

COLUMBUS COMMON COUNCIL – REGULAR MEETING
TUESDAY, MAY 3, 2016 – 6:30 PM
COLUMBUS CITY HALL
AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Notice of Open Meeting
4. Approve Agenda
5. Correspondence & Communications

Consent Agenda

1. Council Minutes – 04/19/16
2. HLPC – 04/13/16
3. Plan Commission – 03/17/16
4. Senior Citizens Advisory – 03/03/16
5. Tourism Committee – 03/24/16
6. Proclamation: National Nursing Home Week May 8 – 14, 2016

Unfinished Business

New Business

1. Consider and take action on Resolution 11-16, Resolution to Authorize the Use of Bond Proceeds to Cover the Cost for the Middle School Storm Sewer Project.
2. Consider and take on Task Order 2016-06 with Ruckert-Mielke for WWTP Filtration Building Electrical Upgrades
3. Consider and take action on Resolution 12-16, Resolution to Vacate Certain Portions of Newcomb Street North Spring Street, Located in the City of Columbus, Columbia County, Wisconsin
4. Consider and take action on Resolution 3-16, Resolution Designation Officials Authorized to Declare Official Intent Under Reimbursement Bond Regulations for City of Columbus.
5. Consider and take action on Resolution 9-16, Resolution Designation Officials Authorized to Declare Official Intent under Reimbursement Bond Regulations for Sewer Utility.
6. Consider and take action on request of B2 Enterprises, LLC and Duffy Grain, Inc. to rezone from RD Rural Development to B2 Highway Commercial tax parcel 1110.017/18
7. Consider and take action on request of Carl Benck to approve a certified survey map dividing parcel 1110.08
8. Consider and take action on extending work hours for 2016 Street Project
9. Consider and take action on Mayoral Appointments to Boards, Committees, Commissions
10. Consider and take action on claims in the amount of \$394,952.93
11. Report of City Officers – City Administrator, Mayor

Adjourn

**COLUMBUS COMMON COUNCIL – REGULAR MEETING
TUESDAY, APRIL 19, 2016 – 6:30 PM
COLUMBUS CITY HALL**

The Columbus Common Council held a regular meeting on Tuesday April 19, 2016 at 6:30 pm at Columbus City Hall. The meeting was called to order by Mayor Crombie and notice of open meeting was noted as posted. Present: Mayor Crombie, Council members Melotte, Reid, Royem, Rule, Thom and Traxler, City Attorney Johnson, City Administrator Vander Sanden, City Clerk Donahue, interested citizens and the media.

Mayor Crombie led the Council in the pledge of allegiance. Motion by Royem second by Rule to approve the agenda. Motion carried voice vote.

Public comments were made by residents along the 2016 Street & Utility Improvement project included objections to the S Charles St sidewalks and trees Annette Reno, Katherine Cullen, (provided a statement for the file), Mary Ellen Yarwood, Tom Cullen (provided a statement for the file), Susan Selje, Rose Croft, Austin Field. Jeff Campbell, Ruth Hermanson, and Julie Monroe with objections to the W Church St sidewalk, curb, gutter and driveway apron. Mayor Crombie asked for if anyone else wished to be heard, no one replied.

Mayor Crombie read the items on the Consent Agenda. Motion by Thom second by Rule to move Item 9, Street Closing Request of VFW Post #8090, Chris Roelke, Water St parking lot, multiple dates, to the next Committee of the Whole. Motion carried voice vote. Motion by Thom second by Rule to approve the remainder of the Consent Agenda as read. Motion carried voice vote.

Melotte nominated Thom for Council President, second by Royem. Mayor Crombie asked for a unanimous ballot for Thom for Council President. Hearing no objection Crombie declared Thom Council President.

Motion by Thom second by Rule to approve Resolution 10-16, Resolution Providing for the Sale of Approximately \$4,110,000 Electric and Waterworks System Revenue Bonds. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

City Attorney Johnson provided clarity on the 2016 Street & Utility Improvements project that was approved at a council meeting March 14, 2016 which included the sidewalks on the southeast side of S Charles St included as Mandatory Alternate B. The Council can do nothing and the project proceeds as approved or the Council can approve a change order to modify the contract.

