

**COLUMBUS COMMON COUNCIL – COMMITTEE OF THE WHOLE  
TUESDAY, MARCH 29, 2016 – FOLLOWING REGULAR MEETING  
COLUMBUS CITY HALL  
AGENDA**

1. Roll Call
2. Notice of Open Meeting
3. Approve Agenda
4. Citizens Comments on agenda items
5. Columbus Baseball Organization – Kiwanis Park
6. Consider Resolution to Vacate Certain Portions of Newcomb Street and Spring Street, Located in the City of Columbus, Columbia County, Wisconsin.
7. Consider Resolution Providing for the Sale of Approximately \$4,110,000 Electric and Waterworks System Revenue Bonds.
8. Consider date of a Public Hearing on the Special Assessments for the 2016 Street Improvements
9. Social Media policy
10. State Highway 89 DOT Project (2021) Update
11. 2016 Crop Leases
12. Adjourn to closed session per ss 19.85(1)(e) deliberating or negotiating the purchase of public properties, the investment of public funds, or conducting other public business, whenever competitive or bargaining reasons require specifically to consider Duffy Brothers development and TIF request.
13. Reconvene to open session.
14. Adjourn to closed session per ss19.85(1)(g) to confer with legal counsel for the governing body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.
15. Reconvene to open session.
16. Adjourn

# 2016 AGENDA ITEM

MEETING DATE: March 29, 2016

AGENDA ITEM: CBO Proposal to address Kiwanis Diamonds

## DETAILED DESCRIPTION OF SUBJECT MATTER:

Recently, local resident Josh Venden who is a member of the Columbus Baseball Organization (CBO) has come forward with a proposal to try improve the baseball diamonds at Kiwanis Park. Attached is a copy of a proposal that Josh forwarded as a preferred approach to address the perpetual drainage issues that exist on the diamonds. To summarize, their plan is to rework some of the edging and bring in some manufactured field material to improve the water management. For starters, this would be for Field #1 only, the main playing field near the concession stand.

Josh has had his proposal before the Columbus Recreation Advisory Board and there were no concerns. Josh and the CBO has informed the City that they would not be requesting City funds for this project and that it would be financed by CBO resources and other fundraising efforts.

In the past, the CBO and other community members have come forward with proposals to address the same water retainage issues at Kiwanis. Most recently those projects included the use of drain tile in the fields to help draw water off the fields more quickly. While those efforts could be effective, digging in lands near navigable waters and wetlands come into the DNR's purview. I have discussed these approaches with the DNR and was told that moving ahead would include the need for a wetland delineation and other permitting, which could add to the cost of the projects.

I forwarded Josh's project, which requires no digging into the landscape, to City Engineer Jason Lietha who in his review felt that this type of project would not reach any levels to where the DNR, nor the city's permitting would come into play (provided the project would not disturb over 4000 square feet of land). The one concern Jason raised would be what regular flooding of Kiwanis Park would do to the improvements over time.

Josh and possibly other members of the CBO will be in attendance at the Committee of the Whole on Tuesday night to answer questions.

**ACTION REQUESTED OF COUNCIL: Consideration of CBO proposal to improve Kiwanis Baseball Diamonds.**



*“Better Fields Make Better Players”*

---

P.O. Box 529 • Egg Harbor, Wisconsin • 54209 • *Web site:* www.hksportsfields.com  
1.866.407.7687 • *Fax:* 920.854.9249

November 5, 2015

Josh Venden  
Columbus Baseball Organization  
E-mail: [joshvenden@gmail.com](mailto:joshvenden@gmail.com)

**PROJECT:** Baseball/softball infield renovation  
Kiwanis Park  
Columbus, WI

**SUMMARY:**

Issues to address:

- Infield skin soil is dusty when dry and collects standing water after rain (Fig. 1)
- Lip buildup slows surface drainage and diminishes aesthetic contrast between skin and grass
- Home plate and pitching rubber are worn from use

The scope of work detailed on p. 2 will return the infield to excellent condition for the 2016 tournament season. First the infield would be edged to remove lip buildup. We would next import a high-quality infield mix to raise the surface elevations and laser-grade the skin, creating a smooth surface with proper drainage. This material has a sandy loam texture and would provide a 2” cap over the existing crushed lime. Finally we would install new Magic Mix granite topdressing material to provide easy field maintenance and a surface which is conducive to safe sliding and fielding of ground balls.



**Figure 1:** The existing ag-lime infield is below grade, causing it to collect water after a rainfall. This material lacks cohesion and is easily eroded by wind and water.



**SCOPE OF WORK:**

- A. Edge all infield skin/grass interfaces. Intent is to promote proper surface drainage and a clean transition from the infield to the grass. Owner to clearly mark any irrigation components and other subsurface structures. Sod/soil debris to be disposed of on-site as directed by owner† (approximately 10-15 cubic yards of spoils).
- B. Import baseball infield mix of sandy loam texture (approx. 80 cubic yards). New infield mix to create 2” cap over existing material, filling low areas and eliminating mucky conditions. Laser grade infield skin††. Intent is to create a consistent, playable surface with rapid surface drainage. A proper surface grade will prevent puddling and standing water.
- C. Supply and install Magic Mix® pulverized granite topdressing to infield skin (16 tons; approx. ¼” depth). Intent is to reduce stickiness after rain and ease grooming of infield. †††
- D. Re-square and install new base anchors, pitching rubber, and home plate at distances specified by Kiwanis Park baseball.
- E. Provide maintenance program for field.

**Total to perform above scope of work: \$11,800 per field**

\* If multiple fields are renovated, deduct \$500 from above quote for each additional field.\*

**H&K Sports Fields, LLC**

**Evan C. Mascitti**  
**Project Manager**  
**Cell – 608-513-8800**  
**Email -- evan@hksportsfields.com**

**Mike Parent**  
**President/Owner**  
**Cell -- 920-495-9522**  
**Email -- mike@hksportsfields.com**



† If no on-site disposal location is available, H&K can provide off-site disposal at a price of \$50 per cubic yard.

†† Laser-guided grading boxes are capable of achieving tolerances of  $\pm 3$  mm (1/8"). It is sometimes required to temporarily over-ride the computer-guided equipment to tie into existing grass edges, thus producing slight deviations from the original grading plan, which do not affect safety or playability.

