



REVISED ADMINISTRATIVE POLICY COMMITTEE MEETING AGENDA

July 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. June 15, 2026, Administrative Policy Committee Meeting Minutes

4. REPORTS AND DISCUSSIONS

- D. Finance Director/Treasurer report
- E. 2027 Budget Timetable
- F. 2026-2027 Revaluation Timetable

5. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

- G. Budget Adjustment #3 – Municipal Garage
- H. 6/30/2026 Financial Statements (Budget Status Report)
- I. Bike Path Sealing
- J. Budget Adjustment #4-Bike Path Sealing

6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

7. NEXT MEETING: August 18, 2026

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: 07/15/2026 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

June 15, 2026 at 5:00 PM

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

1. CALL MEETING TO ORDER

Trustee and Chairperson Jessica Stowell called June 15th, 2026 Administrative Policy Committee to order at 5:00 P.M.

A. Pledge of Allegiance

Those in attendance were invited to stand and recite the Pledge of Allegiance.

B. Roll Call

PRESENT: President Joling, Mary Solheim, Jessica Stowell

ABSENT: Citizen Member Chris Kluz, Citizen Member Guy Fredel

STAFF: Finance Director John Jacobs, Administrator James Davel, Account Clerk Samantha Heis, Utility Clerk Kimberly Coyle

2. PUBLIC COMMENT

No Public comments were made.

3. APPROVAL OF MINUTES- DISCUSSION AND POSSIBLE ACTION

C. May 19, 2026 Administrative Policy Committee Meeting Minutes

Motion by Mary Solheim/President Joling to approve the Administrative Policy Committee Meeting Minutes from May 19th 2026. Motion carried by voice vote. 3:0

4. REPORTS AND DISCUSSIONS

D. 2024 Audit Review

Finance Director John Jacobs presented his 2024 Audit Review from the auditors. He said there are a number of things the Village can improve upon. He answered questions from the committee about the challenges the Village finances since he has taken on the role.

E. 2020-2024 Comparison Stats For Past Five Audits

Finance Director John Jacobs presented his 2020-2024 Comparison Stats for past five audits. He answered questions from the committee regarding the future of the Village finances.

5. NEW BUSINESS- DISCUSSION AND POSSIBLE ACTION

F. Assessment and Revaluation Services Proposals

Motion by President Joling/Mary Solheim to approve to recommend the Associated Appraisal option number 2 price quote to the Village Board. Motion carried by roll call vote. 3:0. Finance Director John Jacobs presented the 3 different RFP proposals for assessment/revaluation services. He stated that RFP contract through 2031 to APC and the Village Board for recommendation on June 22nd 2026 to provide the assessment firm to begin working on the 2026-2027 revaluation of all Village properties on 07/01/2026 or thereafter.

G. Soli Sax Quartet Musician Contract for National Night Out

Motion by Mary Solheim/President Joling to approve recommendation to the Village Board the Soli Sax Quartet Musician Contract for National Night Out for August 4th 2026. Motion carried by voice vote. 3:0 Trustee and Chairperson Jessica Stowell said all funding for this contract is being paid for by our TDS sponsorship.

H. Budget Amendments #1 and #2

Budget Amendment #1: Motion by President Joling/Mary Solheim to concur with the recommendation from the Finance Direct John Jacobs on the budget adjustments as were presented during the discussion of the financing for a new 2026 truck for the Public Works Department. Motion carried by roll call vote. 3:0 Administrator James Davel said there was an issue with the trans mition. He said that they went to the Village Board first and the Village Board approved the purchase of this new truck and now just need APC to approve the adjustment of the budget to pay for this vehicle.

Budget Amendment #2: Motion by President Joling/Mary Solheim to approve a 2026 budget for the newly created special parks committee. Motion carried by roll call vote. 3:0 Finance Director John Jacobs said this was a board action taken back on June 8th 2026 that they create a special parks committee. Committee will be made up of 2 Village Board members with an addition to 5 citizen members who get paid per meeting they attend. He said they would need to find funding for the 5 citizen members. He said that he would reallocate costs from the Admin Policy Committee budget (presently budgeted at 18 meetings in 2026) and Board of Appeals Committee budget (presently budgeted at 4 meetings in 2026),and move the funds to the Special Parks Committee budget for 2026.

6. **CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

7. **NEXT MEETING: July 21 2026**

8. **ADJOURNMENT**

Motion by President Joling/Mary Solheim to adjourn. Motion carried by voice vote. 3:0

Meeting adjourned at 5:55 P.M.

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: 06/11/2026 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 –
Mid-May/Mid-July 2026

PREPARED BY: John Jacobs, Finance Director/Treasurer

DATE PREPARED: 07/15/2026

Here is an update of the activities that the Finance Department has been working on during the past two months (mid-May to mid-July 2026).

Financial Audit Update:

2024 Financial Audit:

The Village Board received the 2024 financial audited statements for the 6/08/2026 Village Board meeting. The financial auditors from CLA (CliftonLarsonAllen) made the presentation to the Village Board in person at that time. Then, the 2024 financial statements were forward to Standard & Poor's (the Village's bond rating agency) on 6/09/2026. The books are closed on the 2024 financial year.

2025 Financial Audit:

The auditors are tentatively planning to return to the Village in September 2026 to conduct the audit fieldwork for the 2025 financial audit. Village Staff are working on closing the books on 2025 during June-August this summer. The Village will obtain access to the auditor's website portal in the coming weeks, so that the Finance Department can begin dropping completed documents into the audit folder, prior to CLA staff arriving in September for fieldwork.

After the 2025 audited financial statements are completed, I will go back and amend any 2025 reports for the Annual Water Utility Financial Report (to Wisconsin Public Service Commission), the Annual State Financial Report (to Wisconsin Department of Revenue), and the four TID reports (to Wisconsin Department of Revenue). I had submitted all of these reports "in-house" this year, based on preliminary 2025 numbers that I had at the time.

Bank Reconciliations Update:

Samantha and I are working on reconciling all of the Village's fringe benefit programs to our monthly bank statements. We found out recently that my previous predecessor had setup the Village's accounting software (Caselle) a few years ago on a "cash basis" for payroll and fringe benefit payments, which was incorrect. Kim, our Village Utility Clerk, had discovered this problem with our primary Caselle software support technician a few weeks ago. All of the payroll fringe benefits should have been setup on an "accrual basis", to be posted as "paid" on the ACTUAL DATE that they were paid. Previously, all fringe benefits were posted as "paid" on the payroll date, which was inaccurate, because some benefits are actually paid a few weeks later or into the next month.

My goal is to work with Samantha to correctly post all ACH fringe benefits to the actual date and month that they were paid, starting from June 2026 and working backward into 2025, as necessary.

We hope to have all of the fringe benefits correctly posted into our General Ledger by 8/15/26 then to have all of the bank reconciliations fully completed by 8/31/2026.

I believe that Village Staff can handle making the necessary corrections, without involving the Village's auditors to bill us for this accounting work which can be completed "in-house".

Beginning with July 2026, the Village's accounting software will now be posting ACH fringe benefits on the "accrual basis" on when the ACH payments are actually occurring. This will make the monthly bank reconciliation process more efficient and less time-consuming.

TID #3 Closure Financial Audit:

Our financial auditors (CLA) are also preparing to complete the 2026 TID #3 closure financial audit during September 2026, 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:

The Village Board had approved the Revaluation/Reassessment and Assessment Services contract through 2031 with Associated Appraisal Consultants ("Associated") on 6/22/2026. The Village has signed the contract for their services, and we are awaiting a timeline from them on the 2026-2027 Revaluation/Reassessment Services contract this week. I will share that information with APC and the Village Board as soon as I receive it from them.

Associated will begin the revaluation work in July 2026 and complete the process by October 2027. They will bill the Village on a monthly basis for hours spent working on the revaluation process. But the total cost for these services for revaluation will not exceed \$180,000 by 10/31/2027.