Motion by Rule second by Reid to authorize a Change Order to the Contract for the 2016 Street & Utility Improvement to strike mandatory Alternate B, sidewalks on the .

Vote on the motion tied 3-3 on a roll call vote with Melotte, Reid and Rule voting "Yes" and Royem, Thom and Traxler voting "No". Tie vote was broken with a "Yes" vote from Mayor Crombie for a final of 4 votes Yes and 3 votes No. Motion carried. The Council took a 10 minute break at 7:20 pm and reconvened at 7:33 pm.

Motion by Thom second by Royem to award the Crop Lease for 2016 for lots 2, 3, 4 & 5 in the City of Columbus. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

Motion by Royem second by Melotte to grant operator licenses to Kathryn M Gallaway, Teresa Nelson, Michael T Peterson, Katie Raether, Donna E Lange and Cortnay L Santmyer. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

Motion by Rule second by Thom to approve payment of claims in the amount of \$458,953.09. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

Motion by Royem second by Rule to approve the Mayoral Appointments: liaisons & council to Boards, Committees, & Commissions: Council Liaisons – Non Voting Members Police & Fire Commission Rule, Library Board Reid, Historic Preservation Thom, School District Rule, Senior Citizen Advisory Royem, Recreation Advisory Rule, Hillside Cemetery Assoc. Royem, CAAC Advisory Thom, Cable Commission Reid, Community Development Authority Melotte and Thom, Greater Columbus Energy Commission Royem and Reid, Plan Commission Crombie and Traxler, Tourism Crombie and Traxler, Water & Light Crombie and Melotte; County Committees – Voting Members: Columbia County Comprehensive Plan Crombie, Municipal Court Committee Traxler, Alternate: Thom, Columbus Area EMS Crombie, Alternate: Vander Sanden, CCEDC Vander Sanden. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

Motion by Thom second by Melotte to approve the 2016 fee levels for Columbus Summer Day Camp: Little Scamper Camp \$55 Resident, \$65 Non-Resident; Pee Wee Camp \$85 Resident \$95 Non-Resident; Youth Adventure Camp \$120 Resident \$130 Non-Resident; Drop in rate for non-craft days \$3, craft days \$5. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

City Administrator Vander Sanden reported Arbor Day will be Saturday April 30 with a Craft Fair and an E-Cycle pick-up at Firemans Park. CCEDC will have its annual dinner 05/02 6:00 pm and there will be a Columbus business coordination meeting on the 2017 W James St project Thursday April 21 at 6:00 pm at the Senior Center.

Mayor Crombie welcomed newly elected Council member Andrew Traxler to the Council.

The meeting adjourned to closed session at 7:41 pm on a motion by Thom second by Rule 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 request from Duffy Grain for TIF #4 financing. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

The meeting reconvened to open session at 7:56 pm on a motion by Thom second by Rule. Motion carried voice vote.

Motion by Royem second by Melotte to approve entering into an agreement with Duffy Fleet Services Inc. for TIF #4 financing. Motion carried 6-0 on a roll call vote with Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

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Columbus Common Council
Regular meeting

Items placed on file through the Consent Agenda:

Council Minutes – 04/05/16 Canvass for April 5, 2016 Election – 04/08/2016
HLPC – 03/09/16 Recreation Advisory – 02/10/16
Treasurer's Report – March 2016 Change of agent: VFW Post #8090, Chris Roelke
Street Closing Request, American Legion Post #62, Jeff Krakow, Memorial Day Parade, May
30, 2016 and Street Closing Request, Kiwanis, Amy Jo Meyers, N Dickason Blvd, May 7, 2016

The meeting adjourned at 7:59 pm pnm a motion by Thom second by Royem. Motion carried
voice vote.