††† Infield topdressing provides a safe sliding surface and improves infield playability. Topdressing is strongly recommended for all newly graded infield skins. This fine aggregate material will not stick to players cleats when the field is damp. It also improves the ease of field grooming and preserves the integrity of the surface grade by shielding the base infield mix from cleats, raindrop impacts and wind. Learn more about Magic Mix at <http://www.magicmix.net/>. For more information on the benefits of infield topdressing, see the following third-party articles: [archive.lib.msu.edu/tic/updat/article/2007mar8.pdf](http://archive.lib.msu.edu/tic/updat/article/2007mar8.pdf) and <http://ballfields.com/2015/06/24/5-ways-to-help-your-infield-skin-rebound-from-rain-quickly/>

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN**

**A RESOLUTION TO VACATE CERTAIN PORTIONS OF NEWCOMB STREET  
AND SPRING STREET, LOCATED IN THE CITY OF COLUMBUS,  
COLUMBIA COUNTY, WISCONSIN**

**RECITALS:**

A. The portions of the Newcomb Street right-of-way and the Spring Street right-of-way in the City of Columbus, Columbia County, Wisconsin shown and described on the diagram attached hereto as Exhibit A and the legal description attached hereto as Exhibit B, both Exhibits being incorporated herein, are no longer necessary for City street purposes; and

B. The Columbus Common Council intends to discontinue and vacate that portion of Newcomb Street and that portion of Spring Street described and shown on Exhibits A and B (hereinafter "Right-of-Way to be Vacated"); and

C. This Resolution was introduced before the Common Council of the City of Columbus on the 19<sup>th</sup> day of April, 2016. A Notice of Pendency of Resolution to Discontinue and Vacate was filed with the Register of Deeds for Columbia County on the 20<sup>th</sup> day of April, 2016. The Notice of Hearing was published as a Class 3 Notice under Chapter 985 of the Wisconsin Statutes. A copy of the Notice of Hearing was served or mailed more than 30 days prior to the hearing in the manner prescribed by law to the owners of all the frontage of the lots and lands abutting upon the Right-of-Way to be Vacated as shown by the records on file with the City. A public hearing was held before the Common Council of the City of Columbus on the \_\_\_\_ day of \_\_\_\_\_, 2016; and

D. No proper written objection to the vacation and discontinuance of the Right-of-Way to be Vacated has been filed with the City Clerk; and

E. The public interest requires the Right-of-Way to be Vacated to be vacated and discontinued. The vacation and discontinuation of the Right-of-Way to be Vacated will not leave any land-locked parcels;

**NOW, THEREFORE,** pursuant to § 66.1003(4), Wis. Stats., the Common Council of the City of Columbus hereby resolves as follows:

1. **Discontinuance of Right-of-Way.** The Right-of-Way to be Vacated identified on the attached Exhibits A and B is hereby vacated and discontinued.

2. **Reversion of Title.** Fee title to the parcels described as being vacated and discontinued shall revert as follows:

a. The part of Newcomb Street to be vacated and discontinued shall revert to the owner or owners of the lands adjoining the discontinued Newcomb Street with the owner or owners acquiring the land to the centerline of that part of Newcomb Street being discontinued.

b. The part of Spring Street to be vacated and discontinued shall revert to the owner or owners of the lands adjoining the discontinued Spring Street with the owner or owners acquiring the land to the centerline of that part of Spring Street being discontinued.

3. **Clerk Duties.** The City Clerk is instructed to record a certified copy of this Resolution with the Columbia County Register of Deeds.

The above Resolution was duly adopted at the meeting of the Common Council of the City of Columbus on the \_\_\_ day of \_\_\_\_\_, 2016.

**CITY OF COLUMBUS**

By: \_\_\_\_\_  
Kelly Crombie, Mayor

Attest: \_\_\_\_\_  
Anne Donahue, Clerk

Approved: \_\_\_\_\_

Posted: \_\_\_\_\_

STATE OF WISCONSIN )  
  ) ss.  
COUNTY OF COLUMBIA)

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by Kelly Crombie, Mayor and Anne Donahue, Clerk, City of Columbus, Columbia County, Wisconsin.

---

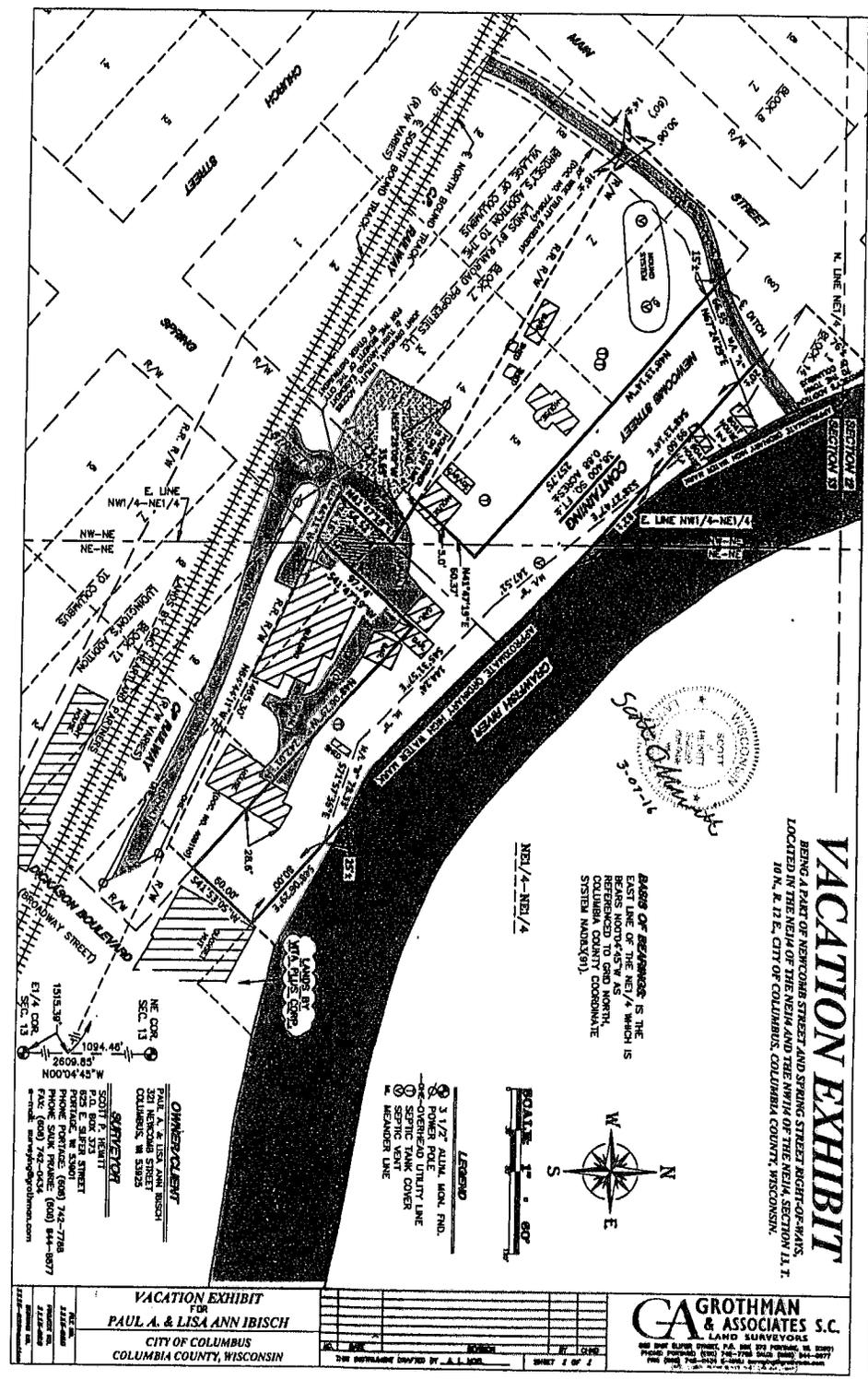
Paul A. Johnson  
Notary Public, State of Wisconsin  
My commission is permanent.