The contract period will begin on 7/01/2026, and provide the assessment company ample time to coordinate a schedule to complete a full revaluation of all Village properties, 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 the 10/15/2027 deadline with the State. The new valuations would be in effect as of 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 Sept-Nov 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 Oct/Nov 2026, so that APC and the Village Board could review them likely during **November/December 2026** meeting schedules.

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.

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 audited financial statements would need to be available. Both sets of 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.

CLIPP Committee Update and 10-Year CIP Budget Plan:

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 **August 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. The Village has purchased a software program license for Village Staff to streamline the CIP Budget process for the 2027-2036 (10-year) CIP Budget document. It will be very easy to add/subtract/move projects between the 10-year period.

2027 Operating Budget and 2027-2036 CIP (Capital Improvements Plan) Budget:

The 2027 operating budget timetable is included in this meeting packet for your reference. All dates highlighted in **RED** are the important dates for the Village Board, Committee Members, and Taxpayer/Residents to keep aware of during July-December 2026.

The month of August 2026 will focus on the CIP (Capital Improvements Program) Budget for 2027-2036 (next 10 years). The Village has never had a long-term capital plan for infrastructure, facilities, and equipment purchases or replacements. Funding options will be discussed for all projects during this 10-year period. This is the first-time that a comprehensive budgeting plan will be discussed by various committees and Village Board members. Any revisions to the first draft of the CIP Budget can take place after these August meeting dates.

All changes to the 2027 CIP Budget (just the 1st year of the 10-year plan) will be included in the total 2027 operating budget, which is scheduled for the Public Hearing and Budget Adoption on 11/09/2026.

2025 Preliminary/Pre-Audited Internal Financial Statements:

I will complete the 2025 preliminary/pre-audited internal financial statements by early September 2026, and will distribute them to APC and Village Board at the **September 2026** meetings.

2026 Internal Financial Statements:

I will also begin distributing 2026 internal financial statements to the APC and Village Board beginning with the **July 2026 meetings**. I am presently working on 6-month financial statements for 2026, to present at the APC and Village Board meetings.

Then, I will revert back to monthly financial statements beginning with the **August 2026** meetings.

VILLAGE OF KRONENWETTER

2027 Budget Timetable (as of 7/21/2026)

Tuesday, 7/21/2026	Present 2027 Budget Timetable to APC (Admin Policy Committee)
Monday, 7/27/2026	Present 2027 Budget Timetable to Village Board
Friday, 7/31/2026	WDOR releases <u>Preliminary</u> 2026 Net New Construction Numbers & 2026 Equalized Valuation, including TIF Districts

Monday, 8/03/2026	CLIPP Meeting – 1st draft review of 2027-2036 CIP (Capital Improvements Program) Budget (next 10 years)
Tuesday, 8/04/2026	Village Staff meeting to Kick-off 2027 Budget, with worksheets & guidelines/expectations
Friday, 8/14/2026	WDOR releases <u>Final</u> 2026 Net New Construction Numbers & 2026 Equalized Valuation, including TIF Districts
Friday, 8/14/2026	WDOR releases 2027 Personal Property Aid Estimates
Tuesday, 8/18/2026	APC Meeting – Review 2027 Budget Guidelines & Set Expectations; APC reviews 1st draft of CIP Budget
Monday, 8/24/2026	Village Board Meeting – Review 2027 Budget Guidelines & Set Expectations; Village Board reviews 1st draft of CIP Budget

Tuesday, 9/15/2026	WDOR releases 2027 Shared Revenue Estimates
Monday, 9/21/2026	Finance Department inserts 2027 Wages & Fringes into Budget for Departments
Thursday, 9/24/2026	Village Departments submit 2027 Budget Requests to Finance Department
Monday, 9/28/2026	Finance Department compiles 2027 Department Budgets and sends to Village Administrator for First Review
Weeks of 9/28-10/09/2026	Village Administrator completes review of 2027 Proposed Budget (2-week review with departments)

Thursday, 10/01/2026	WDOR releases 2027 Exempt Computer Aid & Video Service Provider Aid Estimates
Thursday, 10/01/2026	WDOR releases 2026 Municipal Fees of Manufacturing Property Assessment
Monday, 10/05/2026	WDOT releases 2027 Highway Aids Estimate

Tuesday, 10/06/2026	2027 Preliminary Utility Fund Budgets reviewed with UC (Utility Committee)
Tuesday, 10/13/2026	2027 Preliminary Budget reviewed with APC (Admin Policy Committee) – “special meeting”
Thursday, 10/15/2026	2027 Preliminary Budget distributed to Village Board for Budget Workshops
Monday, 10/19/2026	Village holds 2027 Budget Workshop #1 (Village Board/APC) – “special meeting for Village Board”
Tuesday, 10/20/2026	Village holds 2027 Budget Workshop #2 (Village Board/APC) – “special meeting for Village Board; regular meeting for APC”
Wednesday, 10/21/2026	Village submits 2027 Budget Hearing notice proof to <u>Wausau Daily Herald</u>
Thursday, 10/22/2026	Village publishes 2027 Proposed Budget on Village’s website
Sunday, 10/25/2026	Village publishes 2027 Budget Hearing Notice in <u>Wausau Daily Herald</u> (at least 15 days prior to 2027 Budget Hearing)
Friday, 10/30/2026	Tech Colleges certify tax levy to Village (for 2027 TIF Districts)
Monday, 11/02/2026	WDOR sends 2 nd Reassessment Notice Warning Letter to Village (5 th Consecutive Year Assessment Ratio below 90%)
Monday, 11/09/2026	Village holds 2027 Budget Hearing & Adopts 2027 Budget
Tuesday, 11/10/2026	School Districts certify tax levy to Village (for 2027 TIF Districts)
Friday, 11/20/2026	WDOR releases 2026 Lottery Credit, First Dollar Credit, and School Levy Tax Credit Amounts
Tuesday, 11/24/2026	Village submits 2026 Tax Roll to County for processing December 2026 Tax Bills
Tuesday, 12/08/2026	Estimated Date that Dec 2026 Property Tax Bills are sent out in the mail to taxpayers
Monday, 12/14/2026	Village submits 2026 Municipal Levy Limit Worksheet, Statement of Taxes, & Tax Increment Worksheet to WDOR

LEGEND for Important Dates:

Red – For Village Board, Committees, and Taxpayers/Residents

Blue – For Department Heads/Managers, and Village Administrator

Green – For Finance Department

Black – WDOR (Wis Dept of Revenue), WDOT (Wis Dept of Transportation), or other Taxing Jurisdictions provide information to Village



REPORT TO APC & VILLAGE BOARD

Section 4, Item F.

ITEM NAME: Finance/Treasurer Office Update:
Revaluation/Reassessment of Village Properties during 2026-2027
PREPARED BY: John Jacobs, Finance Director/Treasurer
DATE PREPARED: 07/15/2026

Here is a tentative timeline for the 2026-2027 Revaluation/Reassessment process for the Village of Kronenwetter, as I have estimated as of 7/15/2026.

If I receive the proposed timeline from Associated Appraisal Consultants in the next few days, I would provide that timeline to you also, as a replacement of my tentative schedule shown below.

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

- 6/22/2026: RFP awarded to Associated Appraisal Consultants for 2026-2027 revaluation/reassessment services for the Village of Kronenwetter.
- 7/07/2026: RFP Contract signed by Village for 2026-2027 revaluation/reassessment services.
- July 2026 - September 2026: Contracted Assessor works with Village on notifying/mailing out information to Village property owners about Revaluation/Reassessment process.
- July 2026 – August 2027: Next 14 months spent by Assessor on physical outdoor reviews of all Village parcels.
- August 15, 2027: Wisconsin Department of Revenue releases final 2027 equalized valuation of Village of Kronenwetter.
- August 16, 2027 – Early September 2027: Assessor conducts final review of proposed 2027 assessed valuations of all Village parcels, to make sure that the numbers are very close to 100% equalized valuation number from the Wisconsin Department of Revenue for 1/1/2027.
- After Labor Day 2027: Assessor mails out proposed 2027 assessed valuation notices to all property owners.
- After Labor Day 2027 – Early October 2027: Assessor holds Open Book Reviews/Appointments for Village property owners to review updated assessment roll records.
- Early/Mid October 2027: Assessor holds Board of Review with Village Board, and finalizes the 2027 assessment roll; Assessor reports final assessment valuation of Village to Wisconsin Department of Revenue.
- December 2027: Tax Bills sent out to Village property owners with “updated” assessment valuations.



