



AGENDA FOR COUNCIL SPECIAL MEETING AND CDBG PUBLIC MEETING

A Council Special Meeting and CDBG Public Meeting meeting will be held on **Tuesday, May 04, 2021 at 6:00 PM** in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

NOTE: The Mayor, Alderpersons, City Clerk and City Attorney will gather in the Council Chambers and will dial into the teleconference referenced below prior to the "Call to Order". Department heads, news media, and others appearing before the council, as well as any members of the public desiring to monitor the meeting, are to do as follows:

Join Zoom Meeting: <https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFlwMzdSZz09>

Meeting ID: 768 946 6740 Password: Tomah2020

Dial by your location +1 312 626 6799 US (Chicago)

AGENDA:

CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL

Anyone Desiring to Appear Before the City Council

PUBLIC HEARINGS:

1. Community Development Block Grant (CDBG) Public Facilities (PF) Public Hearing for the Emergency Services Building at 815 N Superior Ave

AGENDA

- i. Identification of total potential funds
- ii. Eligible CDBG activities
- iii. Presentation of identified community development needs
- iv. Identification of any community development needs by public
- v. Presentation of activities proposed for CDBG application, including potential residential displacement.
- vi. Citizen input regarding proposed and other CDBG activities

GENERAL:

2. Citizen Participation Plan
3. Resolution adopting the Citizen Participation Plan
4. Fair Housing Ordinance (First Reading, Second Reading, Adoption)
5. Fair Housing Ordinance Adopting Resolution
6. Residential Anti-Displacement & Relocation Assistance Plan (RADRAP)
7. Non-violent Civil Rights Demonstration Policy Resolution
8. Authorizing Resolution to Commit Matching Funds
9. Authorizing Resolution to Submit the CDBG Application

Council Special Meeting and CDBG Public Meeting – May 04, 2021

- [10.](#) Fire Department Job Description
- [11.](#) Resolution for Reimbursement of E. Brownell and E. Monowau Streets, and King Avenue
- [12.](#) 2021 Capital Improvement Plan

ADJOURN

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.



819 N Superior Ave
Tomah, WI 54660
608.374.7400

"The Gateway to Cranberry Country"
City Clerk Becki Weyer
City Treasurer Julia Mann

Mayor Mike Murray
City Administrator
Bradley J. Hanson

Item 1.

April 27, 2021

STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

This Staff Committee Preparation Report is for all of the Community Development Block Grant (CDBG) – Public Facilities (PF) agenda related items, for Emergency Services Building (ESB) Public Hearing and other requirements.

Summary and Background Information:

The City has been looking for a location to place the new Fire Department, aka Emergency Services Building (ESB). This search has been going on for over a decade according to Director of Public Safety Tim Adler. The most recent site would have been in the 200 – 300 block of N Superior Ave, or the Canadian Pacific site on the western side of Superior. This site would have cost nearly \$1,000,000 with property acquisition and possible site contamination remediation due to rail activities.

Since my arrival Adler and I have been to a few locations and revisited some old locations considered, but believe not viable, and had multiple conversations. As a reminder I refer to many of the ideal locations in Tomah as “wet” due to them being within the floodway, flood fringe/floodway (100-year flood) area, documented wetland, or have wetland “indicators” according to the Wisconsin Department of Natural Resources (WDNR). Therefore, this task of site selection has never been easy, or without the understanding that there will be some additional site preparation needed.

One goal of property acquisition with current City leadership is to ensure property acquisitions can increase the City’s services and efficiency. One property we closely discussed was an ideal commercial property on the corner of an intersection. Because of this economic opportunity and limited opportunities for good commercial properties, which we will detail below, this site was not considered further. Finally, we arrived at a location that fits the ESB needs and provides the City and its residents with an additional benefit.

All of the steps on the agenda are required to received CDBG-PF funding, which have to be adopted prior to application submittal.

Fiscal Note:


There will be a fiscal impact of approximately \$4,500,000+, which is more than the 50% required match for \$1,000,000 in CDBG-PF funds. This project is within the 2021 Capital Improvement Plan (CIP) and will be built with or without fiscal funds.

Recommendation:


City Administrator and Director of Public Safety encourage the passing of all plans, ordinance, and resolutions as these are a requirement for the CDBG-PF funding.

Decision Urgency:

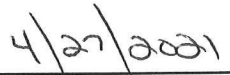
These items are urgent, and staff highly recommends their passage, whether amended or adopted as is, at this meeting. Delaying will jeopardize the City's CDBG-PF application.



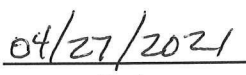
Department Director



City Administrator



Date



Date

CITIZEN PARTICIPATION CERTIFICATION

for Public Hearing #1

I, **Brad Hanson**, on behalf of the **City of Tomah**, hereby certify that adequate notice of the Public Hearing was provided by means of:

- a. ☒ Fourteen (14) days, or more, advance notice print publication in the local newspaper;
- b. ☒ A Class 2 notice print publication in the local newspaper; or
- c. ☐ Other: _

in accordance with the currently adopted Citizen Participation Plan (effective at the time of publication), and that the following checked topics were discussed at the Community Development Block Grant (CDBG) Citizen Participation Public Hearing held at _____ (time) on **May 4th**, 2021.

Items Discussed at the Public Hearing	Agenda Items / Topics Covered
<input checked="" type="checkbox"/>	1. Basic overview of the Community Development Block Grant (CDBG) program. <i>(Required)</i>
<input checked="" type="checkbox"/>	2. The Community Development Block Grant (CDBG) funds available for <i>(Check all that apply – Required for the CDBG Program(s) to which the UGLG is applying):</i> <ul style="list-style-type: none"> a. <input type="checkbox"/> Housing (CDBG-HSG); b. <input type="checkbox"/> Planning (CDBG-PLNG); c. <input checked="" type="checkbox"/> Public Facilities (CDBG-PF); d. <input type="checkbox"/> Economic Development (CDBG-ED); and/or e. <input type="checkbox"/> Public Facilities for Economic Development (CDBG-PFED) f. <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	3. Types of activities eligible for CDBG funding for <i>(Check all that apply – Required for the CDBG Program(s) to which the UGLG is applying):</i> <ul style="list-style-type: none"> a. Housing (CDBG-HSG): <ul style="list-style-type: none"> i. <input type="checkbox"/> Rehabilitation ii. <input type="checkbox"/> Homebuyer Assistance iii. <input type="checkbox"/> Special Housing Projects iv. <input type="checkbox"/> Other: _____

v. ☐ Other: _____;

- b. ☐ Planning (CDBG-PLNG);
- c. ☒ Public Facilities (CDBG-PF);
- d. ☐ Economic Development (CDBG-ED); and/or
- e. ☐ Public Facilities for Economic Development (CDBG-PFED)
- f. ☐ Close/former Revolving Loan Funds (CDBG-CL).

- ☒ 1. Housing needs identified prior to the Public Hearing and/or by attendees of the Public Hearing. *(Required to be discussed at the 1st or 2nd Public Hearing for a CDBG Project)*
- ☒ 2. Community Development needs (Planning, Public Facilities, Economic Development, and/or Public Facilities for Economic Development) identified prior to the Public Hearing and/or by attendees of the Public Hearing. *(Required)*
- ☒ 3. Activities proposed for the CDBG application. *(Required)*
- ☒ 4. The potential for residential and/or business displacement as a result of the proposed CDBG activities. *(Required if any potential for possible displacement)*
- ☒ 5. The public attending this meeting were offered an opportunity to discuss the proposed CDBG application. *(Required)*

***** Minutes from Public Hearing #1 (described above) are submitted with the CDBG Application. *****

Signed by Clerk/Authorized Rep City Administrator _____
Title Date

Signed by Chief Elected Official Mayor _____
Title Date

Typed Name of Chief Elected Official

City of Tomah

CDBG Citizen Participation Public Hearing

Attendance

Project:

2021 CDBG Application for Emergency Services Building

Project Manager: Jon Strand
Date of Meeting: Tuesday, May 4th, 2021
Time of Meeting: 6:00pm
Location: Council Chambers, City Hall, 819 Superior Ave, Tomah, WI

Name	Signature

Name	Signature

--	--

[illegible]

Name	Signature



Citizen Participation Plan for the Community Development Block Grant (CDBG) Program

PURPOSE

In order for the CDBG Program to operate effectively, and to address the needs of the citizens of the City of Tomah, the entire population must be kept informed. The decision-making process must be open and consistent with State and Federal regulations. To accomplish this, the following plan will be followed:

PROGRAM OVERSIGHT

1. The City of Tomah shall create a Citizen Participation Committee, members of which shall be appointed by the Chief Elected Official and confirmed by the City Council. This Committee shall be responsible for implementation of the Citizen Participation Plan (CPP), as well as offering guidance in preparation of the grant application.

The City of Tomah shall oversee the preparation of the Community Development Block Grant (CDBG) grant application.

2. To ensure responsiveness to the needs of its citizens, the City of Tomah shall provide for and encourage citizen participation. Particular emphasis shall be given to participation by persons of low- to- moderate income (LMI).

CITIZEN PARTICIPATION

1. The City of Tomah shall establish a committee composed of persons representative of the City of Tomah demographics. This committee must include at least one LMI person.

The committee members should also include representatives from the local government, real estate, banking and labor communities whenever possible. This committee shall assume responsibility for coordinating all required elements of the Citizen Participation Plan. All committee members must be residents of the City of Tomah.