Instrument drafted by:  
Paul A. Johnson  
Boardman & Clark LLP  
113 S. Main Street, Suite 301  
P.O. Box 256  
Lodi, WI 53555  
608-592-3877 (p)  
608-592-5844 (f)  
[pjohnson@boardmanclark.com](mailto:pjohnson@boardmanclark.com)

Attachments: Exhibit A – Map  
                        Exhibit B – Legal Descriptions

# EXHIBIT A

MAP [Not to scale]



## EXHIBIT B

### Legal Descriptions

#### LEGAL DESCRIPTION

**City of Columbus Properties  
City of Columbus, Columbia County, WI**

**Portions of Spring Street & Newcomb Street Right-of-Ways To Be Vacated:**

Being a part of the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 13;  
thence North 00°04'45" West along the East line of the Northeast Quarter of said Section 13, 1,515.39 feet;  
thence North 64°44'11" West, 1,465.30 feet to the point of intersection with the Northerly right-of-way line of the CP Railway and the Southeasterly right-of-way line of Spring Street this being the point of beginning;  
thence continuing North 64°44'11" West, 36.16 feet;  
thence North 41°47'19" East, 54.52 feet;  
thence North 59°28'00" West, 35.69 feet to a point in the Northwesterly right-of-way line of Spring Street;  
thence North 41°47'19" East along the Northwesterly right-of-way line of Spring Street, 60.37 feet to the point of intersection with the Southwesterly right-of-way line of Newcomb Street;  
thence North 48°13'14" West along the Southwesterly right-of-way line of Newcomb Street, 257.75 feet to a point which lies South 48°13'14" East, 15 feet more or less from the centerline of an existing drainage ditch and being the beginning of meander line "A" along said ditch;  
thence North 67°24'29" East along said meander line "A", 66.55 feet to a point in the Northeasterly right-of-way line of Newcomb Street, said point lies South 48°13'14" East, 20 feet more or less from the centerline of an existing drainage ditch and being the end of meander line "A" along said ditch;  
thence South 48°13'14" East, along the Northeasterly right-of-way line of Newcomb Street, 99.60 feet to a point which lies North 48°13'14" West, 82 feet more or less from the water's edge of the Crawfish River and being the beginning of meander line "B" along said river;  
thence South 38°27'47" East along said meander line "B", 147.51 feet;  
thence South 45°31'57" East along said meander line "B", 144.24 feet;  
thence South 71°57'36" East along said meander line "B", 78.33 feet to a point in the Northeasterly right-of-way line of Newcomb Street, said point lies South 48°06'29" East, 25 feet more or less from the water's edge of the Crawfish River and being the end of meander line "B" along said river;  
thence South 48°06'29" East along the Northeasterly right-of-way line of Newcomb Street, 80.00 feet to a point in the Southeasterly line of lands described and recorded in Document No. 406110;  
thence South 41°53'05" West along the Easterly line of lands described and recorded in Document No. 406110, 60.00 feet to a point in the Southwesterly right-of-way line of Newcomb Street;  
thence North 48°06'29" East along the Southwesterly right-of-way line of Newcomb Street, 242.01 feet to the point of intersection with the Southeasterly right-of-way line of Spring Street;  
thence South 41°47'19" West along the Southeasterly right-of-way line of Spring Street, 97.74 feet to the point of beginning.

Containing 38,400 square feet, (0.88 acres), more or less. Intending to include all lands lying between meander line "A" herein described and the centerline of an existing drainage ditch lying between true Northwesterly extensions of the Northeasterly and Southwesterly lines herein described and intending to include all lands lying between meander line "B" and the water's edge of the Crawfish River lying between true Southeasterly and Northwesterly extensions of the Northeasterly lines herein described and being subject to servitudes and easements of use or record if any.

**THIS DESCRIPTION WAS PREPARED BY:** GROTHMAN & ASSOCIATES, SC  
SCOTT P. HEWITT  
Professional Land Surveyor, No. 2229  
Dated: March 7, 2016  
File No.: 1115-652

**THIS DESCRIPTION WAS PREPARED FOR:** Mr. & Mrs. Paul Ibsch  
321 Newcomb Street  
Columbus, WI 53925

Resolution No. \_\_\_\_\_

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$4,110,000  
ELECTRIC AND WATERWORKS SYSTEM REVENUE BONDS

WHEREAS the City of Columbus, Columbia County, Wisconsin, is presently in need of approximately \$4,110,000 for the public purpose of paying the cost of financing projects of the Electric System and Waterworks System; and

WHEREAS it is desirable to borrow said funds through the issuance of Electric and Waterworks System Revenue Bonds pursuant to Section 66.0621, Wis. Stats;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The Bonds. The City shall issue its Electric and Waterworks System Revenue Bonds in the approximate amount of \$4,110,000 (the "Bonds") for the purpose above specified.

Section 2. Sale of Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids or proposals for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with the City's financial advisor, Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete, official Notice of Sale and other pertinent data to be forwarded to prospective Bond purchasers as the City Clerk may determine.

Section 4. Official Statement. The City Clerk shall cause an Official Statement concerning this issue to be prepared by Ehlers. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Adopted, approved and recorded April 19, 2016.

\_\_\_\_\_  
Kelly Crombie  
Mayor

ATTEST:

\_\_\_\_\_  
Anne M. Donahue  
City Clerk

(SEAL)

April 19, 2016

## Pre-Sale Report for

City of Columbus, Wisconsin

\$4,110,000 Electric and Waterworks System Revenue  
Bonds, Series 2016A

**Prepared by:**

Greg Johnson, CIPMA  
Senior Municipal Advisor/Vice President

And

Maureen Schiel, CIPMA  
Financial Specialist



## Executive Summary of Proposed Debt

Proposed Issue:	\$4,110,000 Electric and Waterworks System Revenue Bonds, Series 2016A
Purposes:	<p>The proposed issue includes financing for the following purposes: Finance electric and waterworks system improvements.</p> <ul style="list-style-type: none"> <li>• Portions of the debt service attributable to electric projects will be paid from electric revenues.</li> <li>• Portions of the debt service attributable to water projects will be paid from electric revenues.</li> </ul>
Authority:	<p>The Bonds are being issued pursuant to Wisconsin Statute:</p> <ul style="list-style-type: none"> <li>• 66.0621</li> </ul> <p>The Bonds are not general obligations of the City but are payable only from and secured by a pledge of income and revenue to be derived from the operation of the Water and Electric Systems.</p>
Term/Call Feature:	<p>The Bonds are being issued for a 20 year term. Principal on the Bonds will be due on May 1 in the years 2019 through 2036. Interest is payable every six months beginning November 1, 2016.</p> <p>The Bonds maturing on and after May 1, 2027 will be subject to prepayment at the discretion of the City on May 1, 2026 or any date thereafter.</p>
Bank Qualification:	<p>Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.</p>
Rating:	<p>The City will request a new rating for the Bonds from Moody’s Investors Service.</p> <p>If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City’s bond rating in the event that the bond rating of the insurer is higher than that of the City.</p>
Basis for Recommendation:	<p>Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Bonds based on:</p> <ul style="list-style-type: none"> <li>• Net system revenues available for debt service that provide sufficient coverage for the estimated principal and interest payments of the proposed Bonds and existing parity debt.</li> </ul>



