the next few weeks. We should have a few quotes to consider then before awarding the Revaluation/Reassessment contract in May 2026 (**APC – 5/19/2026 and Village Board – 5/26/2026**).

The contract period would then be proposed to begin probably around 6/01/2026, and provide the assessment company ample time to coordinate a schedule to complete the final revaluation of numbers, in time for submission to the Wisconsin Department of Revenue by 10/15/2027 the following year (in 2027). The Board of Review for 2027 would be scheduled sometime after Labor Day 2027, but before that 10/15/2027 deadline with the State. The new valuations would be in effect for 1/01/2027, and would then impact the Dec 2027 tax bills for the first time.

There would be **no impact** from any preliminary revaluation numbers to the 1/01/2026 assessed valuation, nor any impact to the Dec 2026 tax bills. All numbers would be updated for the property assessed valuation and tax bills in Calendar Year 2027.

RFP for 2026-2030 Financial Auditing Services for Village:

After the 2025 financial audit has been almost completely finalized during Jun-Aug 2026, the Village can then send out a proposed (5) year RFP for financial auditing services for the Village for 2026-2030, which would be conducted in the years of 2027-2031. I would send out the RFP to various qualified CPA firms sometime during Sept 2026, so that APC and the Village Board could review them likely during the **October 2026** meeting schedules.

I will also obtain a written contract price for the TID #3 closure audit, that I would request it to be completed by **late September 2026**, in time for the annual Fall 2026 TID Joint Review Board meeting.

Proposed Capital Borrowing during 2026:

The tentative timeline to borrow funds for the Sewer Utility projects, and also perhaps some of the Street projects for 2026, would be in the **fourth quarter of 2026**. In order to borrow any debt in 2026, both the 2024 and 2025 financial audited statements would need to be available. Both audited financial statements would be forwarded to our bond rating agency (presently Standard & Poor’s) for a rating revaluation for the Village. Also, if we borrow after 7/1/2026, then no debt service payment would need to be made until calendar year 2027.

Property Tax Collection Update for the Dec 2025 Tax Roll:

The final settlement with the County Treasurer will occur in **mid-August 2026**, when the County Treasurer will pay the Village the balance of the tax levy, special charges, and special assessments owed to us.

Monthly Credit Card Detail listing for Village Board meeting packet:

Village Staff has found a method to create a detailed monthly credit card report to the Village Board, without additional time spent by Village Staff to create a new separate document for it. If the individual line item transactional activity is entered into our Accounts Payable system in a certain way, then the detail can be exported into an EXCEL document, which can be used for the transparency requested by the Village Board, without any additional time spent by Village Staff to re-enter the detail into another document. The Jan and Feb 2026 credit card detailed reports were presented to the Village Board at the 4/13/2026 Board meeting.

The Mar 2026 credit card detailed report will be presented along with the Mar check register and Mar ACH report at the 4/27/2026 Village Board meeting.

Village Staff will then prepare and present the monthly check register, ACH transaction report, and credit card activity report always at the 2nd Village Board meeting of the month.

CLIPP Committee Update:

At the Feb 2026 CLIPP committee meeting, Public Works Director Ulman and myself presented the proposed future infrastructure projects, possible priority order of the projects, and one scenario if the Village were to execute these street projects beginning in 2028, without a major impact to the Village’s debt service tax levy and tax rate (starting in 2029 budget year). However, the committee asked questions about what if the streets projects timetable was accelerated to begin in 2026, and how much would that impact the debt service tax levy & tax rate beginning with the 2027 budget (2 years earlier).

Village Staff will prepare and present additional information at the upcoming **June 2026 meetings** of CLIPP, APC, and Village Board upon the direction from Administrator Davel on how he would like us to proceed with this ongoing discussion over the next several months.

Final Comment:

Just a final comment from me that it is very disappointing that we are receiving \$42,773 in our General Fund from the TID #3 closure this year, but then have to turnaround and spend \$19,535.16 in legal investigation bills to various attorneys. The “net” surplus impact is only \$23,238 and shrinking.... 😞 .



APC Meeting

Agenda Item: Chapter 180 revision

Meeting Date: April 21, 2026

Referring Body:

Committee Contact: Trustee Sorensen

Staff Contact: Pete Wegner

Report Prepared by: Ken Charneski

AGENDA ITEM: Chapter 180 revision

OBJECTIVE(S): This ordinance change would clarify the public expectation of due diligence in Board members' voting decisions.