REPORT TO APC & VILLAGE BOARD

AGENDA ITEM: **Budget Amendment #3** – Financing for Additional Bathroom Cost added to Municipal Center Garage Project: Adjustment to Capital Projects Fund (Fund #410)

MEMO DATE: July 15, 2026

PRESENTING COMMITTEES: APC & Village Board

COMMITTEE CONTACT:

STAFF CONTACT: Finance Director-John Jacobs

REPORT PREPARED BY: Finance Director-John Jacobs

AGENDA ITEM: Budget Amendment #3 – Financing for Additional Bathroom Cost added to Municipal Center Garage Project: Adjustment to Capital Projects Fund (Fund #410)

OBJECTIVES: Provide additional funding for addition of bathroom cost to Police side of Municipal Center Garage Project in 2026.

ISSUE BACKGROUND/PREVIOUS ACTIONS:

- The Village Staff has recommended to add a bathroom area (consisting of a toilet, sink, and mop sink) on the Police-side of the new Municipal Center Garage project. The benefits would be for the officers not need to walk around the outside of the building to come into the Public Works-side of the garage, as we will have a fire wall separating the two areas (Public Works/Parks/Utilities and Police Department) within the building.
- The building is suited for additions in the future, if additional staff and vehicles are needed, and we would be setup right now with a bathroom already installed without having to do a remodel project to add a bathroom in the future at a much higher cost.
- See Public Works Director Ulman's memo and documents attached here for further information.

PROPOSAL: Add the additional bathroom with fixtures, piping, and construction materials for an additional \$14,815 to the project cost. Therefore, the total proposed amended project cost would increase from \$800,000 to \$814,815 for this Municipal Center Garage project. There is additional funding in the Capital Projects Fund (Fund #410) that would be available to finance this additional project cost. No additional funding would come from the Sewer Utility Fund, since this additional bathroom would be located on the Police-side of the building.

The Village Board approved the addition of the bathroom to the Municipal Center Garage project at their 7/13/2026 most recent meeting. However, I would recommend that a 2026 budget amendment of \$14,815 should be recommended by APC, and approved by the Village Board, to increase the total project cost from \$800,000 to \$814,815.

RECOMMENDED ACTION: Recommend the following 2026 budget amendment as follows:

- **CAPITAL PROJECTS FUND (Fund #410):**
 - **Account #410-57327-822-000: Capital Improvements: Building Improvements**
 - Original 2026 Budget = \$533,334.00
 - **Plus: 2026 Budget Amendment = \$14,815.00**
 - Amended 2026 Budget = \$548,149.00
- **SEWER UTILITY FUND (Fund #650):**
 - **Sewer Utility Buildings**
 - Original 2026 Budget = \$266,666.00
 - **Plus: 2026 Budget Amendment = \$0.00**
 - Amended 2026 Budget = \$266,666.00
- **COMBINED COST:**
 - **Municipal Center Garage Project**
 - Original 2026 Budget = \$800,000.00
 - **Plus: 2026 Budget Amendment = \$14,815.00**
 - Amended 2026 Budget = \$814,815.00

OTHER OPTIONS CONSIDERED: N/A

TIMING REQUIREMENTS/CONSTRAINTS: Present this 2026 budget amendment to APC and the Village Board for consideration as soon as possible for providing the additional financing needed, in order to provide full funding for this capital project to be started and completed during 2026.

ATTACHMENTS (describe briefly): Spreadsheet -> Estimated Balances in Capital Projects Fund (Fund #410) & Capital Equipment Replacement Fund (Fund #750) – Estimated as of 7/15/2026

VILLAGE OF KRONENWETTER

Estimated Balances in Capital Projects Fund (Fund #410) &
Capital Equipment Replacement Fund (Fund #750)

Estimated as of 7/15/2026

	Capital Projects Fund Fund #410	Capital Equipment Replacement Fund Fund #750
Estimated Balance at 12/31/2026 per 2026 Budget Book pages 161 & 162	\$ 122,972	\$ 5,719
Adjustments:		
1) PLUS: Net 2026 Budget Savings - Estimated 6/08/2026 (from Police Squad Cars)	\$ -	\$ 10,000
2) MINUS: Change Orders for Kronenwetter Drive North Project (non-TID area)	\$ (15,000)	\$ -
3) TRANSFER: Transfer funds for DPW Truck from Cap. Proj. Fund to Cap. Equip. Fund	\$ (35,000)	\$ 35,000
4) MINUS: Purchase DPW Truck - 2026 GMC Sierra	\$ -	\$ (49,559)
Subtotal	\$ 72,972	\$ 1,160
5) MINUS: Additional funding for Added Bathroom to Municipal Center Garage project	\$ (14,815)	\$ -
Revised Estimated Balance as of 7/15/2026	\$ 58,157	\$ 1,160

Finance
7/15/2026



Report to Village Board

Agenda Item: Municipal Center Garage

Meeting Date: July 13, 2026

Referring Body: Village Board

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

AGENDA ITEM: Municipal Center Garage

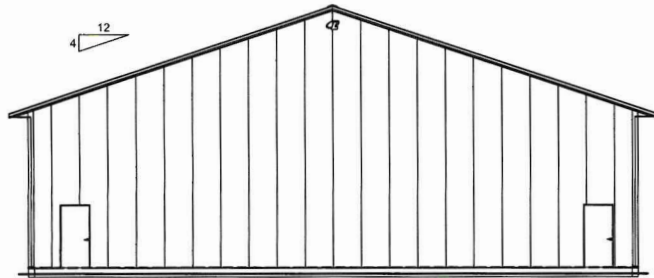
OBJECTIVE(S): To approve a bathroom on the Police side of the garage.

HISTORY/BACKGROUND: The selected contractor S.D. Ellenbecker for the building of a 6-bay garage for \$800,000 proposed the question of adding a bathroom which consists of a toilet, sink, and mop sink on the police side of the garage. After discussing as staff, we would like to see that installed. The benefits would be the officers wouldn't need to walk outside the building to come into the public works side of the garage, as we will have a fire wall separating the two areas. The building is suited for additions in the future if additional staff and vehicles are needed and we would be set up with a bathroom already installed without having to do a remodel to add a bathroom.

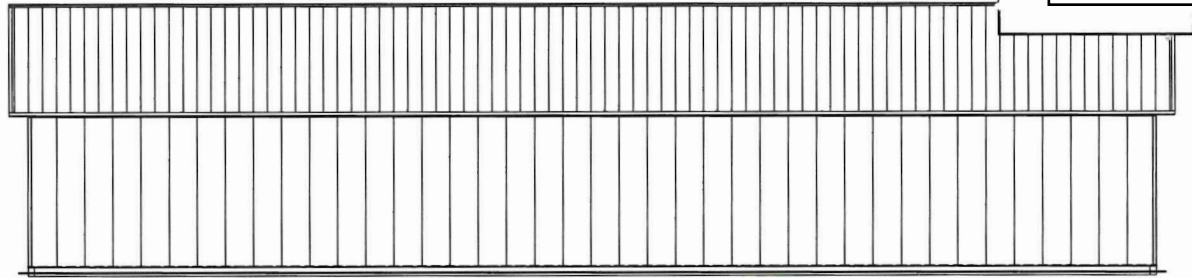
Adding the additional bathroom with fixtures, piping, and construction materials would be an additional \$14,815 to the project cost.