Anne Donahue
City Clerk

**COLUMBUS COMMON COUNCIL – COMMITTEE OF THE WHOLE
TUESDAY, APRIL 19, 2016 – 8:05 PM
COLUMBUS CITY HALL**

The Columbus Common Council held a Committee of the Whole meeting on Tuesday April 19, 2016 at 8:05 pm at Columbus City Hall. The meeting was called to order by Council President Thom and notice of open meeting was noted as posted. Present: Mayor Crombie, Council members Melotte, Reid, Royem, Rule, Thom and Traxler, City Attorney Johnson, City Administrator Vander Sanden, City Clerk Donahue, interested citizens and the media.

Motion by Royem second by Rule to approve the agenda with Item 13 - Consider Resolution Authorizing the Issuance and Sale of General Obligation Bonds, City of Columbus, Columbia County, and Item 14 - Social Media policy, tabled to the next Committee of the Whole meeting, May 3, 2016. Hearing no objections, Thom announced the agenda approved.

Department reports were accepted as presented from the Fire Department and the Police Department.

City Administrator Vander Sanden reviewed the timetable to apply for a Planning Grant through the Community Development Block Grant (CDBG) program. Vander Sanden recommended the city continue to work with Cindy Yaggi, the Library and city staff to prepare an application for the 2017 grant cycle.

Library Director Fesemyer and Peter Kaland of the Library Board asked the Council to consider funding a feasibility study to determine what the community can support, get detailed LMI figures, select a location and a partnership for a Community Center and then apply for the CDBG Planning Grant, estimated cost \$25-35,000. This item will return to the Committee of the Whole for further discussion.

The 2016 Sewer Rate Study was reviewed with Jodi Dobson of Baker Tilly. The report held several recommendations for rates. Discussion will continue at the next Committee of the Whole meeting 05/03/16.

The use of bond proceeds to cover the cost for the Middle School Storm Sewer project was referred to the next regular meeting of the Council, May 3, 2016.

Task Order 2016-06 with Ruckert-Mielke for WWTP Filtration Building Electrical Upgrades was referred to the next regular meeting of the Council, May 3, 2016.

The Resolution to Vacate Certain Portions of Newcomb Street and Spring Street, Located in the City of Columbus, Columbia County, Wisconsin will be amended to exclude N Spring St. and referred to the next regular meeting of the Council, May 3, 2016.

Resolution 3-16, Resolution Designation Officials Authorized to Declare Official Intent Under Reimbursement Bond Regulations for City of Columbus was referred to the next regular meeting of the Council, May 3, 2016.

Resolution 9-16, Resolution Designation Officials Authorized to Declare Official Intent Under Reimbursement Bond Regulations for Sewer Utility was referred to the next regular meeting of the Council, May 3, 2016.

Discussion on street project policies, procedures and timelines will continue at the next Committee of the Whole meeting, May 3, 2016.

The working hours for 2016 street project will be 7:00 am to 7:00 pm beginning a week after notice is given. Vander Sanden will send out a notice to the residents along the project route.

Discussion on a fiber optic connection from City Hall to 1149 W James St (future Fire Station property) will continue at the next Committee of the Whole meeting, May 3, 2016

The meeting adjourned to closed session at 9:49 pm on a motion by Rule second by Royem 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 the disposition of the remaining Hydro Street Brewing Company collateral. Motion carried 7-0 with Crombie, Melotte, Reid, Royem, Rule, Thom and Traxler voting 'Yes'.

The meeting reconvened to open session at 9:54 pm on a motion by Rule second by Royem. Motion carried voice vote.

The meeting adjourned at 9:55 pm on a motion by Melotte second by Royem. Motion carried voice vote.