	<ul style="list-style-type: none"> <li>• The City’s past practice of using revenue bonds to finance enterprise system improvements.</li> <li>• Preserving debt capacity to finance the future project(s) on a General Obligation basis.</li> </ul>
<p>Method of Sale/Placement:</p>	<p>In order to obtain the lowest interest cost to the City, we will competitively bid the purchase of the Bonds from local and national underwriters/banks.</p> <p>We have included an allowance for discount bidding equal to 1.25% of the principal amount of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to lower your borrowing amount.</p> <p><b>Premium Bids:</b> Under current market conditions, most investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.”</p> <p>For this issue of Bonds, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Bonds. <b>We anticipate using any premium amounts received to reduce the issue size.</b></p> <p>The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.</p>
<p>Other Considerations:</p>	<p>The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.</p>
<p>Review of Existing Debt:</p>	<p>We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.</p>



Continuing Disclosure:	Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.
Arbitrage Monitoring:	Because the Bonds are tax-exempt securities, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Tax Exemption Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules or retain the services of a qualified firm to assist you.
Risk Factors:	<p><b>Utility Revenue:</b> The City expects to pay the Bond debt service with:</p> <ul style="list-style-type: none"> <li>• Electric Revenues</li> <li>• Water Revenues</li> </ul> <p>In the event utility revenues are insufficient to pay debt service, the Common Council is committing to consider appropriating funds from any other available sources in an amount sufficient to cover the shortfall. If it chooses to do so, the City may levy a tax to make up a shortfall. Any amount levied for this purpose is exempted from levy limits. While the City is not required to appropriate the funds necessary to remedy any shortfall in revenues needed to pay debt service, failure to do so would result in either a lack of access to capital markets in the future, or access at a substantially higher cost.</p>
Other Service Providers:	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, so their final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p><b>Bond Attorney:</b> Quarles &amp; Brady LLP</p>



	<p><b>Paying Agent:</b> Issuer, unless term bonds offered, then Bond Trust Services Corporation</p> <p><b>Rating Agency:</b> Moody's Investors Service</p>
--	--

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

### Proposed Debt Issuance Schedule

Pre-Sale Review by Common Council:	April 19, 2016
Distribute Official Statement:	Week of May 2, 2016
Conference with Rating Agency:	Week of May 2, 2016
Common Council Meeting to Award Sale of the Bonds:	May 17, 2016
Estimated Closing Date:	June 8, 2016

### Attachments

- Sources and Uses of Funds
- Proposed Debt Service Allocation
- Electric Utility Net Revenues
- Water Utility Net Revenues
- Impact of Existing and Proposed Debt
- Water Utility Cash Flow
- Electric Utility Cash Flow

### Ehlers Contacts

Municipal Advisors:	Greg Johnson	(262) 796-6168
	Maureen Schiel	(262) 796-6170
Disclosure Coordinator:	Sue Porter	(262) 796-6167
Financial Analyst:	Kathy Myers	(262) 796-6177

The Official Statement for this financing will be mailed to the Common Council at their home address or e-mailed for review prior to the sale date.



## Revenue Bond Borrowing Plan



**EHLERS**  
LEADERS IN PUBLIC FINANCE

Electric 10 Years  
Water 20 Year

*Water &  
Electric  
Revenue  
Bonds*

**Projects**

2016 Water Main Project Costs	1,000,000
2017 Water Main Project Costs	1,657,376
Subtotal Water	2,657,376

2016 Electric Project Costs	200,000
2017 Street Lighting Project Costs	867,153
Subtotal Light	1,067,153

Transfer from Prior Issue Debt Service Reserve Fund	(144,000)
<b>TOTAL PROJECT COSTS</b>	<b>3,580,529</b>

**Estimated Issuance Expenses**

Municipal Advisor	24,700
Bond Counsel	12,000
Disclosure Counsel	8,000
Underwriter's Discount	51,375
Paying Agent (If term bonds)	675
Rating Agency Fee	13,000
Debt Service Reserve Fund - New Requirement	418,435

<b>TOTAL TO BE FINANCED</b>	<b>4,108,714</b>
-----------------------------	------------------

Estimated Interest Earnings	(3,000)
-----------------------------	---------

Rounding	4,286
----------	-------

<b>NET SIZE</b>	<b>4,110,000</b>
-----------------	------------------

**City of Columbus, Wisconsin**  
**Water & Electric Revenue Bonds, Series 2016**

	<u>Water Portion</u>			Total
	Principal 5/1	Est. Rate	Interest	
2016			\$37,367	\$37,367
2017			\$94,071	\$94,071
2018			\$94,071	\$94,071
2019	\$50,000	1.70%	\$93,646	\$143,646
2020	\$130,000	1.91%	\$91,981	\$221,981
2021	\$130,000	2.14%	\$89,350	\$219,350
2022	\$135,000	2.34%	\$86,380	\$221,380
2023	\$140,000	2.52%	\$83,036	\$223,036
2024	\$145,000	2.76%	\$79,271	\$224,271
2025	\$145,000	2.94%	\$75,139	\$220,139
2026	\$155,000	3.09%	\$70,612	\$225,612
2027	\$165,000	3.22%	\$65,561	\$230,561
2028	\$170,000	3.31%	\$60,091	\$230,091
2029	\$175,000	3.41%	\$54,294	\$229,294
2030	\$185,000	3.49%	\$48,082	\$233,082
2031	\$185,000	3.58%	\$41,542	\$226,542
2032	\$190,000	3.65%	\$34,763	\$224,763
2033	\$205,000	3.70%	\$27,503	\$232,503
2034	\$205,000	3.75%	\$19,867	\$224,867
2035	\$210,000	3.80%	\$12,033	\$222,033
2036	\$210,000	3.83%	\$4,022	\$214,022
	<b>\$2,930,000</b>		<b>\$1,262,682</b>	<b>\$4,192,682</b>

	<u>Light Portion</u>			Total
	Principal	Est. Rate	Interest	
			\$11,641	\$11,641
			\$29,306	\$29,306
			\$29,306	\$29,306
	\$85,000	1.70%	\$28,584	\$113,584
	\$150,000	1.91%	\$26,430	\$176,430
	\$150,000	2.14%	\$23,394	\$173,394
	\$150,000	2.34%	\$20,034	\$170,034
	\$155,000	2.52%	\$16,326	\$171,326
	\$160,000	2.76%	\$12,165	\$172,165
	\$160,000	2.94%	\$7,605	\$167,605
	\$170,000	3.09%	\$2,627	\$172,627
	<b>\$1,180,000</b>		<b>\$207,417</b>	<b>\$1,387,417</b>