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the Monroe County Herald at least two full weeks prior to the hearing. In addition, the public notice shall be posted at the City of Tomah City Hall, Senior Center, Library, Police Department, and Tomah Area Housing. These notices will include time, place and date of meetings, as well as a brief agenda.
2. All notifications of meetings and available assistance must be worded in such a way as to encourage LMI participation. In addition, all meeting announcements shall include where, and during what time, information and records relating to the proposed and actual use of funds may be found.

REQUIRED PUBLIC HEARINGS

Public hearings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the CDBG Program, including the development of needs, the review of proposed activities and the review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and, if needed, for non-English speaking persons.

1. The first hearing will receive citizens' views and provide an explanation of:
 - a. Community development needs, objectives, and strategies.
 - b. The CDBG program including goals, objectives, application process, amount of funds available, timetable, eligible activities, etc.
2. The second hearing will receive citizens' views and provide a review of the performance of the funded activities.
3. The first public hearing shall be held during the development of the application for funds. The second public hearing shall be held during the implementation of the program. The City of Tomah will attempt to have at least one of the public hearings in the service area (if applicable).

PROGRAM INFORMATION, FILES, and ASSISTANCE

1. Technical assistance will be provided to any citizen who requests information about program requirements. Assistance with the application process will be provided by the City Administrator. A City staff member will meet with citizens on request.
2. The City of Tomah will maintain, in City Hall, a record of all citizen participation efforts including minutes of meetings, newspaper clippings, and copies of notices and brochures.
3. Citizens will be invited to make proposals regarding the application. If suitable proposals are submitted in writing, a written response will be provided within 15 days. Every effort will be made to respond to all proposals prior to the final action on the subject.
4. Citizens may petition or request in writing assistance or changes.

The City of Tomah staff will respond to all such requests within 15 days after the City of Tomah's Citizen Participation Committee has met to discuss the request.

COMPLAINTS

The City will handle citizen complaints about the program in a timely manner. By federal regulation the City will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log. The first contact for complaints should be made to Brad Hanson, City Administrator.

In addition to the above procedure, any citizen wishing to object may complain directly to the following address:

Attention: Executive Staff Assistant
 Wisconsin Department of Administration
 Division of Energy, Housing and Community Resources, 9th Floor
 P.O. Box 7970
 Madison, WI 53707-7970

Written complaints should contain the following information and should be as specific as possible when describing:

- 1) The Program area being referenced: HOME, Community Development Block Grants for Housing (CDBG – Housing), Community Development Block Grants for

Community Development (CDBG – Community Development), Community Development Block Grant Close Program (CDBG-CL), Emergency Solutions Grants (ESG), etc.;

- 2) The event resulting in the complaint;
- 3) The dates, details, and reason for the complaint; along with
- 4) The complainant's name, address, and telephone number.

NON-ENGLISH SPEAKING PERSONS

The City of Tomah will regularly survey the municipality to identify non-English speaking persons and will make all special efforts to assure them equal opportunity in the citizen's participation process.

Public Notice Posted:

- City Hall – posted April 12th @ 8:00am
- Public Library – posted April 12th @ 10:08am
- Police Department – posted April 12th @ 8:09am
- Senior Center – posted April 9th @ 4:11pm
- Tomah Area Housing - posted April 12th @ 8:30am

Certification that the above items were posted:



City Administrator



City of Tomah

Resolution to Adopt a Citizen Participation Plan

WHEREAS, the City of Tomah has applied for a Community Development Block Grant (CDBG); and

WHEREAS, the State of Wisconsin Department of Administration (DOA) and the US Department of Housing and Urban Development (HUD) require recipients of Community Development Block Grant (CDBG) monies to have in place a Citizen Participation Plan; and

WHEREAS, the Citizen Participation Plan shall encourage citizen participation (especially by persons of low and moderate income (LMI)), provide citizens reasonable and timely access to local meetings and information, provide for technical assistance, provide for public hearings, provide for complaint procedures, and accommodate non-English speaking residents; and

WHEREAS, the City of Tomah has prepared and publicly reviewed a Citizen Participation Plan;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Tomah officially adopts the Citizen Participation Plan.

ADOPTED on this 4th day of May, 2021.

ATTEST: _____
Signature of Clerk

The governing body of the City of Tomah has authorized the above resolution by Resolution No: _____,
dated _____.

Signature of Chief Elected Official

Title

Date

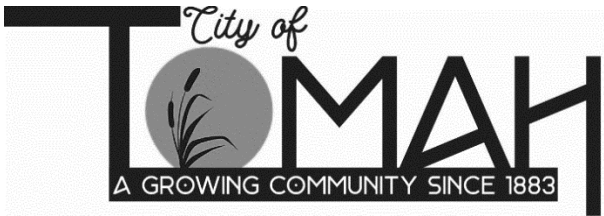
Mike Murray
Typed Name of Chief Elected Official

AUTHORIZING RESOLUTION TO SUBMIT A CDBG APPLICATION:

SUBMISSION INSTRUCTIONS

The Unit of General Local Government (UGLG) must submit documentation verifying the Chief Elected Official (CEO) has been authorized to submit a CDBG Application. The Authorizing Resolution to Submit a Community Development Block Grant (CDBG) Application form is provided to serve as this documentation, upon being completed by the UGLG and submitted with the UGLG's CDBG Application materials.

- Fill in the designated spaces throughout the form. (Please refer to the micro text located beneath each fillable slot for guidance on the type of information that must be input.)
- The **Authorizing Resolution to Submit a CDBG Application** form must be signed by the local Clerk.
- The **Authorizing Resolution to Submit a CDBG Application** form must be signed by the UGLG's Chief Elected Official (i.e., Mayor, City Council President, Village Board President, Town Board Chairperson, County Board Chairperson, etc.). Make sure to provide the signature, typed name, and title of the Chief Elected Official (CEO). Fill in the date the form is signed by the CEO.
- Retain the original completed **Authorizing Resolution to Submit a CDBG Application** form for the UGLG's prospective grant file and submit a copy to the Division of Energy, Housing and Community Resources (DEHCR) with the UGLG's CDBG Application materials.



City of Tomah
Fair Housing Ordinance

Ordinance #: _____

Fair and Open Housing

_____ State Statutes Adopted
(Ordinance #)

_____ Authority and Enforcement Procedures Implemented
(Ordinance #)

_____ Complaints
(Ordinance #)

_____ STATE STATUTES ADOPTED.
(Ordinance #)

The City Council of the City of Tomah hereby adopts Section 106.50, Wisconsin Statutes, as amended, and all subsequent amendments thereto.

_____ AUTHORITY AND ENFORCEMENT PROCEDURES IMPLEMENTED.
(Ordinance #)

The officials and employees of the City of Tomah shall assist in the orderly prevention and removal of all discrimination in housing within the City of Tomah by implementing the authority and enforcement procedures set forth in Section 106.50, Wisconsin Statutes, as amended.

Section _____ COMPLAINTS.

The City Clerk shall maintain forms for complaints to be filed under Section 106.50, Wisconsin Statutes, as amended, and shall assist any person alleging a violation thereof in the City of Tomah to file a complaint thereunder with the Wisconsin Department of Workforce Development, Equal Rights Division, for enforcement of Section 106.50, Wisconsin Statutes, as amended.



RESOLUTION TO ADOPT A FAIR HOUSING ORDINANCE

AN ORDINANCE TO CREATE SECTION _____ OF THE MUNICIPAL CODE
OF THE _____ (NAME OF DOCUMENT/CODE OF ORDINANCES)
ADOPTING WISCONSIN STATUTES, SECTION 106.50, AS AMENDED,
RELATING TO THE EQUAL RIGHTS OF ALL PERSONS TO FAIR HOUSING, AND
PROVIDING MEANS FOR THE IMPLEMENTATION AND ENFORCEMENT THEREOF.

THE COUNCIL OF THE CITY OF TOMAH DOES ORDAIN AS FOLLOWS:

Section _____ of the _____ (NAME OF
DOCUMENT/CODE OF ORDINANCES) is created to read as follows:

FAIR AND OPEN HOUSING

WHEREAS, the City of Tomah recognizes its responsibilities under Section 106.50, Wisconsin Statutes, as amended, and endorses the concepts of fair and open housing for all persons and prohibition of discrimination therein;

THEREFORE, BE IT ORDAINED THAT:

- 1) The City of Tomah hereby adopts Section 106.50, Wisconsin Statutes, as amended, and all subsequent amendments thereto.
- 2) The officials and employees of the City of Tomah shall assist in the orderly prevention and removal of all discrimination in housing within the City municipal jurisdiction by implementing the authority and enforcement procedures set forth in Section 106.50, Wisconsin Statutes, as amended.
- 3) The Municipal Clerk shall maintain forms for complaints to be filed under Section 106.50, Wisconsin Statutes, as amended, and shall assist any person alleging a violation thereof in the City of Tomah to file a complaint thereunder with the Wisconsin Department of Work Force Development, Equal Rights Division, for enforcement of Section 106.50, Wisconsin Statutes, as amended.