The total price of the building would now sit at \$814,815. With approval we can sign the contract and S.D. Ellenbecker can start the project in August, depending on state approval turnaround.

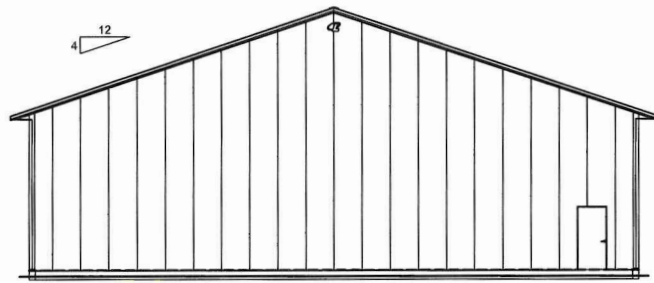
RECOMMENDED ACTION: To approve S.D. Ellenbecker to build the 6-Bay Equipment Garage for \$814,815.



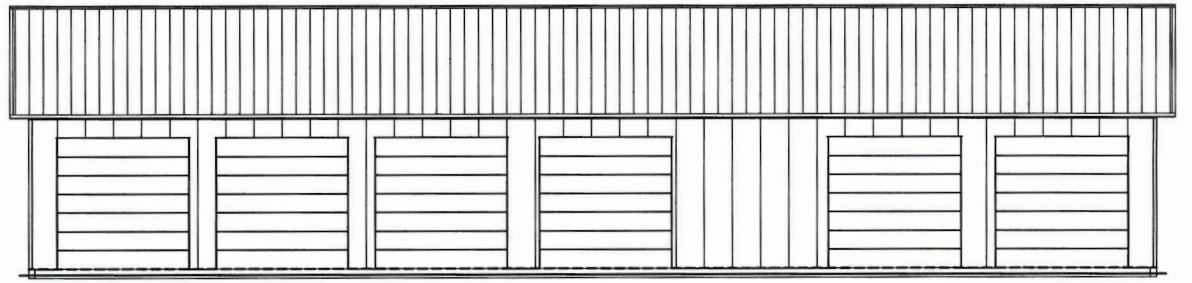
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

BUILDING COLORS

ROOF METAL	EVERGREEN	SLDG DR PANEL	---
SIDEWALL	PEWTER GRAY	SLDG DR JAMB TR	---
ENDWALL	PEWTER GRAY	SLDG DR TRACK	---
GABLES	---	SLDG DR VERTS	---
BASE	EVERGREEN	SLDG DR BTM GIRT	---
CORNER	EVERGREEN	OVHD DR PANEL	---
EAVE/FASCIA	EVERGREEN	OVHD DR TRIM	EVERGREEN
GABLE/RAKE	EVERGREEN	WALK DR	---
SOFFIT	EVERGREEN	WALK DR TRIM	VARIES
WAINSCOT	---	WINDOW	---
ACCENT PANEL	---	WINDOW TRIM	---
GABLE LOUVER	---	SHUTTERS	---
INSUL WL BATTEN	---	SIG DR FIELD	---
RIDGE CAP	EVERGREEN	SIG DR TRIM	---
RIDGE VENT	---	SIG DR JAMB TR	---
CUPOLA ROOF	---	SIG DR WINDOW	---
CUPOLA BODY	---	SIG DR TRACK	---
CUPOLA BASE	---	LARGE DOOR	---
GUTTER	---	LARGE DOOR TRIM	---
DOWNSPOUT	---	DUTCH DR FRAME	---
LEAN-TO ROOF	---	DUTCH DR INSERT	---
LEAN-TO CRWN/VBLK	---	DUTCH DR TRIM	---
LEAN-TO SOFT/CLG	---	SHINGLES	---
CLEAR OPNG COL CVR	---	MANSARD ROOF	---
CURTAIN OPNG TR	---	MANSARD EAVE	---
BOX STALL GRILLS	---	MANSARD SOFFIT	---
		MODERRA	---



DEALER INFO.

S. D. Ellenbecker Inc
1222 Mount View Lane
Athens, WI 54411

CUSTOMER INFO.

village of kronenwetter municipal building
I-39 frontage rd
Mosinee, WI 54455

BUILDING DESCRIPTION

65'-0" x 120'-1" x 16'-0"
Uni-Frame Not Embedded
QP052826

Customer Approval

(Initials)

DATE:

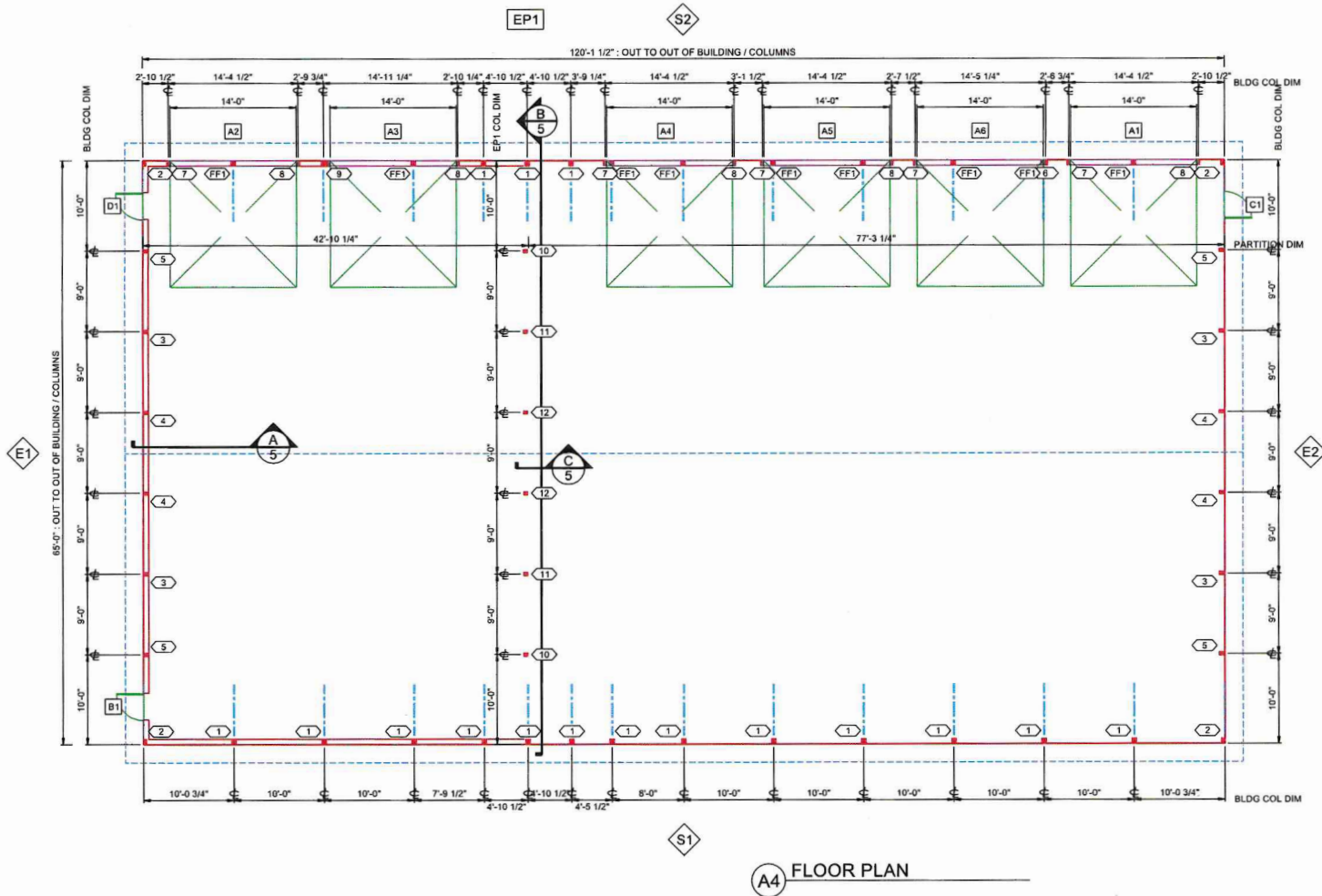
Bldg Direction



(Mark North)