<u>TOTAL</u>		
Principal	Interest	Total
\$0	\$49,008	\$49,008
\$0	\$123,377	\$123,377
\$0	\$123,377	\$123,377
\$135,000	\$122,230	\$257,230
\$280,000	\$118,411	\$398,411
\$280,000	\$112,744	\$392,744
\$285,000	\$106,414	\$391,414
\$295,000	\$99,362	\$394,362
\$305,000	\$91,436	\$396,436
\$305,000	\$82,744	\$387,744
\$325,000	\$73,239	\$398,239
\$165,000	\$65,561	\$230,561
\$170,000	\$60,091	\$230,091
\$175,000	\$54,294	\$229,294
\$185,000	\$48,082	\$233,082
\$185,000	\$41,542	\$226,542
\$190,000	\$34,763	\$224,763
\$205,000	\$27,503	\$232,503
\$205,000	\$19,867	\$224,867
\$210,000	\$12,033	\$222,033
\$210,000	\$4,022	\$214,022
<b>\$4,110,000</b>	<b>\$1,470,099</b>	<b>\$5,580,099</b>

1. Rates based on MMD A Revenue scale of 3/15/2016 plus 65 basis points.



**Electric Debt Service Coverage Calculation**

	<b>PSC Report</b>	<b>Projection</b>
	<b>2014</b>	<b>2015</b>
<b>Operating Revenues</b>		
Electric Fees	7,280,242	7,621,174
Other Operating Revenues	83,324	10,237
<b>Total Operating Revenues</b>	7,363,566	7,631,411
<b>Operating Expenses</b>		
Operation and Maintenance (includes social security and PSC remainder)	6,463,489	6,517,572
Depreciation and Amortization	323,645	360,000
<b>Total Operating Expenses</b>	6,787,134	6,877,572
<b>Operating Income</b>	576,432	753,839
<b>Plus:</b>		
Depreciation and Amortization	323,645	360,000
Interest Income	-	18,803
<b>Net Revenues Available for Debt Service</b>	\$ 900,077	\$ 1,132,642
PILOT	233,297.00	233,297
Net revenues less PILOT	666,780.00	899,345.00



**EHLERS**  
LEADERS IN PUBLIC FINANCE

**Water Debt Service Coverage Calculation**

	<b>PSC Report</b>	<b>Projection</b>
	<b>2014</b>	<b>2015</b>
<b>Operating Revenues</b>		
Water Fees	1,271,124	\$ 1,290,067
Other Operating Revenues	11,830	-
<b>Total Operating Revenues</b>	1,282,954	1,290,067
<b>Operating Expenses</b>		
Operation and Maintenance (includes social security and PSC remainder)	628,344	634,456
Depreciation and Amortization	177,043	216,648
<b>Total Operating Expenses</b>	805,387	851,104
<b>Operating Income</b>	477,567	438,963
<b>Plus:</b>		
Depreciation and Amortization	177,043	216,648
Interest Income	-	3,500
<b>Net Revenues Available for Debt Service</b>	\$ 654,610	\$ 659,111
PILOT	206,535.00	212,430.00
Net Revenues Less Pilot	448,075.00	446,681.00



# Columbus, WI

## Projected Utility Debt Impact with Existing and New Debt



Year	Existing Debt			New Revenue Debt			Light Utility			Water Utility						
	G.O. Light	Water	Total P&I	G.O. Light	Water	Total P&I	TOTAL G.O.	Debt Service Reserve	Total Net Debt (P&I)	Revenue Coverage	All Debt Coverage With Pilot	Total Net Debt (P&I)	Revenue Coverage	All Debt Coverage With Pilot		
2016	7,300	65,838	212,050	37,367	37,367	11,641	7,300	223,691	230,991	5.06	3.89	65,838	223,710	289,547	2.95	1.54
2017	7,100	64,813	200,455	94,071	94,071	29,306	7,100	228,761	236,861	4.93	3.80	64,813	273,996	338,809	2.41	1.32
2018	6,900	68,600	188,514	94,071	94,071	29,306	6,900	217,820	224,720	5.20	4.00	68,600	252,260	330,860	2.51	1.35
2019	6,700	62,250	176,225	94,071	94,071	29,306	6,700	209,809	220,509	5.30	4.08	62,250	304,766	299,016	2.78	1.49
2020	6,500	6,500	161,120	94,071	94,071	29,306	6,500	176,430	182,950	6.42	4.92	6,500	221,981	228,481	2.97	1.96
2021	6,300	6,300	146,120	94,071	94,071	29,306	6,300	173,394	179,694	6.53	5.00	6,300	219,550	225,650	3.00	1.98
2022	6,100	6,100	131,120	94,071	94,071	29,306	6,100	170,094	176,194	6.66	5.11	6,100	217,980	222,480	2.98	1.96
2023	5,900	5,900	116,120	94,071	94,071	29,306	5,900	166,826	172,326	6.61	5.07	5,900	223,036	228,936	2.96	1.95
2024	5,700	10,600	101,120	94,071	94,071	29,306	5,700	172,165	177,865	6.58	5.05	10,600	224,271	234,871	2.94	1.90
2025	5,500	5,500	86,120	94,071	94,071	29,306	5,500	167,605	173,105	6.76	5.05	5,500	220,139	225,439	2.99	1.98
2026	5,300	5,300	71,120	94,071	94,071	29,306	5,300	162,945	168,245	6.81	6.73	5,300	225,612	230,712	2.92	1.94
2027	5,100	5,100	56,120	94,071	94,071	29,306	5,100	158,285	163,585	8.81		5,100	230,561	235,661	2.86	1.94
2028			41,120	94,071	94,071	29,306		153,625	158,925				230,561	235,661	2.86	1.94
2029			26,120	94,071	94,071	29,306		148,965	154,265				230,561	235,661	2.86	1.94
2030			11,120	94,071	94,071	29,306		144,305	149,605				230,561	235,661	2.86	1.94
2031			(4,875)	94,071	94,071	29,306		139,645	144,945				230,561	235,661	2.86	1.94
2032			(19,875)	94,071	94,071	29,306		134,985	140,285				230,561	235,661	2.86	1.94
2033			(34,875)	94,071	94,071	29,306		130,325	135,625				230,561	235,661	2.86	1.94
2034			(49,875)	94,071	94,071	29,306		125,665	130,965				230,561	235,661	2.86	1.94
2035			(64,875)	94,071	94,071	29,306		121,005	126,305				230,561	235,661	2.86	1.94
2036			(79,875)	94,071	94,071	29,306		116,345	121,645				230,561	235,661	2.86	1.94
TOTALS	74,000	307,300	777,244	4,192,682	4,192,682	1,180,000	74,000	2,164,561	(120,060)	2,118,601	1,132,642	307,300	4,888,258	(298,116)	4,913,536	659,111