Mike Murray
Chief Elected Official Typed/Printed Name

Chief Elected Official Signature

ATTEST:

Rebecca Weyer
Municipal Clerk Typed/Printed Name

Municipal Clerk Signature

Adopted: _____ (Date)
Published: _____ (Date)
Effective: _____ (Date)



CITY OF TOMAH

WISCONSIN RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the City of Tomah in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG¹ projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Tomah will take the following steps to minimize the direct and indirect displacement of persons from their homes: ***(The steps provided below are examples only, each jurisdiction must determine the actions it will take based on local needs and priorities. Include in this plan the actions the local jurisdiction will take.)***
[Check all that apply below; delete any rows/steps in table below that will not be taken/are not applicable; add steps if others will be taken/are applicable:]

- ☐ Coordinate code enforcement with rehabilitation and housing assistance programs.
- ☐ Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- ☐ Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- ☐ Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- ☐ Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- ☐ Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.

¹ CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

- ☐ Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- ☐ Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- ☐ Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- ☐ If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” as defined in 24 CFR 42.305).
- ☐ Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

The City of Tomah will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Tomah will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Tomah to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Tomah will make public by Monroe County Herald and submit to the U.S. Department of Housing and Urban Development (HUD) through the State, under the State CDBG Program, the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. **NOTE: See also 24 CFR 42.375(d).**
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom unit), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Tomah will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Tomah may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The City Administrator, Bradley J. Hanson, 608.374.7422, is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The City Treasurer, Molly Powell, 608.374.7420, is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the City of Tomah City Council on: May 4th, 2021.

Mike Muray
Chief Elected Official Name

Mayor
Chief Elected Official Title

Chief Elected Official Signature

ATTEST:

Rebecca Weyer
Municipal Clerk Typed/Printed Name

Municipal Clerk Title

Municipal Clerk Signature

Date Adopted:_____

Date Effective:_____



City of Tomah

POLICY TO PROHIBIT THE USE OF EXCESSIVE FORCE AND TO ENFORCE APPLICABLE STATE AND LOCAL LAWS PROHIBITING PHYSICALLY BARRING ENTRANCES/EXITS FOR NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS

RESOLUTION NO. _____

A resolution of the City Council of the City of Tomah, to adopt the policy to prohibit the use of excessive force and to enforce applicable state and local laws prohibiting physically barring entrances/exits for non-violent civil rights demonstrations:

WHEREAS Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 U.S.C. 69 §5304) prohibits the State from expending or obligating any Community Development Block Grant funds to any unit of general local government that does not have or adopt a policy prohibiting the use of excessive force by local law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and a policy of enforcing State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within its jurisdiction;

AND WHEREAS it is in the interest of the City of Tomah to pursue Community Development Block Grant Funds and to adopt policy that complies with Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 USC 69 §5304);

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TOMAH:

- I. It is POLICY of the City of Tomah to prohibit the use of excessive force by law enforcement agencies within the City's jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.
- II. It is POLICY of the City of Tomah to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within the City's jurisdiction.

- III. The officials and employees of the City shall assist in the orderly prevention of all excessive force within the City of Tomah by implementing the authority and enforcement procedures set forth in Title I of the Housing and Community Development Act of 1974.
- IV. The City Council directs the Police Chief to implement this Resolution by amending applicable Tomah Police Department procedures.

PASSED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TOMAH.

MAYOR

Date_____

ATTEST:

Municipal Clerk Name, Signature, Title

Date_____



City of Tomah
Authorizing Resolution to Commit Match Funds

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMAH,
 providing a Guarantee of Match Funds for the
 2021 Community Development Block Grant Public Facilities (CDBG-PF) Application

Related to the City of Tomah's participation in the Community Development Block Grant (CDBG) Program;

WHEREAS, federal monies are available under the CDBG Annual Public Facilities Competition, administered by the State of Wisconsin Department of Administration, for the purpose of the provision or improvement of public facilities; and

WHEREAS, the Common Council of the City of Tomah has authorized the submission of a CDBG Public Facilities Application to the State of Wisconsin for the following project: Emergency Services Building (ESB); and

WHEREAS, an adequate local financial match must be provided for the proposed CDBG Public Facilities project by the City of Tomah.

NOW, THEREFORE, BE IT RESOLVED, that the City of Tomah does hereby authorize the commitment of match funds to be used as outlined in the CDBG application, for the match amount of at least \$500,000.00 UGLG is prepared to commit, from the following pending or potential source(s): any and all donations and 2021 or 2022 general fund bonding with the assistance from Ehler's, Inc., the City's Public Financial Advisors, in the amount of at least \$500,000.00, but the amount needed for the completion of the project.

ADOPTED on this 4th day of May, 2021.

ATTEST:

 Clerk Typed/Printed Full

 Title

The governing body of the City of Tomah has authorized the above resolution dated May 4, 2021.

 Mayor Mike Murray



City of Tomah

Authorizing Resolution to Submit a Community Development Block Grant (CDBG) Application

Relating to the City of Tomah participation in the Community Development Block Grant Public Facilities Program.

WHEREAS, Federal monies are available under the Community Development Block Grant (CDBG) program, administered by the Wisconsin Department of Administration (DOA) Division of Energy, Housing and Community Resources (DEHCR) for the purpose of the provision or development of a Public Facility Improvement for the CDBG-PF Program for the City of Tomah;

WHEREAS, after public meeting and due consideration, the City of Tomah has recommended that an application be submitted to DOA for the following project: the Emergency Services Building (ESB); and

WHEREAS, it is necessary for the Common Council to approve the preparation and filing of an application for the City to receive funds from this program; and

WHEREAS, the Common Council has reviewed the need for the proposed project(s) and the benefit(s) to be gained there from;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council does hereby approve and authorize the preparation and filing of an application for the above-named project; and that the Mayor is hereby authorized to sign all necessary documents on behalf of the City; and that authority is hereby granted to the City of Tomah to take the necessary steps to prepare and file the application for funds under this program in accordance with this resolution.

ADOPTED on this 4th day of May, 2021.

ATTEST: _____
Signature of Clerk

The governing body of the City of Tomah has authorized the above resolution by Resolution No: _____, dated May 4, 2021.

Signature of Chief Elected Official

Title

Date

Typed Name of Chief Elected Official

AUTHORIZING RESOLUTION TO SUBMIT A CDBG APPLICATION:

SUBMISSION INSTRUCTIONS

The Unit of General Local Government (UGLG) **must** submit documentation verifying the Chief Elected Official (CEO) has been authorized to submit a CDBG Application. The Authorizing Resolution to Submit a Community Development Block Grant (CDBG) Application form is provided to serve as this documentation, upon being completed by the UGLG and submitted with the UGLG's CDBG Application materials.

- Fill in the designated spaces throughout the form. (Please refer to the micro text located beneath each fillable slot for guidance on the type of information that must be input.)
- The **Authorizing Resolution to Submit a CDBG Application** form must be signed by the local Clerk.
- The **Authorizing Resolution to Submit a CDBG Application** form must be signed by the UGLG's Chief Elected Official (i.e., Mayor, City Council President, Village Board President, Town Board Chairperson, County Board Chairperson, etc.). Make sure to provide the signature, typed name, and title of the Chief Elected Official (CEO). Fill in the date the form is signed by the CEO.
- Retain the original completed **Authorizing Resolution to Submit a CDBG Application** form for the UGLG's prospective grant file and submit a copy to the Division of Energy, Housing and Community Resources (DEHCR) with the UGLG's CDBG Application materials.



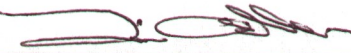
STAFF PREPARATION REPORT

Agenda Item: Job description for part-time Lieutenants of Training, one will help oversee Fire training and the other will help oversee the Rescue training, these positions will work with the Training officer and the Deputy Fire Chief.

Financial costs: There will be no impact to the fire department budget as related to the creation of these positions.

Recommendation: I am asking the Tomah City Council to approving the job description for the newly created positions of Lieutenants(s) of training.

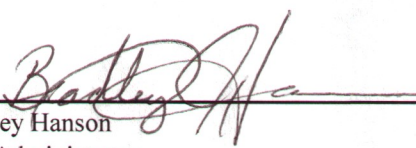
Respectfully Submitted,



 Tim Adler
 Public Safety Director/Fire Chief

4/20/2021

 Date

Approved By: 

 Bradley Hanson
 City Administrator

04/20/2021

 Date

SOG 2.006.1

CITY OF TOMAH JOB DESCRIPTION**GRADE: N/A****POSITION: Lieutenant(s) of Training****DEPARTMENT: Fire Department****SUPERVISOR: Fire Chief****CLASSIFICATION: Hourly/Non-Union****PAGE: 1 OF 2****Non Represented****Revised: March 2021****Police and Fire Commission Approved: March 16, 2021****Council Approved:****GENERAL DESCRIPTION OF DUTIES:**

The Training Lieutenant position(s) requires the implementation, delivery, coordination and supervision of fire prevention, suppression and rescue training programs. The position involves administrative work in the direction of the training program, including the supervision of the activities to ensure they comply with department policies, procedures and special instructions. It also involves specialized work in the instruction and training of officers and firefighters in the presentation of fire safety programs for the public and the ability to develop, coordinate and supervise this activity.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. Assist in the development of minimum standards of training and technical competence for all fire department personnel.
2. Plan, organize, deliver, supervise and coordinate the fire department training program.
3. Schedule and conduct training for all fire department personnel.
4. Prepare and maintain current hard copy or computer files of all training records and insure that all members maintain current required certifications.
5. Demonstrate the proper methods of performing the various techniques of modern firefighting.
6. Determine the need for new training material, evaluate new techniques, methods and procedures.
7. Schedule and conduct special courses for fire department personnel.
8. Participate in local, regional, state conferences and seminars on fire prevention, suppression, rescue and public fire safety training to maintain a continuing level of professional and technical competence.
9. Assist in the development of standard operating guidelines governing both the emergency and non-emergency operations of the department.
10. Assist in the preparation of the fire department budget.