PROJ: R13A-15743-01-02
PROPOSAL DRAWINGS ONLY
Not Intended for Construction Purposes

The information presented in this drawing is based on a preliminary design using the input design is subject to Lester Eng
* NOT TO SCALE



COLUMN SCHEDULE

COLUMN		FOOTING					ANCHOR				
ID	PART	SHAPE	LENGTH	BASE	SIZE	TYPE	YDSR3	DE1	TYPE	BRSL3	DE1
2	C004	F8888	12-02-08	-	-	FF244	G1/2H DWN	-	FF244	G1/2H DWN	FF223
2	C004	F8888	18-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF221
3	C005	F8888	24-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF223
3	C005	F8888	17-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF223
5	C007	F8888	22-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF223
5	C007	F8888	17-02-15	-	-	-	-	-	FF244	G1/2H DWN	FF221
5	C007	F8888	17-02-15	-	-	-	-	-	FF244	G1/2H DWN	FF221
8	C010	F8888J	17-02-15	-	-	-	-	-	FF244	G1/2H DWN	FF221
8	C011	F8888J	17-02-15	-	-	-	-	-	FF244	G1/2H DWN	FF221
8	C011	F8888J	17-02-15	-	-	-	-	-	FF244	G1/2H DWN	FF221
10	C117	F8888	22-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF221
10	C117	F8888	24-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF223
10	C117	F8888	24-00-00	-	-	-	-	-	FF244	G1/2H DWN	FF223
11	FL10F0AB	F88888	1-10-08	18.5	-	HEADER	-	-	FF244	G1/2H DWN	F0354

OPENING SCHEDULE ☐

ID	MODEL	COLOR	NOMINAL	ROUGH	FRAME DET	FINISH DET
A0	OVERHEADDOOR - F80		168"x168"	?		101675
A2	OVERHEADDOOR - F80		168"x168"	?		101675
A3	OVERHEADDOOR - F80		168"x168"	?		101675
A4	OVERHEADDOOR - F80		168"x168"	?		101675
A5	OVERHEADDOOR - F80		168"x168"	?		101675
A6	OVERHEADDOOR - F80		168"x168"	?		101675
B1	WALKDOOR - F80		36"x80"		KC441	102039
C1	WALKDOOR - F80		36"x80"		KC441	102039
D1	WALKDOOR - F80		36"x80"		KC441	102039

FBO CEILING / LINER

- 1) FBO LINER AND CEILING AND CONNECTIONS TO LESTER BUILDING BY OTHERS



DEALER INFO.

S. D. Ellenbecker Inc
1222 Mount View Lane
Athens, WI 54411

CUSTOMER INFO.

village of kronenwetter municipal building
l-39 frontage rd
Mosinee, WI 54455

BUILDING DESCRIPTION

65'-0" x 120'-1" x 16'-0"
Uni-Frame Not Embedded
QP052826

Customer Approval

(Initials)
DATE:

Bldg Direction

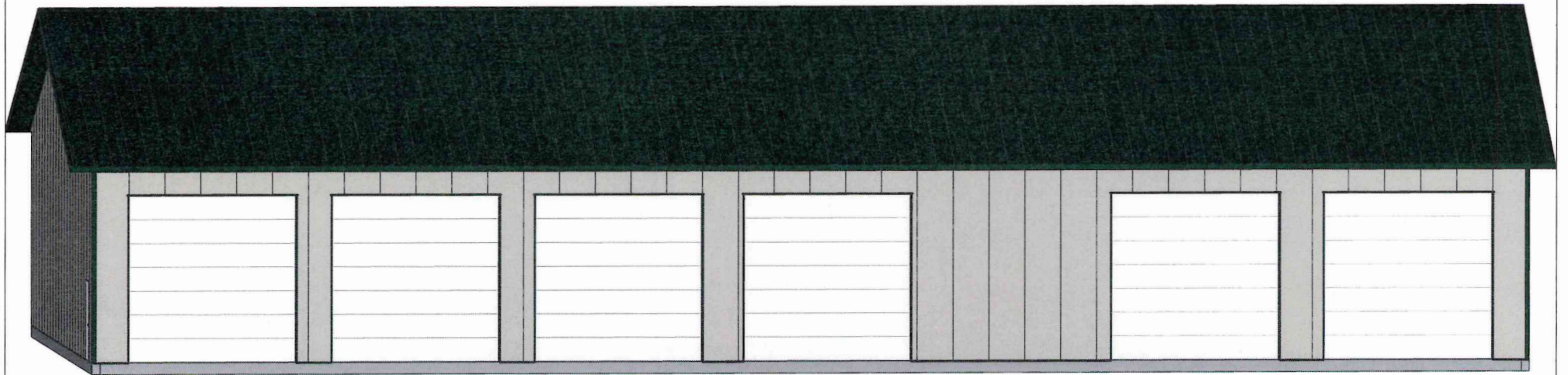


(Mark North)

PROJ: R13A-15743-01-02
PROPOSAL DRAWINGS ONLY
Not Intended for Construction Purposes

The information presented in this drawing is based on a preliminary design using the input [REDACTED] the final design is subject to Lester Eng [REDACTED] aw.

* NOT TO SCALE



	DEALER INFO.	CUSTOMER INFO.	BUILDING DESCRIPTION	Customer Approval _____ (Initials) DATE:	PROJ: R13A-15743-01-02 PROPOSAL DRAWINGS ONLY Not Intended for Construction Purposes The information presented in this drawing is based on a preliminary design using the input provided. Final design is subject to Lester Engineering, Inc. approval. * NOT TO SCALE *
	S. D. Ellenbecker Inc 1222 Mount View Lane Athens, WI 54411	village of kronenwetter municipal building I-39 frontage rd Mosinee, WI 54455	65'-0" x 120'-1" x 16'-0" Uni-Frame Not Embedded QP052826		



S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
 ATHENS, WISCONSIN

Proposal/Work Order: 26
 Date: 7/8/26

Proposal Submitted To: Village of Kronenwetter

Project to be completed at: Municipal Center Location - 1582 Kronenwetter drive Kronenwetter, WI 54455

We offer to provide all necessary labor and materials for the successful completion of: **65' x 120' x 16' tall new equipment garage.**

- Includes a state submitted Lester Building package.
- Includes concrete slab for building with a thickened grade beam around perimeter and required reinforcing. Includes 60' of trench drain inside building with 1 catch basin that ties into existing sewer system.
- Includes 3 hour drywall fire rated separation wall between the police bays and municipal bays.
- Includes 6 overhead doors and 3 exterior walk doors.
- Includes a liner panel finish in the interior of the building.
- Includes 2 ADA bathrooms with 1 toilet and 1 sink per bathroom.
- Includes 1 hot water heater, 2 hose bibs and 2 mop sinks.
- Includes all necessary electrical work including lights, power for OH doors, necessary outlets and a 200 amp service.
- Includes (2) gas powered unit heaters and necessary HVAC equipment per state code.
- Includes 6" gutters on overhead door side only.
- Excludes building excavation and any final restoration needed (by owner)

Total Estimated Cost: \$814,815.00

Notes:

- This quote does not provide for additional costs involved with heated concrete, cold weather protection for concrete or any other material involved with any cold weather protection. Any weather-related costs, variations to the work or changes in the Total Estimated Cost will be reflected in written change orders.
- Excludes supply and installation of anchor bolts that will be set into concrete foundation per plans (if applicable).
- Due to the volatility of the current economy and market, the prices provided in this proposal will only be valid for 15 days. If this proposal is not accepted and returned within 15 days from the date of this proposal or if the work is not completed by (2023), SDE Inc. Reserves the right to withdraw the proposal or modify the terms of the proposal/contract.
- SDE Inc. will not be held liable for any project delays due to Covid-19 or any other epidemics or pandemics.
- SDE will be closed from June 29th to July 5th, 2026. No work will be performed during this time.