Anne Donahue
City Clerk

**Columbus Historic Landmarks and Preservation Commission
Monthly Meeting, Community Center/Recreation Building, 5:00 PM**

Date: April 13, 2016

Attendees:

**Carolyn Fredericks Beth Altschwager Retta Kurth
Kris Schirmacher John Salzwedel Jan Ulrich
Michael Thom, Council Liason**

- 1. Call meeting to order**
- 2. Properly posted meeting**
- 3. Approve Agenda of February 10, 2016 Meeting**
Additions: 1) Commission member renewals 2) plantings for garden 3) misc
Motion: Kurth Second: Schirmacher Motion Approved
- 4. Approve Minutes of January 13, 2015 Meeting**
Correction to the time of the CDT meetings: Biweekly on Fridays
Motion: Altschwager Second: Salzwedel Motion Approved
- 5. Treasurer Report-Attached:**
Motion: Schirmacher Second: Salzwedel Motion Approved
- 6. CHLPC City budget summary** – Annual WAHPC dues came out of city fund #100-511210-317 for “meetings”.
- 7. Old Business:**
 - A. Resthaven project ideas:**
 - 1) Roof – General Engineering report & contractors – John & Michael Thom:** In addition to the quote from Ganser, Thom requested a quote from RM Glover Construction. Thom will follow up. Three bids are required.
 - 2) Tuck pointing on chimney:** The work was done by Hermanson Concrete. Schirmacher made a motion to pay the \$1650 out of the Calendar funds. Salzwedel seconded it. The motion carried.
 - B. Intensive Survey/National Register Nomination:** No response from the home owners regarding information about their homes to be incorporated into Heggland’s nomination papers. The process continues.
 - C. 2016 Calendar:** Calendars still available at specified locations.

D. Pavilion ADA Project:

- 1) **State of WI approval on project plans – 3/7/2016:** Noted
- 2) **Council approval on project plans – 3/29/2016:** Noted
- 3) **Request for bids posted 4/11/16:** Noted
- 4) **Regular item on City Developmental Team meetings:** Pavilion updates.
- 5) **Jack Sanderson – Window grant:** Agreed that a grant for window replacement would be welcomed. Encouraged to check with Chip Brown for specifications.

Noted: Anna Stieve (WPPI) contacted Roger Smith & Fredericks about energy efficient light fixtures for the Pavilion.

- 6) **Columbus Family Dental – redo floor after construction:** Agreed that a donation to that effect would be welcomed.

E. Jerad Halverson – Attatood Art signage – Certificate of Appropriateness

- 1) **City ordinances:** Fredericks explained that Halverson wishes to appeal the issue. Best handled through Jake Henning and City attorney Paul Johnson, being the sign is not in compliance with the city ordinances.

8, New Business:

A. Design Coalition billing:

Invoice # 1022 (\$2710.) for plans and bid specs for the pavilion's existing bathrooms will come out of the city "new projects" account #100-511210-318.

Invoice # 1023 (\$3491.58) for bid specs for the pavilion will come from the Columbus Pavilion ADA Accessibility Fund #250968.

Salzwedel made a motion to this effect. Kurth seconded it. Motion carried.

B. WAHPC excellence award nomination: Nothing submitted.

C. 2016 Annual Meeting & Conference; April 22-23, 2016. Green Bay & DePere
Noted.

D. Other:

- 1) Commission membership status noted. Schirmacher & Kurth intend to remain.
- 2) Salzwedel made a motion to spend up to \$200 for plantings in the CHLPC garden. Altschwager seconded it. The motion carried.
- 3) Ulrich reported that her book, "Images of America – Columbus, WI" will go into publication and expect to be available for distribution & signing at an event on June 9, 2016. She indicated that her royalties be donated to CHLPC.

- 9. Council Liason report:** Thom brought up a maintenance issue concerning the Resthaven roof and water drainage. Thom and Salzwedel will follow up on solutions.

Following discussion, it was noted that city ordinances dealing with signage, DOT restrictions, etc. need re-evaluation.

- 10: Adjourn:** Motion made by Altschwager, seconded by Schirmacher. Motion carried. Meeting adjourned at 6:40 pm.

Respectfully Submitted,
Retta Kurth, Sec.