EDUCATION AND EXPERIENCE REQUIRED:

1. Possession of Wisconsin Firefighter II preferred or equivalent experience.
2. Possession of a valid Wisconsin driver's license.
3. A minimum of five (5) years verifiable fire service experience.
4. Satisfy the Annual Refresher Training Requirements of a minimum forty (20) hours of approved training outside of the regular department training program, of a skilled nature directly related to the position.

POSITION: Training Officer
PAGE: 2 OF 2

DEPARTMENT: Fire Department

KNOWLEDGE, SKILLS AND ABILITIES:

1. Ability to establish and maintain effective working relations with fire department personnel, community officials and the general public.
2. Thorough knowledge of fire prevention practices, firefighting and rescue techniques and the scientific principles involved in fire suppression.
3. Considerable knowledge of explosives, hazardous properties and potentials of liquids and gases, as well as combustion qualities of materials used in construction of commercial and residential buildings.
4. Extensive knowledge of and skill in use and operation of various types of firefighting equipment and apparatus and an ability to demonstrate their use to others.
5. Considerable knowledge of teaching methods and training aids with the ability to supervise and conduct the training and instruction of department personnel and others.
6. Considerable knowledge of the principles of building construction.
7. Ability to plan, prepare and present instructional material, to simulate emergency conditions and maintain the interest of those being trained.
8. Ability to determine the need for new training material and evaluate new techniques, methods and procedures.
9. Ability to assist the Fire Chief in the development of minimum standards of training and technical competence for all fire department personnel.
10. Ability to express ideas clearly, concisely, orally and in writing to groups and individuals.
11. Ability to evaluate department operations.
12. Thorough knowledge of fire prevention codes and ordinances fire hazards, the methods and techniques of fire inspection and investigation.
13. Ability to utilize computerized record keeping programs.

PHILOSOPHY AND GOALS:

Each employee must be committed to the goals of the department and communicate to the public the highest level of service, fair treatment, and ethical behavior. Employees shall actively employ diligent care of department equipment and resources. Employees must further a personal commitment to physically and mentally maintain the highest level of professional appearance and actions reflecting skill and enthusiasm in all assignments and duties. Employees must provide to the public a trust in the department by always being honest, fair, diligent, and courteous.

 Employee Signature

 Date

 Employer Signature

 Date

RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES
FROM PROCEEDS OF BORROWING

WHEREAS, the City of Tomah, Monroe County, Wisconsin (the "Issuer") plans to undertake the projects listed in Exhibit A attached hereto (collectively, the "Project");

WHEREAS, the Issuer expects to eventually finance the Project with tax-exempt bonds or notes (the "Obligations");

WHEREAS, because the Obligations will not be issued prior to commencement of the Project, the Issuer must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Obligations; and

WHEREAS, the Common Council (the "Governing Body") of the Issuer deems it to be necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Obligations are issued.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Issuer that:

Section 1. Expenditure of Funds. The Issuer shall make expenditures as needed from its funds on hand to pay the cost of the Project until proceeds of the Obligations become available.

Section 2. Declaration of Official Intent. The Issuer hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Obligations, the principal amount of which is not expected to exceed, on aggregate, \$14,100,000.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Obligations are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Issuer pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. The Resolution shall be made available for public inspection at the office of the Issuer's Clerk within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Obligations are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted, approved and recorded May 4, 2021.

Mayor



ATTEST:

(SEAL)

City Clerk

QB\68006636.1

EXHIBIT A

 				
Capital Project Listing				
Item	Project Funding	Purpose	Debt Funding Source	2021
Public Safety Building	GO Bonds	Fire Department Building	Levy	5,250,000
City Hall HVAC	GO Notes	City Hall	Levy	200,000
Path Upgrade W Jackson to Butts Park	GO Bonds	Park Projects	Levy	67,000
Re-Piping Rooftop Condensing Unit	GO Notes	Police	Levy	15,293
Heat for Garage Areas	GO Notes	Police	Levy	15,760
Boiler Replacement	GO Notes	Police	Levy	63,000
2 Marked Squads	GO Notes	Police	Levy	86,700
Garbage Totes	GO Notes	Public Works	Levy	150,000
Single Axle Dump Truck w/Plow	GO Notes	Public Works	Levy	170,000
Grader	GO Notes	Public Works	Levy	300,000
Seal Coating Project	GO Bonds	Street Improvement Projects	Levy	250,000
E Monowau St - East Ave to King	GO Bonds	Street Improvement Projects	Levy	520,000
East Ave to King Ave	GO Bonds	Street Improvement Projects	Levy	520,000
Public Safety Building	GO Bonds	Refunded Obligation - EMS	Ambulance fees	5,250,000
110' Ladder/Platform Fire Truck	GO Bonds	Fire Department Equipment	Levy	1,200,000
Total Capital Projects				14,057,753



819 N Superior Ave
Tomah, WI 54660
608.374.7400

"The Gateway to Cranberry Country"
City Clerk Becki Weyer
City Treasurer Julia Mann

Mayor Mike Murray
City Administrator
Bradley J. Hanson

Item 12.

April 12, 2021

STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

2021 Capital Improvement Plan (CIP)

Summary and Background Information:

At April's meeting we discussed postponing further discussion and approval of the 2021 CIP. However, we learned that the Community Development Block Grant (CDBG) Public Facilities (PF) application scores better with an adopted CIP in which the plan demonstrates the Emergency Services Building (ESB), or the CDBG-PF project is within the approved CIP.

As mentioned at our previous meeting, Department Directors have met a number of times, either as a group, or individually where this has been discussed, amended, changed, and including timeline changes. The CIP can be amended or the timelines changes at any future date if the Council deems it appropriately due to funding mechanisms or a change in priorities.

Fiscal Note:

The CIP adoption creates no additional fiscal impact than already approved in 2020 for the 2021 Budget.

Recommendation:

City Administrator recommends to approve the CIP as is or amended for the CDBG application.

Decision Urgency:

There urgency with this adoption due to the CDBG application, which is due prior to the next Committee of the Whole and Council meetings on May 17 and 18 respectively. Therefore, we highly encourage the adoption of the 2021 CIP as proposed or with amendments.

Department Director

Date

Bradley J. Hanson

April 28, 2021

City Administrator

Date



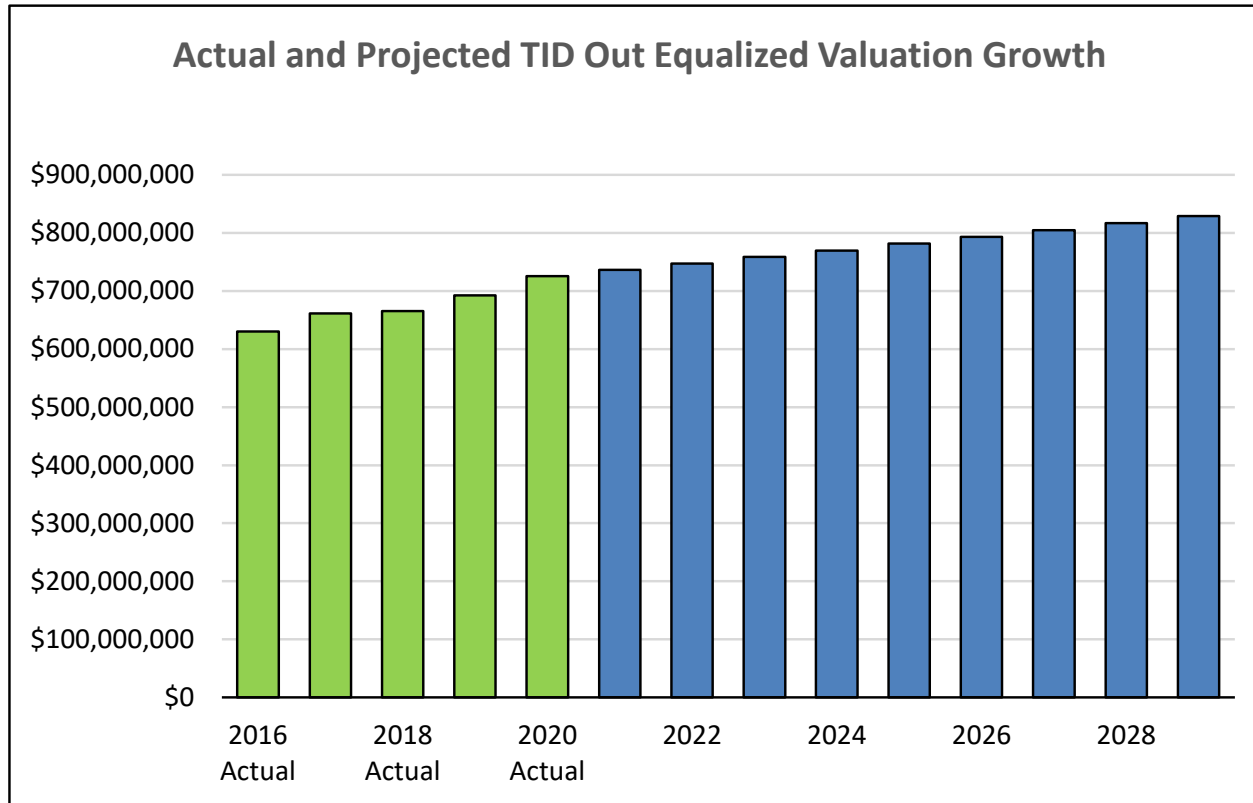
City of Tomah

Financial Management Planning - Capital Planning Workshop

David Ferris, CPA, Municipal Advisor

May 17, 2021

Equalized Valuation Projections



Existing General Obligation Debt (Base Plan)