PAYMENT TERMS: NET 15 DAYS / FINANCE CHARGE OF 1 ½% PER MONTH ON PAST DUE ACCOUNTS

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. **Any alteration or deviation from above specifications involving extra costs will be executed upon written or verbal orders and will become an extra charge over and above the estimate.** All agreements are contingent upon strikes, accidents or delays beyond our control. **Owners to carry fire, tornado and other necessary insurance for Project.** Public Liability Insurance and Worker's Compensation Insurance on the above work to be is taken out by S.D. Ellenbecker Inc.



S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
ATHENS, WISCONSIN

Dear Contractor/Owner,

Effective immediately, as a result of dubious warranty claims, S.D. Ellenbecker will no longer warranty any concrete beyond Sixty (60) days from the date the concrete is placed. The Sixty (60) day warranty is void, if any traffic (human, machine, or any other form of traffic), crosses the concrete or affects the concrete in any way, prior to its designed cure time. Surface blemishes or structural failures caused by concrete mix designs, poor compaction, weather conditions, other contractors, homeowners, municipalities, or any exterior factors will not be replaced by S.D. Ellenbecker under warranty. The Sixty (60) day warranty is only applicable for concrete placed by S.D. Ellenbecker between the dates of May 1st to October 15th in any given year. All exterior concrete placed between October 16th to April 30th in any given year is not warranted. S.D. Ellenbecker excludes any and all other express or implied warranty for fitness of purpose and all other warranties not set forth herein except as set forth above.

S.D. Ellenbecker, in recent history, has been asked to replace concrete damaged by plow trucks, paving companies, salt placement before adequate cure time, owner damages, etc.... S.D. Ellenbecker will no longer warranty defects not proven to be caused by poor workmanship by S.D. Ellenbecker. S.D. Ellenbecker only warranties work performed by S.D. Ellenbecker and its employees to the extent set forth above.

S.D. Ellenbecker understands that different municipalities and owners may require longer warranties. However, all future bids will not include any warranties other than these described in this letter. S.D. Ellenbecker will record their work at the end of each workday and keep a record of the conditions of pours. It is unfortunate that warranty claims have come to this, however S.D. Ellenbecker wants to ensure our warranties cover our flaws and workmanship, not that of others or unscrupulous claims.

If concrete is to be repaired within the 60-day warranty period, all restoration beyond the concrete work shall be completed by other persons/entities.

Thank you,

Dean Ellenbecker
President of SD Ellenbecker



S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
ATHENS, WISCONSIN

Proposal/Work Order: 26
Date: 7/8/26

Section 5, Item G.

Respectfully submitted by Contractor:
S.D. Ellenbecker, Inc.
1222 Mount View Lane
Athens, WI 54411

By: Jared Diers

Dated: 7/8/26

Note: This Proposal may be withdrawn by us if not accepted as a Contract by Owner within 15 days of the date signed above.
Note: The parties hereby acknowledge that there is a page 2 of this Proposal/Contract, the terms and provisions of which are agreed upon.

ACCEPTANCE OF PROPOSAL AS CONTRACT: As consideration for the above prices, specifications and conditions, including any attachments or other related documents, provided by Contractor above, Owner hereby accepts this Proposal as a written Contract for the work to be performed. Contractor is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: _____ SIGNATURE: _____

COMPANY NAME: _____ ADDRESS: _____

DATE: _____ PRINT NAME & TITLE: _____

**** PLEASE SIGN AND RETURN A COPY OF THIS PROPOSAL IF IT IS ACCEPTED AS A CONTRACT TO PERFORM THE WORK SPECIFIED****

**** NO WORK WILL BE STARTED UNTIL THIS ACCEPTED PROPOSAL IS SIGNED AND RECEIVED****

****A "LETTER OF COMMITMENT" FROM YOUR BANKING FACILITY MAY ALSO BE REQUESTED AT THE DISCRETION OF CONTRACTOR BEFORE WE CAN BEGIN ANY WORK ON THIS PROJECT****

LIEN LAWS: As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

MISCELLANEOUS:

Neither this Proposal/Contract nor any right, benefit or obligation of Owner arising hereunder for this work may be voluntarily or involuntarily sold, transferred or assigned. The Contractor may assign its rights and obligations under this Agreement without the consent of Owner.

All notices and other communications provided for in this Proposal/Contract shall be given in writing by registered or certified mail and shall be addressed to the Owner and Contractor at their respective addresses listed in this Proposal/Contract. Any notice given pursuant to this paragraph shall be deemed given as of three (3) business days after the date of mailing.

Contractor shall not have any liability to Owner whatsoever for any consequential, incidental, liquidated or special damages under or in connection with this Contract.

If Contractor deems it necessary to initiate legal means to collect sums owed by Owner arising out of or connected to this Proposal/Contract, Owner agrees to pay all costs of collection (including court costs) and reasonable attorney's fees thereby incurred by Contractor with respect to any collection or legal action initiated.

Page 2 approval of terms: _____ (Owner initials)

JD (Contractor initials)

**Report to APC**

Item Name: Bike Path Sealing

Meeting Date: July 21, 2026

Referring Body:

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

AGENDA ITEM: Bike Path Sealing

OBJECTIVE(S): To seal the bike paths with the 2024 borrowed GO Fund money.

The Village of Kronenwetter multi-use bike paths are in need of sealing. Since they were installed 5+ years ago the Village hasn't had money to keep up with the maintenance on the paths. With the left-over money from the borrowing in 2024 we would like to propose to APC that we use \$37,884 to keep up the required maintenance on our paths.

Fahrner Asphalt Sealers is the company who was selected for our 2026 road maintenance project which was awarded in spring of this year. The numbers provided reflect the bid pricing from that award.

RECOMMENDATION: Make a recommendation to the Village Board to select Fahrner Asphalt Sealers to seal the Village of Kronenwetter's bike paths for \$37,884 from the 2024 GO borrowing.

PROPOSAL / CONTRACT

Job. No. _____

Date: **May 29, 2026**

CORPORATE OFFICE
 2800 Mecca Drive • Plover, WI 54467
 phone 715.341.2868 • fax 715.341.1054

751 N Bluemound Drive • Appleton, WI 54914
 phone 920.759.1008 • fax 920.759.1019

6615 US Highway 12 W • Eau Claire, WI 54703
 phone 715.874.6070 • fax 715.874.6717



Pavement Maintenance Contractors

EOE, including disability / vets

914 Commercial Court • Onalaska, WI 54650
 phone 608.779.6641 • fax 608.779.6813

316 Raemisch Road • Waunakee, WI 53597
 phone 608.849.6466 • fax 608.849.6470

111 Anderson Road • Iron River, MI 49935
 phone 906.265.6770 • fax 906.265.5719

2224 Veterans Memorial Pkwy • Saginaw, MI 48601
 phone 989.752.9200 • fax 989.752.9205

Contact Name: Brad Jacobson	Contract Price T.B.D.
PURCHASER: Village of Kronenwetter	TELEPHONE: (715) 574-5160
ADDRESS: 1582 Kronenwetter Drive Kronenwetter, WI 54455	DESCRIPTION OF PROPERTY: Village of Kronenwetter 1582 Kronenwetter Drive Kronenwetter, WI 54455

1. FAHRNER Asphalt Sealers, L.L.C. (CONTRACTOR) and PURCHASER agree that, CONTRACTOR shall furnish the labor and materials to complete certain construction in accordance with the following specifications:

Sweep asphalt clean with vacuum sweeper and/or air blowers.