This proposed change provides transparency for the public to the decision-making thought process, and is expected to aid in public confidence that certain Village Board decisions have been made based on substantial, even though arguable reasons.

HISTORY/BACKGROUND

PROPOSAL:

This item was discussed at the February 17, and March 17, 2026 APC meeting and tabled pending the submission of a cover report explaining the purpose regarding this item.

This change is intended to grant clarity for the public as to the purpose of decisions made by the Kronenwetter Village Board.

While the majority of Board decisions have a clear though sometimes arguable purpose of being in the Village's best interest, there occasionally may come an item that cannot be justified by reasons other than ambiguous or arbitrary in nature, with some Board members making no comment at all, except to vote on the matter

If after discussion there is still ambiguity as to the public benefit of a proposed course of action, upon a challenge to this effect, the Board members would necessarily explain on the public record, the fact-based rationale of trustees holding a position for or against the current item before the Board.

The benefit of this change is to reduce the public perception that decisions are being made arbitrarily, and/or without due diligence as to actual knowledge of the subject matter. This requirement would apply only when invoked.

Proposed changes to the Village Code. Highlighted text to be added.

§ 180-2. - Powers and duties.

A. The village board shall have all of the powers and duties conferred upon it by Wis. Stats. § 61.34, which section is incorporated in this section by reference and made a part hereof as though fully set forth in this section.

B. General grant. Except as otherwise provided by law, the village board shall have the management and control of the village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public, and may carry its powers into effect by license, regulation, suppression, borrowing, taxation, special

assessment, appropriation, fine, imprisonment, and other necessary or convenient means. The powers hereby conferred shall be in addition to all other grants and shall be limited only by express language.

C. The Kronenwetter Village Board has determined that it is an abuse of authority and violation of an elected officials oath of office to support or approve any contract, agreement, intergovernmental agreement, policy, expenditure, or special permit not specifically required by statute or Village Ordinance, and which is also apparent to an objective person to be inherently inequitable or against the best interests of the Village of Kronenwetter, or Village taxpayers.

D. During public meetings, upon request, decision makers shall provide on the record, fact or opinion-based reasoning for their position on the matter at hand.

180-2.1 Obligations (as quoted from 63C Am.Jur.2d, Public Officers and Employees, §247)

As expressed otherwise, the powers delegated to a public officer are held in trust for the people and are to be exercised in behalf of the government or of all citizens who may need the intervention of the officer.

[1] Furthermore, the view has been expressed that all public officers, within whatever branch and whatever level of government, and whatever be their private vocations, are trustees of the people, and accordingly labor under every disability and prohibition imposed by law upon trustees relative to the making of personal financial gain from a discharge of their trusts.

[2] That is, a public officer occupies a fiduciary relationship to the political entity on whose behalf he or she serves.

[3] and owes a fiduciary duty to the public.

[4] It has been said that the fiduciary responsibilities of a public officer cannot be less than those of a private individual.

[5] Furthermore, it has been stated that any enterprise undertaken by the public official who tends to weaken public confidence and undermine the sense of security for individual rights is against public policy. Fraud in its elementary common law sense of deceit-and this is one of the meanings that fraud bears [483 U.S. 372] in the statute. See United States v. Dial, 757 F.2d 163, 168 (7th Cir1985) includes the deliberate concealment of material information in a setting of fiduciary obligation. A public official is a fiduciary toward the public, including, in the case of a judge, the litigants who appear before him and if he deliberately conceals material information from them, he is guilty of fraud. McNally v United States 483 U.S. 350 (1987)

RECOMMENDED ACTION: As the committee decides.

FINANCIAL

Financial Consideration/Action: No direct financial impact.

FUNDING SOURCE: N/A

- Account Number/Title: #
- Current Adopted Budget: \$
- Spent to Date: \$
- Remaining Budget: \$
- Requested Amount: \$
- Remainder of Budgeted Amount, if approved:

ATTACHMENTS:



APC Meeting

Agenda Item: Revision to the employee handbook

Meeting Date: April 21, 2026

Referring Body:

Committee Contact: Trustee Sorensen

Staff Contact: Pete Wegner

Report Prepared by: Ken Charneski

AGENDA ITEM: Revision to the employee handbook

OBJECTIVE(S): This change to the handbook would support the staff in the event that there was no administrator, or for any other time when employees felt that trustees need to be made aware important information.