**CITY OF COLUMBUS
PLAN COMMISSION – REGULAR MEETING
THURSDAY, MARCH 17, 2016 – 6:30 P.M.
COLUMBUS CITY HALL**

The Columbus Plan Commission held a regular meeting on Thursday, March 17, 2016 at 6:30 pm at Columbus City Hall. Present: Chair Crombie, members Monday, Schumann and Thom, City Clerk Donahue, City Engineer Lietha and interested citizens. Excused: Hansen, Robbins and Zapotocny.

The meeting was called to order by Chair Crombie and notice of open meeting was noted as posted. The agenda was approved on a motion by Schumann second by Thom. Motion carried voice vote. Motion by Schumann second by Monday to approve the minutes of 02/18/16. Motion carried voice vote.

Brent Van Gysel, partner on the Green assisted living facility, reviewed the project for the Commission. City Engineer Lietha reviewed the staff comment letter with the Commission and stated both of the staff comments have been addressed and the road to be created will be dedicated to the City in the final CSM. Motion by Monday second by Schumann to recommend to the Council approval of the certified survey map submitted by Karl Green to divide tax parcel 1188.1, pending correction of staff comments. Motion carried voice vote.

Motion by Monday second by Schumann to recommend to the Council approval of the request of Karl Green for rezoning of the 4 lots of the certified survey map of tax parcel 1188.1 located on Park Avenue from RD Rural Development to Lot 1 to be R4 Multi-family Residential, and Lots 2, 3 & 4 to be R-2 Single Family Residential.

Scott Hewitt, Grothman & Associates, reviewed the certified survey map of the area owned by Paul and Lisa Ibisch and the proposed street vacation of a portion of Newcomb Street and a portion of North Spring Street. Once the streets are vacated, a survey would then redefine the properties to contain the portions of the vacated streets, and a request to rezone the parcels.

Attorney Al Strohschein addressed some questions of the Commission. The goal is to clean up property lines and the access to the existing structures. Paul Ibisch stated they are interested in cleaning it up before it is sold. Their garbage is picked up but the city crew is not plowing the street in front of their properties or removing brush.

City Engineer Lietha reviewed with the Commission the staff comments and explained this is the first step in a multiple step process. There will be impacts to the street, water, sewer and zoning of the area.

The request to vacate a street will be forwarded to the next Committee of the Whole, March 29, 2016

The next regular meeting of the Plan Commission will be Thursday April 21, 2016. The meeting adjourned at 7:11 pm on a motion by Schumann second by Monday. Motion carried voice vote.

Anne Donahue
City Clerk

**Minutes of the
Columbus Area Senior Citizens Advisory Board
Columbus Area Senior Center
March 3, 2016 – 9:00 am**

- I. Call to order by Chair Gessler at 9AM
- II. Roll call: Present Parpart, Heiniger, Ballweg, Weiner, Solie, Gessler and Lueders. Absent: Smith, Royem
- III. Notice of open and posted meeting: Yes
- IV. Approvals:
 1. Agenda: Motion Parpart, 2nd Heiniger. Approved
 2. Prior meeting minutes: Motion Weiner, 2nd Parpart. Approved.
- V. Comments/suggestions of citizens present: None
- VI. Comments/suggestion box: One anonymous comment that the assistant directors have been doing a good job, but questioned if they should be participating in exercises while on duty. Lueders to follow-up on the comment.
- VII. Old Business
 1. WASC reaccreditation progress report – tabled for this meeting
 2. Set dates for 2016
 - a. Events (May 17 Redbud Pedal Days, April 30 Arbor Day, May 25 Senior Health & Fitness, July 19 Summer Picnic, Fall Festival/September 17, Holiday party Dec 2, other events?) Note that Fall Festival date had originally been scheduled for 9/10. Arbor Day is combined with Craft Show. Senior Center will be offering coffee and collecting food for the food pantry.
 - b. Committee report and comments: May seek sponsorship from local businesses for Senior Health and Fitness Day. Potentially could have vendors available from 4-6pm.
 3. Director Position: Kim Lang has accepted the position. Potential start date March 21 pending approval at March 14 City Council meeting.
- VIII. New Business
 1. Discussion/recommendation re procedure for taking photos or videos at the center
Samples
 - a. **Photo Policy:** On occasion, staff or independent photographers of the senior center may take photographs or videos of participants in our programs and special events. Please be aware that these are for the department's use in future newsletters, brochures, pamphlets or for local public access. If you object to having photos of you or your family used for future publication, you should notify the photographer at the time the photo is taken

- b. By enrolling or attending any class or activity offered by the Center, you consent to have your photograph taken by staff or a contracted agent and allow usage of these photographs in future publications

Combination of these 2 examples suggested to be posted in the newsletter. State statute is that there is implied consent by entering a public building.