Apply Gilsonite Sealer/Binder at a rate of 0.10 Gallons/SY.

*Price is for sealing Bike paths only, not roadways.

Price per Bike Path-

Kowalski Rd Bike Path: \$5,535.00
 Queenland Dr Bike Path: \$5,406.00
 Cedar Rd Bike Path: \$1,860.00
 Old 51 Bike Path: \$16,306.00
 Maple Ridge Rd Bike Path: \$3,128.00
 Kronenwetter Dr Bike Path: \$5,649.00

This proposal may be withdrawn if not accepted and received by CONTRACTOR within 30 days of the date above and/ or at any time before performance of the work hereunder upon CONTRACTOR'S determination that the PURCHASER is not creditworthy.

2. If proposal is accepted please sign, retain one copy and forward a copy to our office.

3. The undersigned ("PURCHASER") agrees to pay CONTRACTOR the total price of T.B.D. and/or the unit prices specified above for the labor and materials specified above which payment shall be due upon completion of each stage of work.

PURCHASER acknowledges that the specifications, conditions and price quotes specified above are satisfactory and hereby accepted. By my signature herein, I authorize CONTRACTOR to review personal OR business Credit Reports to evaluate financial readiness to pay amounts set forth in this Proposal/Contract.

Acceptance of this Proposal includes acceptance of all the terms and conditions on back.

CONTRACTOR:

Fahrner Asphalt Sealers, LLC: 715-295-4690
 dan.doyle@fahrnerasphalt.com

PURCHASER:

I have read and understand the terms and conditions on both sides of this contract.

Dan Doyle

(PRINT OR TYPE NAME)

By:

Dan Doyle

(CONTRACTOR REPRESENTATIVE)

By:

(PURCHASER AUTHORIZED REPRESENTATIVE)

Date: **May 29, 2026**

Date of acceptance: _____

TERMS AND CONDITIONS

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAWS, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMS ARE DULY PAID.

ACCEPTANCE OF WORK

All labor and material is conclusively accepted as satisfactory unless excepted to in writing within seven (7) days of performance.

EXTRA WORK

All alterations or deviations from any of the terms of this contract shall be in writing and executed by the parties hereto. Any extra cost involved therein will become an extra charge to be paid by PURCHASER over and above the contract price.

PURCHASER'S RESPONSIBILITIES

PURCHASER acknowledges and understands that it shall be responsible for obtaining any and all permits which may be required in connection with performance of this Proposal/Contract. Where applicable, PURCHASER shall also be responsible for backfilling areas that border along the newly paved surface with appropriate material to eliminate potential cracking and uneven surface at the edge of the paved surface and for installing, replacing, maintaining and repairing shoulders. PURCHASER assumes all liability for any damages done to underground utilities and/or structures unless CONTRACTOR has been notified, upon acceptance of this Proposal, as to the specific location and depth of any such buried utility/structures.

Unless exempt, in accepting this Proposal/Contract, PURCHASER acknowledges that it shall comply with the requirements of all applicable federal, state, and local employment laws, executive orders, codes and regulations (the "Requirements") effective where the work and/or services are being performed including, but not limited to, 41 CFR §§ 60-1.4(a)(1)-(8), 60-1.4(b), 60-1.4(c) or their successors effective where this Proposal/Contract is performed. To the extent required by law, all provisions of the Requirements are hereby incorporated into and made a part of this Agreement and any applicable agreements of CONTRACTOR. To the extent applicable, the Requirements include, but are not limited to, (1) prohibition of discrimination because of protected veteran status, disability, race, color, religion, sex, sexual orientation, gender identity, national origin and because of inquiry or discussion about or disclosure of compensation, (2) affirmative action to employ and advance in employment individuals without regard to race, sex, disability, or protected veteran status, (3) compliance with the Employee Notice clause contained in 29 C.F.R. part 471, Appendix A to Subpart A, or its successors, (4) compliance with the EEO-1 and VETS-4212 reports filing requirements in 41 C.F.R. §§ 60-1.7 and 41 C.F.R. §61-300.10, or their successors, (5) compliance with paycheck transparency obligations of 48 C.F.R. § 22.2005, including the contract clause found at 48 C.F.R. § 52.222-60, which is incorporated by reference as if fully set forth herein, (6) other affirmative action in employment, (7) required/certified payrolls, (8) social security acts, (9) unemployment compensation acts, (10) worker's compensation acts, (11) equal employment opportunity acts and (12) the required contract provisions for Federal-Aid Construction Contracts, Form FHWA-1273, if applicable.

When applicable, PURCHASER and CONTRACTOR shall abide by the requirements of 41 CFR 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans. When applicable, PURCHASER and CONTRACTOR shall abide by the requirements of 41 CFR 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action covered by prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

INCLEMENT WEATHER

Inclement weather may alter the completion of the work to be furnished hereunder. Furthermore, special consideration should be given if work is to be performed before May 1 or after October 15 in light of less than desirable weather conditions which could potentially impair the quality of the work performed hereunder.

WARRANTY

All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. All labor and materials will be guaranteed against defect for one (1) year from date of installation. Due to Wisconsin winters and expansion and contraction of the ground, some cracking of the pavement may be experienced. There are no express or implied warranties of merchantability, quality, quantity or of fitness for any particular purpose, which extend beyond those specifically set out in this document.

All warranties are void if payment is not made as stipulated.

DELINQUENCY CHARGE

Payment is due and payable upon completion of each stage of the work. If PURCHASER defaults on the payment required, PURCHASER will be liable for all costs of collection, including reasonable attorney's fees, and a delinquency charge on the balance at the maximum rates allowed by law. If PURCHASER is an organization as defined by Wis. Statutes, Section 421.301(28), the Delinquency Charge rate shall be 1.5% per month (18% APR) plus all costs of collection, including reasonable attorney's fees. CONTRACTOR retains title to all merchandise covered by this Agreement until full payment is received according to the above terms of sale. PURCHASER consents in any action or legal proceeding relating to this Contract commenced by the CONTRACTOR to the personal jurisdiction of any court that is either a court of record in the State of Wisconsin or a court of the United States located in the State of Wisconsin. It is hereby agreed that no legal action with respect to this contract may be brought by either party later than one (1) year after the cause of action accrues and that the party asserting such a legal action shall be barred from any remedy thereto.

INDIVIDUAL LIABILITY

The undersigned PURCHASER agrees to be individually liable for all terms of the Agreement, regardless of whether he or she signs individually or as an agent for the owner of the property upon which the work is being performed or for any other individual, partnership or corporation.

PRODUCT INFORMATION AND MAINTENANCE

Since the asphalt in blacktop needs time to harden and cure, usually 6-12 months, your asphalt pavement will remain soft and pliable during warm weather. During this time, don't park in the same spot every time and do not turn your steering wheel back and forth when your car is not moving. It is not unusual to experience some cracking over the winter due to the contraction and expansion of the ground, especially over culverts, pipes, electric wires, etc. Avoid gasoline and petroleum product spills as they will destroy your pavement. If spills do occur, immediately flush with lots of soapy water. If you decide to seal coat your pavement, wait until the summer following installation.

BINDING EFFECT

This Agreement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

ENTIRE AGREEMENT

The entire contract is embodied in this writing. This writing constitutes the final expression of the party's agreement, and is a complete and exclusive statement of that agreement. In the event that any term of this contract is unenforceable, the remaining terms of the contract shall still be in full force and effect.



REPORT TO APC & VILLAGE BOARD

Section 5, ItemJ.