2015 Water net revenues no pilot: 899,345  
 2015 Water net revenues with pilot: 659,111  
 2015 Light net revenues no pilot: 1,132,642  
 2015 Light net revenues with pilot: 659,111

1. Rates based on MMD A Revenue scale of 3/15/2016 plus 65 basis points.

# Water Utility Cash Flow Analysis - Historical and Projected

## City of Columbus

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Revenues</b>															
Total Water System Revenues	\$1,290,067	\$1,289,000	\$1,289,000	\$1,289,000	\$1,327,670	\$1,327,670	\$1,327,670	\$1,367,500	\$1,367,500	\$1,367,500	\$1,408,525	\$1,408,525	\$1,408,525	\$1,450,781	\$1,460,781
Percent Increase to User Rates Required	0%	0%	0%	0%	3%	0%	0%	3%	0%	0%	3%	0%	0%	3%	0%
Dollar Amount Increase to Revenues Required	\$0	-\$1,067	\$0	\$0	\$38,670	\$0	\$0	\$39,530	\$0	\$0	\$41,025	\$0	\$0	\$42,256	\$0
<b>Other Revenues</b>															
Interest Income	\$3,049	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368	\$1,368
Other Income	\$3,450	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500
Total Other Revenues	\$6,499	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868	\$18,868
<b>Total Revenues</b>	<b>\$1,296,566</b>	<b>\$1,307,868</b>	<b>\$1,307,868</b>	<b>\$1,307,868</b>	<b>\$1,346,538</b>	<b>\$1,346,538</b>	<b>\$1,346,538</b>	<b>\$1,386,368</b>	<b>\$1,386,368</b>	<b>\$1,386,368</b>	<b>\$1,427,393</b>	<b>\$1,427,393</b>	<b>\$1,427,393</b>	<b>\$1,469,649</b>	<b>\$1,469,649</b>
<b>Expenses</b>															
Operating and Maintenance (2% increase 2017-2029)	634,457	\$610,500	\$622,710	\$635,164	\$647,867	\$660,825	\$674,041	\$687,522	\$701,273	\$715,298	\$729,604	\$744,196	\$759,080	\$774,262	\$789,747
Taxes	26,995	\$34,916	\$35,614	\$36,327	\$37,053	\$37,794	\$38,550	\$39,321	\$40,108	\$40,910	\$41,728	\$42,562	\$43,414	\$44,282	\$45,168
Taxes (PILOT)	\$212,430	\$203,884	\$207,962	\$212,121	\$216,363	\$220,691	\$225,104	\$229,606	\$234,199	\$238,883	\$243,660	\$248,533	\$253,504	\$258,574	\$263,746
Net Before Debt Service and Capital Expenditures	\$422,684	\$458,568	\$441,582	\$424,256	\$445,254	\$427,228	\$408,842	\$429,918	\$410,789	\$391,278	\$412,401	\$392,101	\$371,385	\$392,531	\$370,989
<b>Debt Service</b>															
Existing Debt Service	325,948	\$252,180	\$244,738	\$236,789	\$223,370	\$6,500	\$6,300	\$6,100	\$5,900	\$10,600	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300
New Debt Service	\$37,967	\$94,071	\$94,071	\$94,071	\$143,646	\$221,981	\$219,350	\$221,380	\$223,036	\$224,271	\$220,139	\$225,612	\$230,561	\$230,091	\$229,294
<b>Total Debt Service</b>	<b>\$325,948</b>	<b>\$289,547</b>	<b>\$338,809</b>	<b>\$330,860</b>	<b>\$367,016</b>	<b>\$228,481</b>	<b>\$225,650</b>	<b>\$227,480</b>	<b>\$228,936</b>	<b>\$234,871</b>	<b>\$225,439</b>	<b>\$230,912</b>	<b>\$230,561</b>	<b>\$230,091</b>	<b>\$229,294</b>
<b>Capital Projects</b>															
Bond & Grant Proceeds					\$68,000										
Bond Reserve Account															
Cash funded projects															
<b>Net Annual Cash Flow</b>	<b>\$96,736</b>	<b>\$169,021</b>	<b>\$102,773</b>	<b>\$93,396</b>	<b>\$146,238</b>	<b>\$198,747</b>	<b>\$183,192</b>	<b>\$202,439</b>	<b>\$181,853</b>	<b>\$156,407</b>	<b>\$186,962</b>	<b>\$161,189</b>	<b>\$140,834</b>	<b>\$162,440</b>	<b>\$141,695</b>

Includes water tower painting costs

# Electric Utility Cash Flow Analysis - Historical and Projected

## City of Columbus

	2015 Projected	2016 Budget	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Revenues</b>															
Total Electric System Revenues	\$7,621,174	\$7,792,500	\$7,792,500	\$7,792,500	\$8,026,275	\$8,026,275	\$8,026,275	\$8,267,063	\$8,267,063	\$8,267,063	\$8,515,075	\$8,515,075	\$8,515,075	\$8,855,678	\$8,855,678
Percent Increase to User Rates Required	0.00%	0.00%	0.00%	0.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.00%	0.00%	0.00%	4.00%	0.00%
Dollar Amount Increase to Revenues Required	\$0	\$171,326	\$0	\$0	\$233,775	\$0	\$0	\$240,788	\$0	\$0	\$248,012	\$0	\$0	\$340,603	\$0
<b>Other Revenues</b>															
Interest Income	\$18,803	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458
Other Income	\$10,237	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Total Other Revenues	\$29,040	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958	\$24,958
<b>Total Revenues</b>	<b>\$7,650,214</b>	<b>\$7,817,458</b>	<b>\$7,817,458</b>	<b>\$7,817,458</b>	<b>\$8,051,233</b>	<b>\$8,051,233</b>	<b>\$8,051,233</b>	<b>\$8,292,021</b>	<b>\$8,292,021</b>	<b>\$8,292,021</b>	<b>\$8,540,033</b>	<b>\$8,540,033</b>	<b>\$8,540,033</b>	<b>\$8,880,636</b>	<b>\$8,880,636</b>
<b>Expenses</b>															
Operating and Maintenance (2% Increase 2017-2029)	6,517,572	\$6,930,100	\$6,600,000	\$6,732,000	\$6,866,640	\$7,003,973	\$7,144,052	\$7,286,933	\$7,432,672	\$7,581,325	\$7,732,952	\$7,887,611	\$8,045,363	\$8,206,270	\$8,370,396
Taxes	74,403	\$74,403	\$75,891	\$77,409	\$78,957	\$80,536	\$82,147	\$83,790	\$85,466	\$87,175	\$88,918	\$90,697	\$92,511	\$94,361	\$96,248
Taxes (PILOT)	\$233,297	\$227,728	\$232,283	\$236,928	\$241,667	\$246,500	\$251,430	\$256,459	\$261,588	\$266,820	\$272,156	\$277,589	\$283,151	\$288,814	\$294,590
Net Before Debt Service and Capital Expenditures	\$824,942	\$585,227	\$909,284	\$771,121	\$863,969	\$720,224	\$573,604	\$664,839	\$512,296	\$356,701	\$446,007	\$284,126	\$119,008	\$291,191	\$119,402
<b>Debt Service</b>															
Existing Debt Service	274,170	\$279,850	\$207,565	\$195,414	\$182,925	\$6,500	\$6,300	\$6,100	\$5,900	\$5,700	\$10,400	\$5,100	\$5,100	\$5,100	\$5,100
New Debt Service	\$274,170	\$11,641	\$29,306	\$29,306	\$113,364	\$176,430	\$173,394	\$170,034	\$171,328	\$172,165	\$167,605	\$172,627	\$177,727	\$0	\$0
Total Debt Service	\$274,170	\$291,491	\$236,871	\$224,720	\$296,309	\$182,930	\$179,694	\$176,134	\$177,226	\$177,865	\$178,005	\$177,727	\$0	\$0	\$0
<b>Capital Projects</b>															
Bond & Grant Proceeds					\$76,000							\$44,060			
Bond Issuance Reserve Account															
Cash funded projects															
<b>Net Annual Cash Flow</b>	<b>\$550,772</b>	<b>\$354,236</b>	<b>\$672,423</b>	<b>\$548,401</b>	<b>\$643,461</b>	<b>\$537,294</b>	<b>\$393,910</b>	<b>\$488,705</b>	<b>\$335,070</b>	<b>\$178,836</b>	<b>\$268,002</b>	<b>\$150,460</b>	<b>\$119,008</b>	<b>\$291,191</b>	<b>\$119,402</b>