This proposed change provides an alternative route for transparency, confidence, and more of a team atmosphere between the staff and Village Board.

HISTORY/BACKGROUND

PROPOSAL:

This item was discussed at the February 17, and March 17, 2026 APC meeting and tabled pending the submission of a cover report explaining the purpose regarding this item.

This simple change is intended to grant open communication between staff or other employees and the Kronenwetter Village Board. The current handbook makes such communication punishable.

This change is intended to improve efficiency, productivity, morale, and to reduce the potential for information bottlenecks or information falling through the cracks somehow.

While this may not happen too often, when it does, it can lead to serious detrimental consequences; the erroneous sale of the yard waste site is a good example.

In any event, it seems that the current prohibition of open communication does not serve the interests of efficient village operations, nor does it fully unleash the performance potential of our employees.

Proposed changes to the Employee Handbook are attached. Pink highlight removed, yellow text added.

RECOMMENDED ACTION: As the committee decides.

FINANCIAL

Financial Consideration/Action: No direct financial impact.

FUNDING SOURCE: N/A

Account Number/Title:	#
Current Adopted Budget:	\$
Spent to Date:	\$
Remaining Budget:	\$

Employee Conduct Guidelines**5.20**

We expect our employees to follow rules of conduct that will protect the interests and safety of all employees and the Village and to present a professional image to all customers and guests. It is not possible to list all the forms of behavior that are considered unacceptable in the workplace, but the following are examples of infractions of rules of conduct that may result in disciplinary action, up to and including termination.

- Failure to follow and/or adhere to Village of Kronenwetter policies and procedures as described in written documentation or as described and directed by employee's supervisor.
- Discourteous conduct or poor service to customers.
- Falsification of Village records in any form, embezzlement, or failure to follow internal control or security procedures.
- Theft or inappropriate, unauthorized removal or possession of Village or coworker's property; use of Village equipment or supplies for personal projects.
- Falsification of timekeeping records.
- Possession, distribution, sale, transfer, or use of alcohol or illegal drugs in the workplace while on duty. The only exception to this policy is the possession of drugs or alcohol by a Police Officer as required in the conduct of his/her official duties.
- Fighting or threatening violence in the workplace.
- Boisterous or disruptive activity in the workplace.
- Improper, careless, negligent, destructive, or unsafe use or operation of Village equipment. Insubordination or other disrespectful conduct.
- Deliberate statements or actions detrimental to the Village; knowingly spreading false or malicious reports intended to disrupt relationships among employees, elected or appointed officials, customers, and/or residents. Sexual or other forms of harassment.
- Unprofessional conduct at outside events where the employee is representing the Village, such as courses, seminars, and community events.
- Possession of dangerous or unauthorized materials, such as explosives, weapons including properly licensed concealed carry weapons, or firearms, in the workplace or on the premises unless as required in the conduct of your job or as specifically allowed by State law.
- Excessive or unauthorized absenteeism or tardiness; giving false reasons for absences from work.
- Unauthorized overtime, failure to record overtime worked, or consistent refusal to work overtime.
- Unauthorized or unacceptable use of the telephone, cell phones, PDA's, etc.
- Smoking within Village owned facilities, in a Village vehicle, or when conducting Village business off-site.
- Unauthorized disclosure of business secrets or confidential business or customer's information. Unauthorized entrance to the Village properties other than to report to work or to conduct business. Violation of personnel policies. Unsatisfactory work performance or conduct; deliberate or excessive waste of materials; poor workmanship or low productivity.
- Using abusive or offensive language with customers or coworkers.
- Improper political activities during work hours.

- Taking any fee, reward, gift, gratuity, or other form of remuneration in addition to regular Village compensation from any source for the performance of duties in the case of an employee of the Village.
- Inducing or attempting to induce an Officer or employee of the Village to commit an unlawful act or to act in violation of any lawful regulation or order.
- Gambling on Village property.
- Lying to or misleading supervisors, elected officials, or appointed officials, and/or contacting elected or appointed officials regarding issues that should be directed to Department Heads or to the Village Administrator. See Policy HR-002 Problem Resolution which can be found in Appendix 1.
- Employees may confide in elected officials regarding any issues that they feel interfere with efficient operations of the Village, and/or that they feel the administrator or department head is unable or unwilling to address objectively.
- Department Heads may bring concerns or complaints about the Village Administrator to elected officials.
- Employee knowledge and experience is valued. Open communication between employees and elected officials is essential to employee wellbeing and operational efficiency. Retaliation against employee candor will not be tolerated, and is grounds for discipline or termination.