Existing Debt Service Sources of Repayment and Levy Impact Analysis (Base Case)

YEAR	Debt Service				Abatement Sources							Projected Rate Impact						YEAR9
	General Obligation Debt	Other Debt Service Fees	Other Fees Abated	Total of All Obligations	Bid Premium Deposit to General Fund	Total Paid By Other Funds	Special Assessments	Interest Income	Room Tax	Applied to Refunding	Fund Balance Applied/ Misc	Total Abatement Sources	Net Debt Service Levy	Levy Change	Projected Equalized Value	% Change	Debt Service Tax Rate	
2021	2,487,605	5,426	(298)	2,492,733	(45,868)	(1,057,436)	(1,944)	(1,000)	(155,276)	76,620	41,296	(1,143,608)	1,349,125		725,388,800	4.76%	1.86	2021
2022	2,350,441	4,000	(225)	2,354,216	(14,574)	(1,057,703)			(159,747)			(1,232,024)	1,122,192	(226,934)	736,269,632	1.50%	1.52	2022
2023	1,686,656	4,000	(225)	1,690,431		(689,440)			(164,348)			(853,788)	836,644	(285,548)	747,313,676	1.50%	1.12	2023
2024	1,362,133	4,000	(225)	1,365,908		(698,049)						(698,049)	667,859	(168,785)	758,523,382	1.50%	0.88	2024
2025	1,292,026	4,000	(225)	1,295,801		(651,001)						(651,001)	644,800	(23,059)	769,901,232	1.50%	0.84	2025
2026	1,246,615	4,000	(225)	1,250,390		(623,964)						(623,964)	626,426	(18,374)	781,449,751	1.50%	0.80	2026
2027	1,230,726	4,000	(225)	1,234,501		(646,510)						(646,510)	587,991	(38,435)	793,171,497	1.50%	0.74	2027
2028	1,159,303	4,000	(225)	1,163,078		(583,896)						(583,896)	579,181	(8,810)	805,069,070	1.50%	0.72	2028
2029	1,113,040	4,000	(225)	1,116,815		(537,229)						(537,229)	579,586	405	817,145,106	1.50%	0.71	2029
2030	897,971	4,000	(225)	901,746		(545,669)						(545,669)	356,078	(223,509)	829,402,282	1.50%	0.43	2030
2031	561,956	4,000	(225)	565,731		(434,714)						(434,714)	131,018	(225,060)	841,843,316	1.50%	0.16	2031
2032	558,641	4,000	(225)	562,416		(434,534)						(434,534)	127,883	(3,135)	854,470,966	1.50%	0.15	2032
2033	559,923	4,000	(225)	563,698		(438,950)						(438,950)	124,748	(3,135)	867,288,031	1.50%	0.14	2033
2034	545,943	4,000	(225)	549,718		(428,105)						(428,105)	121,613	(3,135)	880,297,351	1.50%	0.14	2034
2035	344,250	4,000	(225)	348,025		(229,548)						(229,548)	118,478	(3,135)	893,501,811	1.50%	0.13	2035
2036	339,774	4,000	(225)	343,549		(228,206)						(228,206)	115,343	(3,135)	906,904,339	1.50%	0.13	2036
TOTALS	17,737,002	65,426	(3,673)	17,798,755	(60,442)	(9,284,952)	(1,944)	(1,000)	(479,371)	76,620	41,296	(9,709,793)	8,088,962					TOTALS

NOTES: TIDs account for \$7,001,116 of debt payments from 2021 - 2036.

Water & Sewer account for \$2,283,836 of debt payments from 2021 - 2034.

Capital Projects and Debt Plan

- The current model is built with the Capital Improvement Plan provided by staff and edited recently by the City Administrator.
- The plan attempts to stabilize the tax rate minimizing the impact to the taxpayer and debt limit
 - The current project schedule requires one significant increase to the tax rate over the five-year projection period mostly
 - The current plan will use most of the City's self imposed debt limit capacity in 2024 - 2025 (75%) and declines after the 5-Year CIP period creating flexibility for future projects
- The Council should consider developing or reviewing debt policies on an annual basis
 - The City has a debt limit policy of 75% of the state set debt limit
 - Consider implementing a debt tax rate policy



Financing Plan / Issue Sizing

	GO Notes 2021	GO Bonds 2021	GO Notes 2022	GO Bonds 2022	GO Notes 2023	GO Bonds 2023	GO Notes 2024	GO Bonds 2024	GO Notes 2025	GO Bonds 2025	Total
Project Costs											
Street Projects	0	1,290,000	0	1,340,000	0	3,100,000	0	0	0	1,170,000	6,900,000
Park Projects - Levy	0	67,000	0	197,000	125,000	232,000	55,000	200,000	0	50,000	926,000
Park Projects - Room Tax	0	0	0	0	0	0	0	0	0	750,000	750,000
City Hall	200,000	0	0	0	0	0	0	0	0	0	200,000
Police	180,753	0	178,000	0	45,000	0	104,000	0	47,000	0	554,753
Public Safety	0	6,450,000	0	50,000	0	0	0	0	0	0	6,500,000
Ambulance	0	5,250,000	0	0	0	0	0	0	0	0	5,250,000
Public Works	620,000	0	340,000	0	185,000	0	250,000	0	215,000	0	1,610,000
Library	0	0	50,009	0	0	0	50,000	0	0	0	100,009
TID 8	0	0	0	0	0	0	0	2,500,000	0	0	2,500,000
TID 10	0	0	0	0	0	0	0	2,000,000	0	0	2,000,000
Project Needs	1,000,753	13,057,000	568,009	1,587,000	355,000	3,332,000	459,000	4,700,000	262,000	1,970,000	27,290,762
Issuance Expenses (Estimates)											
Municipal Advisor	16,000	47,700	16,000	20,400	16,000	26,100	16,000	29,900	16,000	22,300	226,400
Bond Counsel	10,000	20,000	10,000	12,000	10,000	14,000	10,000	15,000	10,000	13,000	124,000
Rating Agency Fee	1,000	17,000	2,000	11,500	2,000	15,000	2,000	15,000	2,000	15,000	82,500
Paying Agent If terms	850	850	850	850	850	850	850	850	850	850	8,500
Underwriter Fees	10,400	166,313	6,050	20,688	3,900	42,875	4,950	60,250	2,950	25,625	344,000
Total Funds Needed	1,039,003	13,308,863	602,909	1,652,438	387,750	3,430,825	492,800	4,821,000	293,800	2,046,775	28,076,162
Less Interest Earnings¹	(500)	(6,529)	(284)	(794)	(178)	(1,666)	(230)	(2,350)	(131)	(985)	(13,647)
Rounding	1,497	2,667	2,375	3,357	2,428	841	2,430	1,350	1,331	4,210	22,485
Size of Issue	1,040,000	13,305,000	605,000	1,655,000	390,000	3,430,000	495,000	4,820,000	295,000	2,050,000	28,085,000

Notes: ¹ Interest is calculated at 0.20% for 3 months.