- 4. Comments & suggestions from advisory board members for director. Director Lueders was thanked for her service to the Senior Center and was noted that she will be missed.
- 5. Adjourn: Motion Parpart, 2nd Heiniger. Meeting adjourned at 9:27AM

Next Meeting: Thursday, April 7, 9:00 am at the Senior Center

Respectfully submitted,

Brad Solie, Secretary

Columbus Tourism Commission Minutes

March 24, 2016
Columbus City Hall
Council Chambers

Meeting called to order at 6:00 pm by Chair Michael Thom

Members present: Crombie, Thom, Traxler, O’Brion
Excused: Achterberg, Patel
Staff present: Dave Carlson-Economic Development Director (Secretary)

Notice of posted meeting was announced by Thom.

Motion by O’Brion, seconded by Thom, to approve the agenda. Motion carried.

Motion by O’Brion, seconded by Thom, to approve the Minutes of February 25, 2016. Motion carried.

New Business:

Tourism Summit

The Commission discussed the idea of a Tourism Summit to be held this spring to gather information from stakeholders to help develop a strategic tourism marketing plan for Columbus. Meeting tentatively scheduled for Tuesday, May 24th at Senior Center. Identified stakeholders include:

Columbia Co.	Dodge Co.	State Tourism	Dan Amato	Super 8 Motel
Schools	Recreation	Senior Center	Library	4 th of July Cmte
Columbus Chamber	Horse and Carriage Festival	Softball Associations	Rod Mussell (Amtrak)	F&M Bank
Governor Lewis Mansion	Kestrel Ridge	Columbus Country Club	Hospital	CDDC
Columbus Historical Society	Rep Keith Ripp	FUNN		

Dave will see if he can get someone from the State Department of Tourism to facilitate. Andrew Nussbaum and Patrick Reintsma.

Youth Sports Plan

The idea of developing a youth sports plan as a tourism strategy was discussed. It was suggested that Adrian Shepard from the Recreation Committee would be a good resource.

Review of Item # 4 in Room Tax Application Form

The Commission felt that some clarification is in order for item # on page 1 of the application. Dave Carlson will develop some revised language for the Commission to consider.

Items for Future Discussion:

- Columbus Tourism Brochure
- Youth Sports Plan
- Revision to item# 4 in Room Tax Fund application.

Motion by Crombie, seconded by Thom, to adjourn the meeting at 7:38 p.m. Motion carried.

Respectfully submitted by Dave Carlson, Secretary



Proclamation

National Nursing Home Week

May 8 – 14, 2016

WHEREAS we honor and respect our elders and citizens of any age with physical or intellectual disabilities who reside in skilled nursing care centers in Columbus, Wisconsin.

WHEREAS skilled nursing care centers throughout our area are holding events in observance of National Nursing Home Week, May 8 to 14, using this year's theme of "It's a Small World, with a Big Heart;" and,

WHEREAS I urge all citizens to visit a loved one, family member or friend residing in any care setting and offer a kind word, a personal touch, and time spent participating in various activities as a way to help in all walks of life in need of our continuing love and support; and,

WHEREAS my administration is committed to quality health care, we take this moment to embrace the spirit of the theme "It's a Small World, with a Big Heart." Let's join all residents, patients, caregivers, nurses, other staff, and visitors in celebrating their special week;" and,

THEREFORE do I, Kelly Crombie, as **Mayor** of Columbus, WI declare the week of May 8 to 14, 2016, as National Nursing Home Week, a week to honor our vulnerable citizens who receive care, or the dedicated ones giving care.