Depending on the circumstances involved, disciplinary action may include an oral warning, a written warning, suspension without pay, or discharge. Progressive discipline may not be followed in all cases. Depending on the nature of the violation and other circumstances, including, but not limited to, the employee's past conduct, one or more "steps" may be repeated or skipped. In some circumstances, immediate discharge may result.



REPORT TO APC

ITEM NAME: *Public Comment*
MEETING DATE: *April 21, 2026 - APC 5:30 pm*
PRESENTING COMMITTEE: *APC*
COMMITTEE CONTACT: *Guy Fredel / Sandi*
STAFF CONTACT:
PREPARED BY: *Sandi*

ISSUE: *Permanently Add Public Comment*
OBJECTIVES: *offer the public the opportunity to speak to topics being discussed*
ISSUE BACKGROUND/PREVIOUS ACTIONS:

PROPOSAL:

ADVANTAGES: *offer the public an opportunity to address topics of Agenda*
DISADVANTAGES:

ITEMIZE ALL ANTICIPATED COSTS (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.) *none*

RECOMMENDED ACTION: *Add to agenda the public comment to provide a forum for our constituents*
OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS: *(I didn't realize I was not told it had been arbitrarily removed prior to my joining this committee)*

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used
CFY/\$ Remaining CFY
 Account Number:
 Description:
 Budgeted Amount:
 Spent to Date:
 Percentage Used:
 Remaining:

ATTACHMENTS (describe briefly):



REPORT TO APC

ITEM NAME: *Establish 5 to 10 yr. Capital Management Plan*
MEETING DATE: *April 21, 2026 - 5:30 pm*
PRESENTING COMMITTEE: *Guy Fredel*
COMMITTEE: *APC*
COMMITTEE CONTACT: *Guy Fredel*
STAFF CONTACT: *Sandi Sorensen*
PREPARED BY: *Sandi Sorensen*

ISSUE: *With large dollar expenditures being proposed it is imperative the board avoid over-spending resulting in shortfalls*
OBJECTIVES: *Establish Priorities, Costs and a 5-10 yr. Capital Management Plan*
ISSUE BACKGROUND/PREVIOUS ACTIONS:

PROPOSAL:

ADVANTAGES:

DISADVANTAGES:

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

RECOMMENDED ACTION:

See Attached

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used

CFY/\$ Remaining CFY

Account Number:

Description:

Budgeted Amount:

Spent to Date:

Percentage Used:

Remaining:

ATTACHMENTS (describe briefly):

From: Guy Kronenbadger@charter.net
Subject: Agenda Item
Date: Apr 16, 2026 at 8:01:29 AM
To: Sandra Sorensen
sandrasorensen1953@yahoo.com

Good Morning Sandi,

Discussion and Possible Action on Pro-Active Development Plan for the Village of Kronenwetter

- A. New developments that are spurring the need for a plan
 1. Sand Pits
 2. Entities are acquiring large tracts of land—ie the Marathon County Highway Department, private individuals and private companies. The supply of available, developable land is shrinking.
 3. The approval of the site plan for the distribution center is creating new possibilities and if construction occurs will create a significant amount of new revenue for TID 1 and the Village.
 4. Less than one-half of one per cent new construction is not sufficient to meet the Village's inflationary cost increases. A plan must be developed to bring about enough new construction to provide the revenues to cover not only inflationary cost increases but also increased staffing.

- B. To deal with these new developments and new opportunities, the Village needs to reassess the need for more staffing and develop a whole of government approach to promoting development.

- C. APC should play a lead role in involving staff, the Village Board and all committees and commissions of the Village in developing a pro-active plan to promote development.

- D. This planning effort will take 1 to 2 years to complete. The sooner we begin that effort, the sooner we will complete it.

- E. Our planning effort should be to develop a 10 year plan that will be reviewed and updated yearly.

I will be traveling today. I will call you later this morning.

Guy