Projected Impact of Proposed Projects

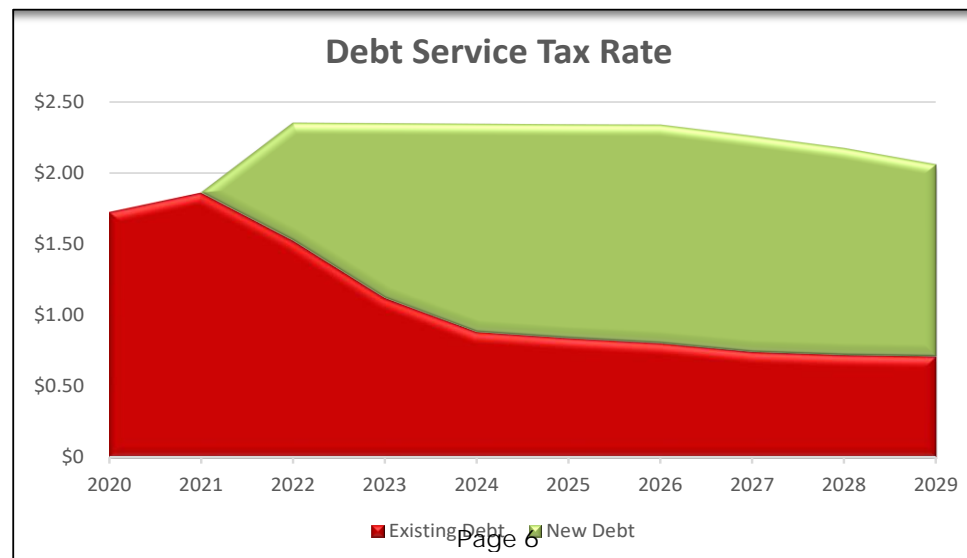
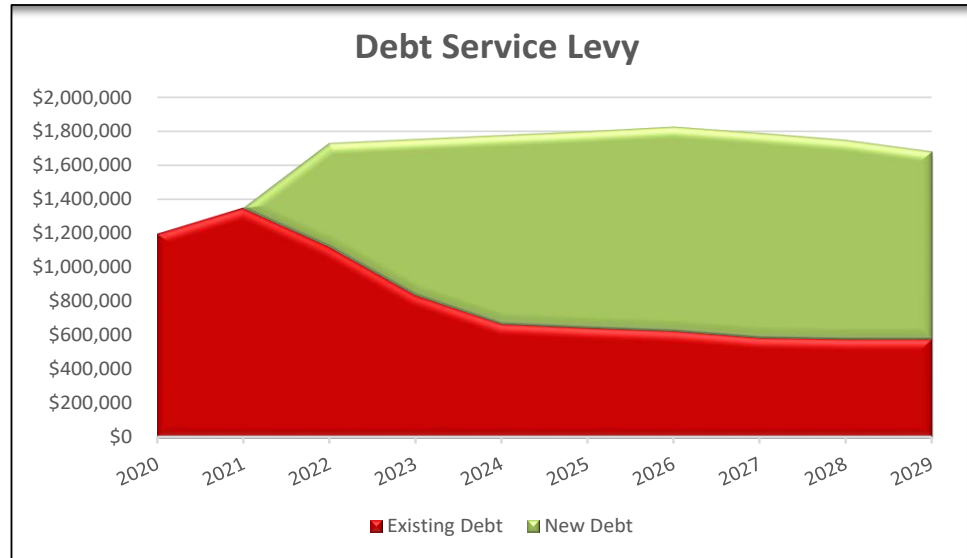
Existing Debt Payments							Projected Debt Service															
YEAR	Equalized Value Projection	Change in Value	Total of All Obligations	Total Abatement Sources	Net Debt Service Levy	Debt Service Tax Rate	Capital Plan Debt Service			Less Abatements					Total Projected Debt Service Less Abatements	Net Debt Service Levy	Levy Change	Debt Service Tax Rate	Impact on a		Debt Service Tax Rate @ 3% Growth	YEAR
										Park - Room Tax	Ambulance	TID 8	TID 10	Total Abatements					\$ 100,000 Taxes	of Value Change		
							Principal	Interest	Total													
2021	725,388,800	4.76%	2,492,733	(1,143,608)	1,349,125	1.86										1,349,125		1.86	185.99		1.86	2021
2022	736,269,632	1.50%	2,354,216	(1,232,024)	1,122,192	1.52	610,000	324,692	934,692		(326,667)			(326,667)	608,025	1,730,217	381,091	2.35	235.00	49.01	2.35	2022
2023	747,313,676	1.50%	1,690,431	(853,788)	836,644	1.12	955,000	286,409	1,241,409		(324,300)			(324,300)	917,109	1,753,753	23,536	2.35	234.67	(0.32)	2.31	2023
2024	758,523,382	1.50%	1,365,908	(698,049)	667,859	0.88	1,055,000	381,367	1,436,367		(327,280)			(327,280)	1,109,087	1,776,946	23,193	2.34	234.26	(0.41)	2.27	2024
2025	769,901,232	1.50%	1,295,801	(651,001)	644,800	0.84	1,320,000	502,680	1,822,680		(325,000)	(179,590)	(162,618)	(667,208)	1,155,472	1,800,272	23,325	2.34	233.83	(0.43)	2.24	2025
2026	781,449,751	1.50%	1,250,390	(623,964)	626,426	0.80	1,400,000	519,092	1,919,092	(49,679)	(327,453)	(179,063)	(163,195)	(719,390)	1,199,702	1,826,128	25,857	2.34	233.68	(0.15)	2.20	2026
2027	793,171,497	1.50%	1,234,501	(646,510)	587,991	0.74	1,450,000	477,040	1,927,040	(50,875)	(324,574)	(182,101)	(166,234)	(723,784)	1,203,256	1,791,247	(34,881)	2.26	225.83	(7.85)	2.10	2027
2028	805,069,070	1.50%	1,163,078	(583,896)	579,181	0.72	1,435,000	455,794	1,890,794	(50,320)	(326,418)	(179,976)	(164,109)	(720,823)	1,169,971	1,749,152	(42,095)	2.17	217.27	(8.57)	1.99	2028
2029	817,145,106	1.50%	1,116,815	(537,229)	579,586	0.71	1,400,000	433,519	1,833,519	(54,685)	(328,008)	(182,680)	(166,813)	(732,186)	1,101,333	1,680,919	(68,233)	2.06	205.71	(11.56)	1.86	2029
2030	829,402,282	1.50%	901,746	(545,669)	356,078	0.43	1,585,000	408,498	1,993,498	(53,968)	(329,273)	(180,178)	(164,310)	(727,729)	1,265,769	1,621,846	(59,073)	1.96	195.54	(10.16)	1.74	2030
2031	841,843,316	1.50%	565,731	(434,714)	131,018	0.16	1,780,000	378,711	2,158,711	(53,206)	(325,178)	(182,494)	(166,626)	(727,504)	1,431,207	1,562,225	(59,621)	1.86	185.57	(9.97)	1.63	2031
2032	854,470,966	1.50%	562,416	(434,534)	127,883	0.15	1,675,000	346,373	2,021,373	(52,410)	(325,714)	(179,659)	(163,791)	(721,574)	1,299,799	1,427,681	(134,544)	1.67	167.08	(18.49)	1.44	2032
2033	867,288,031	1.50%	563,698	(438,950)	124,748	0.14	1,600,000	313,858	1,913,858	(51,588)	(325,898)	(181,633)	(165,765)	(724,884)	1,188,974	1,313,721	(113,960)	1.51	151.47	(15.61)	1.29	2033
2034	880,297,351	1.50%	549,718	(428,105)	121,613	0.14	1,535,000	280,908	1,815,908	(50,730)	(325,719)	(178,378)	(162,510)	(717,337)	1,098,571	1,220,183	(93,538)	1.39	138.61	(12.86)	1.16	2034
2035	893,501,811	1.50%	348,025	(229,548)	118,478	0.13	1,495,000	247,396	1,742,396	(54,763)	(325,168)	(179,885)	(164,018)	(723,834)	1,018,562	1,137,040	(83,143)	1.27	127.26	(11.35)	1.05	2035
2036	906,904,339	1.50%	343,549	(228,206)	115,343	0.13	1,475,000	213,156	1,688,156	(53,683)	(329,180)	(181,123)	(165,255)	(729,241)	958,915	1,074,258	(62,782)	1.18	118.45	(8.80)	0.96	2036
2037	920,507,904	1.50%				0.00	1,535,000	177,039	1,712,039	(52,563)	(327,744)	(182,080)	(166,213)	(728,600)	983,439	983,439	(90,819)	1.07	106.84	(11.62)	0.86	2037
2038	934,315,522	1.50%					1,465,000	139,695	1,604,695	(51,403)	(325,975)	(182,748)	(166,880)	(727,006)	877,689	877,689	(105,750)	0.94	93.94	(12.90)	0.74	2038
2039	948,330,255	1.50%					1,330,000	103,928	1,433,928	(55,126)	(328,883)	(178,188)	(162,320)	(724,517)	709,411	709,411	(168,279)	0.75	74.81	(19.13)	0.58	2039
2040	962,555,209	1.50%					1,140,000	71,864	1,211,864	(53,731)	(326,460)	(178,393)		(558,584)	653,280	653,280	(56,131)	0.68	67.87	(6.94)	0.52	2040
2041	976,993,537	1.50%					1,095,000	42,553	1,137,553	(52,291)	(323,840)	(183,249)		(559,380)	578,173	578,173	(75,107)	0.59	59.18	(8.69)	0.45	2041
2042	991,648,440	1.50%					500,000	20,570	520,570	(50,818)		(182,790)		(233,608)	286,962	286,962	(291,211)	0.29	28.94	(30.24)	0.22	2042
2043	1,006,523,167	1.50%					325,000	8,225	333,225	(54,238)				(54,238)	278,987	278,987	(7,975)	0.28	27.72	(1.22)	0.20	2043
2044	1,021,621,014	1.50%					50,000	2,550	52,550	(52,550)				(52,550)	0	0	(278,987)	0.00	-	(27.72)	0.00	2044
2045	1,036,945,329	1.50%					50,000	850	50,850	(50,850)				(50,850)	0	0	0	0.00	-	0.00	0.00	2045
TOTALS			17,798,755	(9,709,793)	8,088,962		28,260,000	6,136,764	34,396,764	(1,049,477)	(6,528,732)	(3,254,208)	(2,470,657)	(13,303,074)	21,093,690	29,182,651						TOTALS

NOTES

- Growth is projected at a conservative 1.5%. The City has averaged 3.08% (TID Out) growth over the last 5 years.