Kelly J Crombie, Mayor

City of Columbus

105 N. Dickason Blvd. ♦ Columbus, WI 53925-1565
920-623-5900 ♦ fax 920-623-5901 ♦ www.cityofcolumbuswi.com

RESOLUTION NO. 11-16

**RESOLUTION REGARDING MIDDLE SCHOOL
STORM SEWER PROJECT**

The Common Council of the City of Columbus, Columbia County, Wisconsin, does hereby resolve as follows:

WHEREAS, the 2016 City budget includes \$15,000.00 of funding for a capital project to replace a storm sewer that runs through the back playground area of the Columbus Middle School; and

WHEREAS, following the bidding process, the low bidder for the project bid a price of \$22,283.90; and

WHEREAS, the Council desires to complete this project in 2016 and has determined a source of additional funding for the amount of the project over the original budgeted amount.

NOW, THEREFORE, the Common Council of the City of Columbus does hereby resolve as follows:

1. The sum of \$7,283.90 from funds available due to the 2015 municipal bonding for street work is to be utilized to provide the additional funding to complete the middle school sewer project.

Dated this 3rd day of May, 2016.

CITY OF COLUMBUS

By: _____
Kelly Crombie, Mayor

Attest: _____
Anne Donahue, Clerk

TASK ORDER 2016-06
2016 WWTF Filtration Building Electrical Upgrades

This is Task Order No. 2016-06,
consisting of 5 pages.

Task Order

In accordance with paragraph 1.1 of the Master Professional Service Agreement between the City of Columbus (City) and Ruekert and Mielke, Inc. (R/M) for Professional Services – Task Order Edition dated April 6, 2010 (“Agreement”), City and R/M agree as follows:

1. Background

- A. The age and condition of existing electrical components within the Filter Building have progressed to point that brings concern as to their reliability and maintainability. Corrosion within this electrical equipment is starting to degrade wire terminations and component parts. Technology changes in the performance and safety features of the electrical equipment involved (Variable Frequency Drives, Motor Control Center and Pump Control Panel) make these existing equipment models now obsolete.

2. Proposed Design

- A. To bring these electrical panels up to industry standards, a project design for current technology Variable Frequency Drives, Motor Control Centers and Pump Control Panel is proposed to replace the current Filter Influent Electrical Systems at the WWTF.

3. Services of R/M

1. R/M proposes full engineering services through this project. We proposed to provide design, bidding and construction services. Formal contract documents using the EJCDC format would be used with this project for bidding and construction. Specifics of our proposed services are listed below.

Design

- Review existing systems to be replaced and identify current make and model components suitable to recreate required performance.
- Provide Equipment Layout Plan along with transition sequence to move from the old to the new equipment.
- Provide Electrical and Controls Design plans, details and schedules.
- Coordinate Design with the WWTF SCADA system.
- Provide Drafting Services for Plan Development
- Write Technical Specifications
- Obtain Wage Rates
- Write Contract and Front End Specifications to Industry Standards

TASK ORDER 2016-06
2016 WWTF Filtration Building Electrical Upgrades

- Coordinate DNR Submittal and Approval
- Conduct 90% Drawing Approval with City
- Conduct Internal QA/QC
- Provide Final Document Preparation for Public Bidding

Bidding

- Administer Public Bidding Documents with Electronic Plan Room
- Answer Bidders' Questions
- Attend Pre-Bid Meeting
- Issue Addenda
- Attend Bid Opening
- Review Bids and Prepare Bid Tabulation
- Make Formal Award Recommendation to City