Includes some capital costs for James Street

# 2016 AGENDA ITEM

**MEETING DATE:** March 29, 2016

**AGENDA ITEM:** Social Media Policy

**DETAILED DESCRIPTION OF SUBJECT MATTER:**

The new City website is public, and city staff are still working to learn the intricacies and methods for items on the website. We have appreciated some initial feedback on the site and working to address some the issues we are seeing within the first weeks of the new site's release.

With that, another important communication tool between the City, the community and the outside is the development of a clear and solid policy for social media. The City Council has explored this issue in the past, but I would like to start to revisit it - as utilizing it properly can help with getting information out that needs to get out quickly to a large audience.

Attached is a revised draft of a social media policy for review. A centralized City organization-style facebook page (and potentially a Twitter presence) could allow us to provide city residents with information about what is happening in the city, alert followers to emergency situations, or spread the word about projects or things we would like to showcase.

**ACTION REQUESTED OF COUNCIL:** Review and discuss potential for a social media policy in Columbus

# CITY OF COLUMBUS

## Website Content & Social Media Policy

### 1.0 PURPOSE:

The purpose of this policy is to provide guidelines and procedures for the distribution of information via electronic means (city website/social media)

### 2.0 ORGANIZATIONS AFFECTED:

All departments and staff of the City of Columbus.

### 3.0 POLICY:

This policy directs city staff on how to provide information to the public via the use of the City website and social media outlets.

### 4.0 DEFINITIONS:

Social Media: is the social interaction among people in which they create, share or exchange information and ideas in virtual communities and networks and includes blogs and information sites such as Twitter, Facebook, Pinterest, YouTube, Tumble, Google Plus, Instagram, LinkedIn, etc. At this time, the City will develop and maintain a single “City of Columbus” Facebook page. Any interest in using additional social media opportunities requires a review by the City Administrator and a discussion/final approval by the Columbus City Council.

Website: The official City of Columbus website.

Webmaster: City of Columbus Economic Development Director

### 5.0 PROCEDURE:

As information dissemination requires accurate and useful information on city activities to the public, it is important to ensure that the information provided through these venues is both functional for the Columbus community, but also portrays the City in a positive manner.

### **Posting on City website:**

Web authors have been identified within each City department and those authors have been given permissions by the City Webmaster to use the Content Management System (CMS) to post items in their respective sections of the website.

Postings to Departmental Page – content on various departmental pages are designed to assist community members with achieving a government action via electronic means (program sign up, payment of a tax or fee, register a question or concern). Departmental pages should also keep in the spirit of showcasing a positive image to the City and their respective department.

- Postings that highlight an upcoming program/event/deadline can be added to the Department Head without prior approval
- Postings/content that provides information on a particular activity or service provided by a department need approval by the Mayor or City Administrator

Postings for the home page – all content requested to be placed upon the City website home page needs prior approval by the Mayor or City Administrator. Posts on the home page of the website are reserved for the following:

- Links to other Departmental pages and the City meeting/event calendar. Design graphics and photos will be present and continually reviewed for appearance
- Posts of a positive nature, highlighting an city achievement or accolade
- Informational or instructional posts – directing users on how to complete a city transaction or participate in a community event or process
- Links directing users to a departmental page, where more information on a program or activity is displayed

Continual Review –

- The content of the entire website will be monitored on a daily basis by the City Administrator and the Webmaster. Postings that are not consistent with the spirit of the Website & Social Media Policy will be removed immediately.

## **Facebook**

The City will have and maintain two City of Columbus Facebook pages – one, a general page for the quick dissemination of information on City events, programs and issues. It will be utilized to provide information to those who are interested on upcoming events, deadlines, “how-to” procedures and any posting that highlights positive attributes of the community. Postings on the “City of Columbus” Facebook page will disseminate information from all departments as parts of the City organization, flowing through the one source.

- Posting administration: city staff must provide any planned text and get approval prior to posting information on the City Facebook page.
- Page type: the City of Columbus Facebook page will be an organizational-type page, which will allow for singular postings of information, but will not allow followers to comment. Postings will frequently refer followers to follow up with the City website or particular city departments if there are specific questions or concerns about any post.

The second page will be the Columbus Recreation page, which allows for information from the Recreation Department to program participants relative to sign-ups, scheduling and other program updates.

## **Twitter**

The City will open an official City Twitter account, to allow for the quick dissemination of emergency notices, event notices and other items related to City events and issues.

# 2016 AGENDA ITEM

MEETING DATE: March 29, 2016

AGENDA ITEM: Crop Leases 2016

## DETAILED DESCRIPTION OF SUBJECT MATTER:

On March 14<sup>th</sup>, bids were opened for proposals to farm city-owned land around the City. The City offered farmers to bid on 5 lots around the City (the bid advertisement is attached).

Each year, the City leases these lots for farming. One difference last year was that we didn't advertise the land near the Wastewater Treatment Plant due to plans to avoid having high-eroding crops planted there and to begin a project to include more water-friendly prairies and wetland plants.

While the City and the staff at WWTP still have plans to do that project, we have learned that it will take more planning to develop it. So this lot was included in the bid for 2016, with restrictions on the allowable crops to be planted there – denser, low-growing crops like rye or wheat.