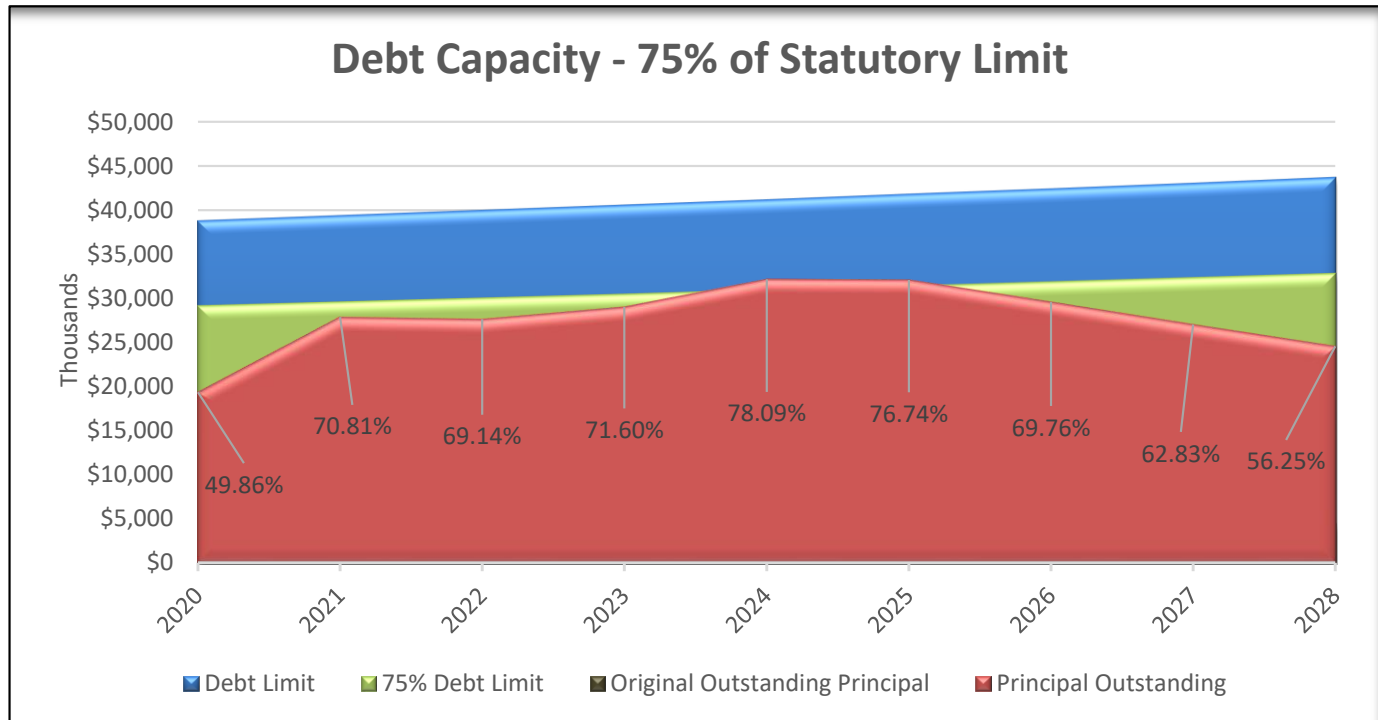


Impact on Debt Tax Levy / Rate



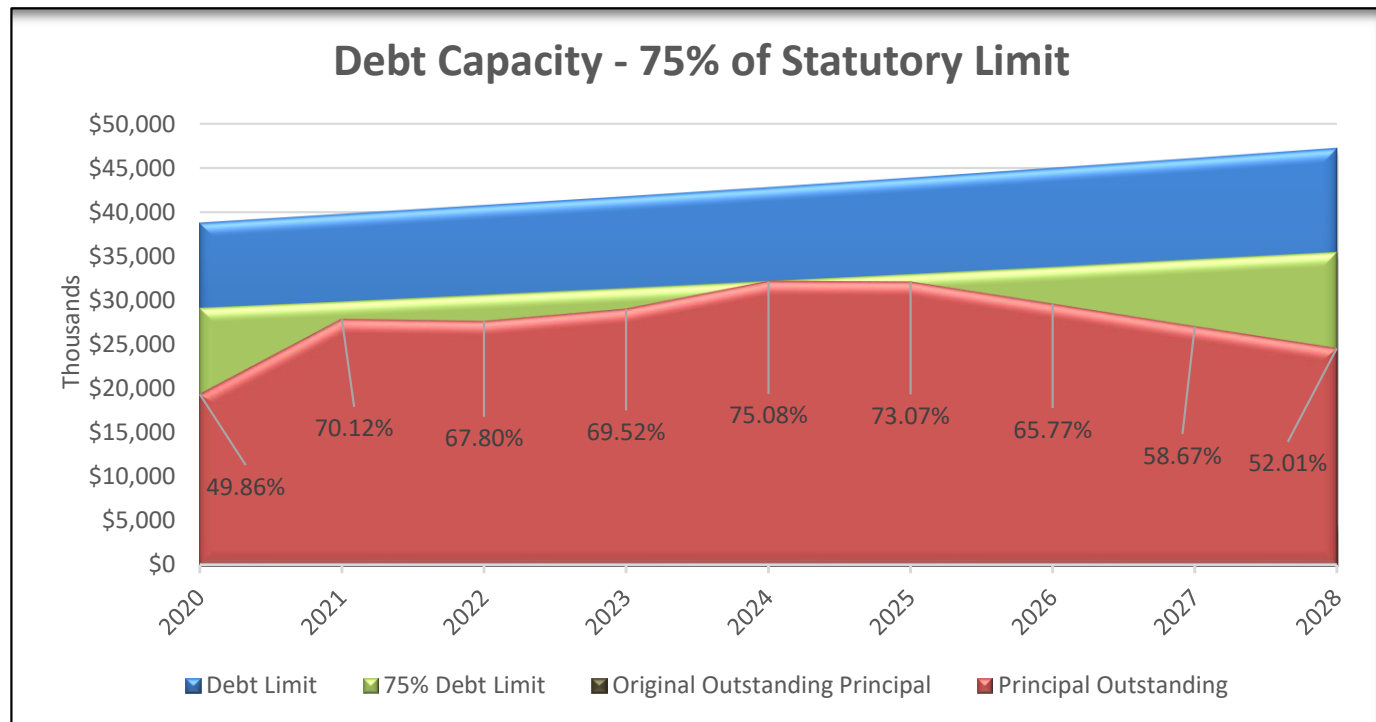


Debt Limit Calculation - 5 Year CIP (1.50% Growth)





Debt Limit Calculation - 5 Year CIP (2.50% Growth)



Select Debt Policies

- The City will not increase the debt service tax rate by more than 2%.
 - In 2022, the plan forecasts an increase (25%) to pay for the Fire/EMS building and fit the next 4 years of CIP. From 2022 – 2026, the debt tax rate remains stable (holding at \$2.35) and begins to decrease creating flexibility for 2026 and future projects.
- Annual general obligation debt payments should not exceed 40 percent of total budgeted tax levy expenditures.
 - Th 2021 Budget currently shows this at 36%, but will increase as a result of the 2021 proposed borrowing.
- The City's objective is to maintain a debt limit or direct debt burden ratio of 3.75% or less (all outstanding general obligation debt principal divided by total equalized value).
 - The City is projected to be at 3.54% after the 2021 borrowing.

Detail Five-Year Capital Schedule



Capital Project Listing

Item	Department	Project Funding	Debt Funding Source	2021	2022	2023	2024	2025
Public Safety Building	Public Safety	GO Bonds	Levy	5,250,000	-	-	-	-
City Hall HVAC	City Hall	GO Notes	Levy	200,000	-	-	-	-
Building Front Steps Replacement	Library	GO Notes	Levy	-	50,009	-	-	-
Library Foundational Repair	Library	Grants		-	-	-	100,000	-
Library Sign	Library	GO Notes	Levy	-	-	-	50,000	-
Path Upgrade W Jackson to Butts Park	Parks	GO Bonds	Levy	67,000	-	-	-	-
Senior Center with Apartments	Senior Center	GO Bonds	TID 8	-	-	-	2,500,000	-
Senior Center with Apartments	Senior Center	Grants		-	-	-	2,500,000	-
Re-Piping Rooftop Condensing Unit	Police Department	GO Notes	Levy	15,293	-	-	-	-
Heat for Garage Areas	Police Department	GO Notes	Levy	15,760	-	-	-	-
Boiler Replacement	Police Department	GO Notes	Levy	63,000	-	-	-	-
2 Marked Squads	Police Department	GO Notes	Levy	86,700	-	-	-	-
Garbage Totes	Public Works	GO Notes	Levy	150,000	-	-	-	-
Single Axle Dump Truck w/Plow	Public Works	GO Notes	Levy	170,000	-	-	-	-
Grader	Public Works	GO Notes	Levy	300,000	-	-	-	-
Seal Coating Project	Streets	GO Bonds	Levy	250,000	-	-	-	-
E Monowau St - East Ave to King	Streets	GO Bonds	Levy	520,000	-	-	-	-
East Ave to King Ave	Streets	GO Bonds	Levy	520,000	-	-	-	-
Billing Software upgrade	Wastewater	Funds on Hand		50,000	-	-	-	-
Resurface Driveways .30 per Sq Ft	Wastewater	Funds on Hand		50,000	-	-	-	-
Exterior Building Maintenance	Wastewater	Funds on Hand		100,000	-	-	-	-
Replace Loader	Wastewater	Funds on Hand		155,000	-	-	-	-
Replace grit classifier & bar screen	Wastewater	Funds on Hand		350,000	-	-	-	-
Replace 1998 Jet Vac	Wastewater	Funds on Hand		450,000	-	-	-	-
Monowau, King and Brownell	Wastewater	Funds on Hand		500,000	-	-	-	-
Building & Property Maintenance	Water	Funds on Hand		30,000	-	-	-	-
Replace Service Truck	Water	Funds on Hand		45,000	-	-	-	-
Replace Filter Media @ Well 10	Water	Funds on Hand		65,000	-	-	-	-
Meter Replacement/Testing Reading & Bill Water	Water	Funds on Hand		120,000	-	-	-	-
SCADA and Computer System Upgrade	Water	Funds on Hand		260,000	-	-	-	-
Water Main Services Monowau, King & Br	Water	Funds on Hand		450,000	-	-	-	-
Public Safety Building	Public Safety	GO Bonds	Ambulance fees	5,250,000	-	-	-	-
W Monowau - Butts Ave to Lakeside Dr	Streets	GO Bonds	Levy	-	250,000	-	-	-
Lakeside Dr - Brandon to W Juneau St	Streets	GO Bonds	Levy	-	340,000	-	-	-
Brandon St - Butts Ave to Lakeside Dr	Streets	GO Bonds	Levy	-	250,000	-	-	-