AGENDA ITEM: Budget Amendment #4 – Bike Path Sealing Contract (Fahrner) for TID #2 and Non-TID Areas: Adjustment to Capital Projects Fund (Fund #410) and TID #2 Fund (Fund #452)

MEMO DATE: July 15, 2026

PRESENTING COMMITTEES: APC & Village Board

COMMITTEE CONTACT:

STAFF CONTACT: Finance Director-John Jacobs

REPORT PREPARED BY: Finance Director-John Jacobs

AGENDA ITEM: Budget Amendment #4 – Bike Path Sealing Contract (Fahrner) for TID #2 and Non-TID Areas: Adjustment to Capital Projects Fund (Fund #410) and TID #2 Fund (Fund #452)

OBJECTIVES: Add expenditure budgets to Capital Projects Fund and TID #2 Fund for the proposed Bike Path Sealing Contract (Fahrner) for 2026.

ISSUE BACKGROUND/PREVIOUS ACTIONS:

- The Village Staff has recommended that the Village of Kronenwetter multi-use bike paths are in need of sealing. Since these bike paths have been installed 5+ years ago, the Village has not had the money to keep up with the maintenance on these paths.
- Since there is a balance of unused funds available from the 2024 General Obligation Debt issuance, Village Staff is proposing to use a portion of both the TID #2 portion and the Capital Projects portion of these debt proceeds to finance this proposed bike path sealing project in 2026.
- The funds would be allocated to bike paths located inside TID #2 or in other non-TID areas of the Village.
- If the Village would approve this bike path sealing contract, then the estimated remaining funds in the 2024 General Obligation debt issuance would be \$1,239,385.62 (allocated as follows: \$863,199.42 remaining in TID #2 Fund and \$376,186.20 remaining in the Capital Projects Fund as of 7/15/2026).
- As the 2027-2036 CIP (Capital Improvements Plan) Budget is discussed over August-October 2026 at future committee and Village Board meetings, any 2024 General Obligation funds not used in TID #2 projects would be transferred to the Capital Projects Fund. The available unused funds would be available to finance any 2027 Budget CIP projects.
- See Public Works Director Ulman's memo and documents attached under agenda item (Bike Path Sealing) for further information.

PROPOSAL: Add expenditure budgets to the Capital Projects Fund and TID #2 Fund for the proposed Bike Path Sealing Contract (Fahrner) for a grand total amount of \$37,884. The Capital Projects Fund total allocation cost is \$20,954 for non-TID areas. The TID #2 Fund total allocation cost is \$16,930.

RECOMMENDED ACTION: Recommend the following 2026 budget amendment as follows:

- **CAPITAL PROJECTS FUND (Fund #410):**
 - **Account #410-57331-829-000: Capital Improvements: Bike Paths**
 - Original 2026 Budget = \$ 0.00
 - **Plus: 2026 Budget Amendment = \$20,954.00**
 - Amended 2026 Budget = \$20,954.00
- **TID #2 FUND (Fund #452):**
 - **Account #452-57331-829-000: Capital Improvements: Bike Paths**
 - Original 2026 Budget = \$ 0.00
 - **Plus: 2026 Budget Amendment = \$16,930.00**
 - Amended 2026 Budget = \$16,930.00
- **COMBINED COST:**
 - **Total Bike Paths Sealing Project**
 - Original 2026 Budget = \$ 0.00
 - **Plus: 2026 Budget Amendment = \$37,884.00**
 - Amended 2026 Budget = \$37,884.00

OTHER OPTIONS CONSIDERED: N/A

TIMING REQUIREMENTS/CONSTRAINTS: Present this 2026 budget amendment to APC and the Village Board for consideration as soon as possible for providing the additional expenditure appropriation for Fahrner to complete this additional project for the Village in 2026. Fahrner Asphalt Sealers is the company who was selected for our 2026 road maintenance project, which had been awarded in Spring 2026.

ATTACHMENTS (describe briefly): Spreadsheet -> Summary of 2024B General Obligation Notes – Uses of Project Costs in the Capital Projects Fund (Fund #410) & TID #2 Fund (Fund #452) – Estimated as of 7/15/2026

VILLAGE OF KRONENWETTER
Summary of 2024B G.O. Notes - Uses of Project Costs
Updated as of 7/15/2026

Section 5, ItemJ.

		FUND #452	FUND #410
	Total	TID #2 Portion	Non-TID (Levy) Portion
Total CIP Project Funding via 2024B G.O. Notes	\$ 7,817,599.00	\$ 6,357,599.00	\$ 1,460,000.00
Less: CIP Projects approved by Village Board to date:			
1) Lift Station #8 - TID #2	\$ (2,885,962.00)	\$ (2,885,962.00)	\$ -
2) Kronenwetter Drive Road Project	\$ (3,146,530.14)	\$ (2,175,099.34)	\$ (971,430.80)
3) Design/Engineering Services - Flanner Rd./Jamroz Rd.	\$ (45,000.00)	\$ (45,000.00)	\$ -
4) Constr./Engineering Services - Lift Station #8	\$ (57,719.24)	\$ (57,719.24)	\$ -
5) Constr./Engineering Services - Kronenwetter Drive Road	\$ (62,931.00)	\$ (43,502.00)	\$ (19,429.00)
2024 G.O. Notes Funds Remaining - subtotal	\$ 1,619,456.62	\$ 1,150,316.42	\$ 469,140.20
Adopted 4/14/2025 Budget Amendment to Utilize a portion of Note Proceeds to pay for 2025 debt service costs (only INTEREST portion allowed, per Ehlers)	\$ (57,000.00)	\$ -	\$ (57,000.00)
Less: Reserve TID #2 proceeds for 2025-2026 TID #2 principal & interest payments (per Ehlers)	\$ (270,187.00)	\$ (270,187.00)	\$ -
Less: Additional CIP Project Costs estimated as of 7/15/2026 (not yet approved by Village Board):			
Change Orders for Kronenwetter Drive North Project: non-TID area			
6) (estimate)	\$ (15,000.00)	\$ -	\$ (15,000.00)
7) Proposed Bike Path Sealing bid from Fahrner (Quote dated 5/29/2026)	\$ (37,884.00)	\$ (16,930.00)	\$ (20,954.00)
2024 G.O. Notes Funds Remaining - subtotal	\$ 1,239,385.62	\$ 863,199.42	\$ 376,186.20
Proposed Reallocation of Borrowing Proceeds from TID #2 ----> to Non-TID	\$ -	\$ -	\$ -
2024 G.O. Notes Funds Remaining	\$ 1,239,385.62	\$ 863,199.42	\$ 376,186.20
Total Roth RPS Construction/Engineering/Design Services	\$ 165,650.24		

John Jacobs

From: Greg Ulman
Sent: Wednesday, July 15, 2026 11:36 AM
To: John Jacobs
Subject: RE: APC Item

John,

Included in TID 2:

Maple Ridge Rd \$3,128
 Kronenwetter Dr 5,649

TID 2 plus ½ mile:

Old 51 – Half in ½ mile and half in non-TID (otherwise fully outside of the TID 2 boundary)

Non TID 2:

Kowalski Rd \$5,535
 Queenland Dr 5,406
 Cedar Rd 1,860

Greg Ulman
 Director of Public Works/Utilities Superintendent



1582 Kronenwetter Drive
 Kronenwetter, WI 54455
 715-693-4200 ext. 1731
 715-693-4202 Fax
www.kronenwetter.org

From: John Jacobs <jjacobs@kronenwetter.gov>
Sent: Wednesday, July 15, 2026 11:30 AM
To: Greg Ulman <gulman@kronenwetter.gov>
Subject: RE: APC Item

Greg:

Can you identify which bike paths could be included in TID #2 portion of borrowing, and then the remainder would go to the non-TID borrowed portion?

I would like to have that breakdown available for meeting.

Thanks,
 John

	TID #2	Non-TID	TOTAL
MAPLE RIDGE RD.	\$3,128	—	\$3,128
KRONENWETTER DR.	5,649	—	5,649
OLD 51	8,153	8,153	16,306
KOWALSKI RD.	—	5,535	5,535
QUEENLAND DR.	—	5,406	5,406
CEDAR RD.	—	1,860	1,860
TOTAL CONTRACT	\$16,930	\$20,954	\$37,884