Again, this is 1 of 5 total lots that were put out for bid. At the bid opening, the City received bids to farm only 1 of the 5 possible fields – the one being that WWTP land. Sennview Dairy of Columbus bid that for \$300/acre. (To be clear, Sennview will pay the city \$300 per acre for the 2016 growing season)

That leaves the other fields without a willing farmer to work it. In years past, Hein Farms worked the land on lots 3 & 4 due to the proximity of their farm operation (fields are off of Continental Drive). Due to some changes in the approach the City took relative to the crop leases, Hein Farms hasn't worked those fields for a few years.

Considering that we failed to have a bidder for lots 3 & 4 this year (off of Continental Drive), I made contact with Steve Hein, who is part of Hein Farms to gauge interest in working those fields this year. Steve, told me he would check the fields out and get back to me. His response was that they would work the fields, but due to their current poor condition, he would need to put in considerable prep work to get them up to proper growing standards. He offered to pay the City \$100/acre for the next 5 years. I realize that this seems considerably lower than what we will get from Sennview Dairy for the WWTP lot, and a 5-year lease is a long time to lock in at such a price. On the flip side, I am concerned that having the open lot leaves the City with a missed opportunity for revenue generation by not bringing in a farm operation to work it.

\$100/acre may seem low (it may be when you consider the Sennview bid), consider that the Fall River School District recently leased 11-15 acres of land to a local farmer for a total payment of \$800 (\$54-73/acre) for the 2016 planting season.

If Hein Farms works lots 3 & 4, and Sennview Dairy handles lot 5, we are left with lots 1 & 2. Lot 1 is the city's land near Enerpac in the Gateway Business Park. The City may

have to determine another means to address that land – and one factor may be the ongoing work to bring an electronic billboard to the land, something that should be determined very soon. Lot 2 is land in the Cemetery. For this I intend to reach out to other possible leads for farming operations to see if we can gain more interest in that area – for 7 acres of land, it may be less attractive if a farmer has difficulty bringing machinery in to address it.

**ACTION REQUESTED OF COUNCIL: Consideration of Farm Leases for City-owned Land for 2016.**

## FARM LEASE

This Lease made and effective the 1<sup>st</sup> day of April, 2016, by and between the City of Columbus, a Wisconsin Municipal Corporation (hereinafter “Lessor”), and Sennview Dairy LLC (hereinafter “Lessee”), as follows:

1. **Premises.** Lessor, in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the Lessee, does hereby demise, lease, and let unto the Lessee approximately 3.8 acres of tillable land located on the east side of River Road north of the wastewater treatment plant in the Town of Elba, Dodge County, Wisconsin, (hereinafter “the Premises”)

2. **Term.** The term of this Lease shall be for one crop year. For the purposes of this Lease, “crop year” shall be defined as commencing on April 1, 2016 and ending December 1, 2016.

3. **Rent.** The parties to this Lease agree that the rent for the Premises shall be Three Hundred and no/100 Dollars (\$300.00) per acre. Therefore, Lessee shall pay to Lessor the sum of One Thousand One Hundred Forty and no/100 Dollars (\$1,140.00) to lease the Premises. Rent shall be due and payable in two equal installments with the sum of \$570.00 due upon execution of the Lease and the remaining balance of \$570.00 due on or before December 1, 2016. Rent shall be paid to the Lessor at the address set forth in paragraph 15 below.

4. **Machinery and Equipment.** Lessee shall have the right to move upon the Premises machinery and equipment in order to properly care for the crops, if any, raised on the Premises. It is understood and agreed that said machinery and equipment shall at

all times remain the property of Lessee and that Lessee shall have the right to remove the same from the Premises upon the expiration of this Lease.

5. **Fences and Boundary Markers.** Lessee shall have no responsibility to maintain or erect any fences on the Premises. Lessee shall not remove, destroy, run over, change or otherwise alter any boundary markers already erected on the Premises. If Lessee removes, destroys or alters any existing boundary markers, Lessee shall be responsible for any and all costs associated with replacing the markers in the correct position.

6. **Cultivation.** Lessee agrees that the land will be used to plant a non-corn crop (denser, low-growing crops like soy beans, rye or winter wheat is encouraged). Lessee agrees and covenants to cultivate the land in a thorough, careful and husband-like manner and to keep the tillable acres, which constitutes the Premises free from weeds. At the end of the crop year, stalk and fodder shall remain on the land. All waterways and diversions are to be left intact. Lessee shall apply enough fertilizer to keep the fertility equal each year.

7. **Possession.** Lessor agrees and covenants that Lessee, upon execution of this Lease, and performing the covenants, agreements, conditions and terms shall quietly and peacefully have, hold and enjoy said leased Premises for the term mentioned.

8. **Right to Enter and Access to Premises.** Lessor reserves the right to enter upon the Premises at all reasonable times for the purpose of inspection. Lessor does not grant Lessee direct access to the Premises from other than lands owned by Lessor.

9. **Surrender of Premises.** Lessee agrees and covenants that at the termination of this Lease, he will quietly and promptly yield and surrender the Premises to Lessor in as good condition of repair as when taken by him, reasonable wear and tear and damage by the elements alone excepted.

10. **Government Programs.** Lessee shall be entitled to the payment by the United States of America of any monies that may be available through Federal Farm Programs by reason of the use of the Premises by Lessee. Lessee shall not enroll the Premises in any government program without the written consent of Lessor.

11. **Non-Assignment.** This Lease and any of the rights hereunder shall not be assigned nor shall any of the Premises be sublet without the written consent of the Lessor.

12. **Indemnification.** Lessee, intending to be legally bound, does hereby release and agree to indemnify and hold harmless Lessor, its agents and insurers from and against any and all claims, actions, suits, demands, damages (including consequential damages), losses, liabilities and expenses, direct or indirect, foreseen or unforeseen, including, but not limited to, attorney fees and court costs arising out of this Lease, and/or Lessee, and Lessee's livestock, use of or presence upon the Premises, unless it is the result of reckless or intentional acts of Lessor and/or its agents. Lessee shall provide a certificate of insurance verifying that the Lessor is listed as a co-insured for general liability purposes and in an amount of not less than \$1,000,000.00.

13. **Binding Effect.** This Lease shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto.

14. **Execution of Lease.** This Lease may be signed in counterparts by the parties hereto.

15. **Notices.** Notice to Lessor shall be given by regular mail to:

City of Columbus  
c/o Patrick Vander Sanden, Administrator  
105 N. Dickason Blvd.  
Columbus, WI 53925

Notice to Lessee shall be given by regular mail to:

Sennview Dairy LLC  
c/o William Sennhen  
N943 River Road  
Columbus, WI 53925

\_\_\_\_\_  
Kelly Crombie, Mayor  
City of Columbus

(SEAL)

\_\_\_\_\_  
Anne Donahue, Clerk  
City of Columbus

(SEAL)

\_\_\_\_\_  
William Sennhen, Member  
Sennview Dairy LLC

(SEAL)