Capital Project Listing

Item	Department	Project Funding	Debt Funding Source	2021	2022	2023	2024	2025
Seal Coating Project	Streets	GO Bonds	Levy	-	250,000	-	-	-
Charles St	Streets	GO Bonds	Levy	-	125,000	-	-	-
Ellen Dr	Streets	GO Bonds	Levy	-	125,000	-	-	-
County ET	Streets	GO Bonds	Levy	-	-	3,000,000	-	-
ET Intersection	Streets	GO Bonds	Levy	-	-	100,000	-	-
Hollister Ave - Clifton to Center	Streets	GO Bonds	TID 8	-	-	-	350,000	-
View St - Superior Ave to Schaller St	Streets	GO Bonds	TID 8	-	-	-	350,000	-
Schaller St	Streets	GO Bonds	TID 8	-	-	-	350,000	-
Dawnee St	Streets	GO Bonds	TID 8	-	-	-	350,000	-
McAdams Dr	Streets	GO Bonds	TID 8	-	-	-	350,000	-
Elizabeth St	Streets	GO Bonds	TID 8	-	-	-	250,000	-
Seal Coating Project	Streets	GO Bonds	Levy	-	-	-	-	170,000
To Be Determined	Streets	GO Bonds	Levy	-	-	-	-	1,000,000
Single Axle Dump Truck w/Plow	Public Works	GO Notes	Levy	-	170,000	-	-	-
Single Axle Dump Truck w/Plow	Public Works	GO Notes	Levy	-	170,000	-	-	-
Snow Plower	Public Works	GO Notes	Levy	-	-	150,000	-	-
Pickup Truck	Public Works	GO Notes	Levy	-	-	35,000	-	-
Garbage Truck	Public Works	GO Notes	Levy	-	-	-	250,000	-
Single Axle Dump Truck w/Plow	Public Works	GO Notes	Levy	-	-	-	-	180,000
Pickup Truck	Public Works	GO Notes	Levy	-	-	-	-	35,000
Unmarked Squad	Police Department	GO Notes	Levy	-	39,000	-	-	-
Marked Squad	Police Department	GO Notes	Levy	-	44,000	-	-	-
Marked Squad	Police Department	GO Notes	Levy	-	-	45,000	-	-
Copy Machine	Police Department	GO Notes	Levy	-	-	-	12,000	-
Marked Squad	Police Department	GO Notes	Levy	-	-	-	92,000	-
Marked Squad	Police Department	GO Notes	Levy	-	-	-	-	47,000
IA Pro blue Team (PD Personnel Tracking I	Police Department	GO Notes	Levy	-	80,000	-	-	-
Combined Tactical Unit Conversion	Police Department	GO Notes	Levy	-	15,000	-	-	-
Fire Chief Response Vehicle	Public Safety	GO Bonds	Levy	-	50,000	-	-	-
110' Ladder/Platform Fire Truck	Public Safety	GO Bonds	Levy	1,200,000	-	-	-	-
Rehab Final Clarifiers & Fermentation Tank	Wastewater	Funds on Hand		-	300,000	-	-	-
Sewer Main Lakeside Dr & Monowau	Wastewater	Funds on Hand		-	330,000	-	-	-
Replace 2013 Plow Truck	Wastewater	Funds on Hand		-	40,000	-	-	-
Charles Dr	Wastewater	Funds on Hand		-	130,000	-	-	-
Brandon St	Wastewater	Funds on Hand		-	140,000	-	-	-



Capital Project Listing

Item	Department	Project Funding	Debt Funding Source	2021	2022	2023	2024	2025
Upgrade Oxidation Ditch	Wastewater	Funds on Hand		-	-	500,000	-	-
Sewer Main ET 6900' X \$60	Wastewater	Funds on Hand		-	-	414,000	-	-
Replace ODS Air Pumps	Wastewater	Funds on Hand		-	-	50,000	-	-
Replace 2015 Truck	Wastewater	Funds on Hand		-	-	-	35,000	-
Replace Non-Potable Water System	Wastewater	Funds on Hand		-	-	-	30,000	-
Hollister Ave Clifton to Glendale	Wastewater	Funds on Hand		-	-	-	480,000	-
Replace Loader	Wastewater	Funds on Hand		-	-	-	-	155,000
Water Main Service Lakeside Dr	Water	Funds on Hand		-	220,000	-	-	-
Water Main Service Kilbourn	Water	Funds on Hand		-	400,000	-	-	-
Water Main Service Monowau	Water	Funds on Hand		-	200,000	-	-	-
Hydrant Maintenance	Water	Funds on Hand		-	15,000	-	-	-
Meter Replacement	Water	Funds on Hand		-	60,000	-	-	-
Replace 20017 GMC Truck	Water	Funds on Hand		-	30,000	-	-	-
Building & Property Maintenance	Water	Funds on Hand		-	20,000	-	-	-
Brandon to Charles Dr	Water	Funds on Hand		-	190,000	-	-	-
Juneau to Brandon	Water	Funds on Hand		-	150,000	-	-	-
Purchase Land for Well	Water	Funds on Hand		-	400,000	-	-	-
Cty ET Project	Water	Funds on Hand		-	-	480,000	-	-
Meter Replacement	Water	Funds on Hand		-	-	50,000	-	-
Building & Property Maintenance	Water	Funds on Hand		-	-	20,000	-	-
Hollister Ave	Water	Funds on Hand		-	-	-	400,000	-
View St - Superior Ave to Schaller St	Water	Funds on Hand		-	-	-	300,000	-
Meter Replacement	Water	Funds on Hand		-	-	-	50,000	-
Building & Property Maintenance	Water	Funds on Hand		-	-	-	20,000	-
Water Main Kilbourn	Water	Funds on Hand		-	-	-	400,000	-
Rehab Well #14	Water	Funds on Hand		-	-	-	-	75,000
Rehab Well #11	Water	Funds on Hand		-	-	-	-	75,000
Meter Replacement	Water	Funds on Hand		-	-	-	-	50,000
Well Head Protection Property	Water	Funds on Hand		-	1,500,000	-	-	-
TORO 5910 Mower	Parks	GO Notes	Levy	-	-	125,000	-	-
1 Ton Pickup W/Dump Box	Parks	GO Notes	Levy	-	-	-	55,000	-
Bathhouse Upgrades	Aquatic Center	GO Bonds	Levy	-	20,000	-	-	-
Water Feature Zero Depth	Aquatic Center	GO Bonds	Levy	-	-	-	40,000	-
Memorial Park Crosswalk Signal	Parks	GO Bonds	Levy	-	10,000	-	-	-
Memorial Park Bathroom Upgrade	Parks	GO Bonds	Levy	-	-	-	10,000	-



Capital Project Listing

Item	Department	Project Funding	Debt Funding Source	2021	2022	2023	2024	2025
Firemens Park Sidewalk	Parks	GO Bonds	Levy	-	10,000	-	-	-
Firemens Park All Shelters New Roofs	Parks	GO Bonds	Levy	-	-	22,000	-	-
Gillett Park Playground Equipment	Parks	GO Bonds	Levy	-	-	-	-	50,000
Glendale Parking Lot/Drainage/ Blacktop R	Parks	GO Bonds	Levy	-	-	-	150,000	-
Veterans Park Shelter Roof	Parks	GO Bonds	Levy	-	7,000	-	-	-
Veterans Park Pave Roadway	Parks	GO Bonds	Levy	-	-	60,000	-	-
Winnebago Park Shelter Upgrades	Parks	GO Bonds	Levy	-	150,000	-	-	-
Winnebago Park Roadways	Parks	GO Bonds	Levy	-	-	150,000	-	-
Pavilion	Recreation Park	Room Tax		40,000	-	-	-	-
Midway Upgrade	Recreation Park	GO Bonds	Room Tax	-	-	-	-	750,000
Total Capital Projects				16,722,753	6,280,009	5,201,000	9,474,000	2,587,000
Funding Sources								
GO Bonds	Street Improvement Projects			1,290,000	1,340,000	3,100,000	-	1,170,000
GO Bonds	Park Projects			67,000	197,000	232,000	200,000	800,000
GO Bonds	Fire Department Equipment			6,450,000	50,000	-	-	-
GO Bonds	Refunded Obligation - EMS			5,250,000	-	-	-	-
GO Bonds	TID 8 Projects			-	-	-	2,500,000	-
GO Bonds	TID 10 Projects			-	-	-	2,000,000	-
GO Notes	City Hall			200,000	-	-	-	-
GO Notes	Police			180,753	178,000	45,000	104,000	47,000
GO Notes	Public Works			620,000	340,000	185,000	250,000	215,000
GO Notes	Library			-	50,009	-	50,000	-
GO Notes	Parks			-	-	125,000	55,000	-
Room Tax	Parks			40,000	-	-	-	-
Funds on Hand				2,625,000	4,125,000	1,514,000	1,715,000	355,000
Grants				-	-	-	2,600,000	-
Total Project Funding Sources				16,722,753	6,280,009	5,201,000	9,474,000	2,587,000