Construction Related Services

- Administer Contract Execution (e.g. Insurance, Agreement, Bonding, etc)
- Issue Notice to Proceed
- Draft Preconstruction Meeting Agenda
- Attend Preconstruction Meeting
- Draft Preconstruction Meeting Minutes
- Review Submittals Such As Shop Drawings, Test Results and Vendor Operation and Maintenance Manuals
- Attend Two Progress Meetings with Contractor (Separate from Inspections)
- Provide Intermittent Construction Inspections (25 Hours)
- Review and Negotiate Change Orders
- Review and Coordinate Contractor Pay Requests
- Answer Contractor Questions and Coordinate With Contractor
- Coordinate with City During Construction
- Attend Equipment Start Up and Provide Substantial Completion Inspection
- Write Punch List
- Conduct Punch List Inspection
- Assemble Project Closeout Documentation

TASK ORDER 2016-06
2016 WWTF Filtration Building Electrical Upgrades

3. City's Responsibilities

City shall have those responsibilities set forth in Section II of Agreement, subject to the following:

- i. City shall confirm attendance to meetings prior to attendance.
- ii. Allow access to WWTF during design.
- iii. Provide timely review of plans.

4. Items Excluded

A. The following items are excluded from the Scope of Services:

- Any grant application related to this project.
- As-Built drawings other than contractor-submitted redlines.

5. Times for Rendering Services

A. Schedules are subject to change due to activities beyond the control of Ruekert/Mielke. In general the tentative project schedule is as follows:

Authorization to Proceed	05/01/2016
Preliminary Design	06/15/2016
Final Design and Advertise	07/15/2016
Bids Due on Project	08/12/2016
Start Construction	09/15/2016
Final Completion	03/15/2017
Project Closeout	03/31/2017

6.

7. Payments to R/M

A. City shall pay R/M for services rendered as follows:

<i>Category of Services</i>	<i>Compensation Method</i>	<i>Estimate of Compensation for Services</i>
Design	Standard Hourly Rates	\$18,500.00
Bidding	Standard Hourly Rates	\$3,000.00
Construction Related Services	Standard Hourly Rates	\$10,500.00
Reimbursable	Standard Rates	\$1,000.00
	TOTAL =	\$33,000.00

TASK ORDER 2016-06
2016 WWTF Filtration Building Electrical Upgrades

- B. The terms of payment are set forth in Section III and Exhibit A of the Agreement.
- C. Terms and Conditions: Execution of this Task Order by City and R/M shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. R/M is authorized to begin performance upon its receipt of a copy of this Task Order signed by City.

TASK ORDER 2016-06
2016 WWTF Filtration Building Electrical Upgrades

The Effective Date of this Task Order is May 3, 2016.

City of Columbus:

Ruekert and Mielke, Inc. :

By:

By:



Name:

Name:

Jason P. Lietha

Title:

Title:

Vice President/Office Manager

**DESIGNATED REPRESENTATIVE FOR
TASK ORDER:**

Name: Patrick Vander Sanden

Name: Jason Lietha

Title: City Administrator

Title: Vice President/Office Manager

Address: 105 N. Dickason Blvd.
Columbus, WI 53925-1565

Address: 258 Corporate Drive, Madison WI
53714-2407

E-Mail
Address: pvandersanden@columbuswi.us

E-Mail
Address: jlietha@ruekert-mielke.com

Phone: 920.623.5900

Phone: 608.819.2600

Fax: 920.623.5901

Fax: 608.819.2600

2016 Columbus Wisconsin Standard Rates
 RUEKERT & MIELKE, INC.

Exhibit A

<u>STANDARD HOURLY RATES</u>		<u>STANDARD HOURLY RATES</u>	
<u>ENGINEERING SERVICES</u>		<u>SCADA SERVICES</u>	
Engineer 9	\$220.00	Senior SCADA Analyst	\$165.00
Engineer 8	175.00		
Engineer 7	165.00	<u>SURVEYING SERVICES</u>	
City Engineer 7	149.00	Professional Land Surveyor	119.00
City Engineer 7 (Meeting Rate)	74.00	Crew Chief / Surveyor	109.00
Engineer 6	151.00	Surveying Technician	79.00
Engineer 5	141.00		
Engineer 4	131.00	<u>CONSTRUCTION REVIEW SERVICES</u>	
Engineer 3	111.00	Construction Review Manager	135.00
Engineer 2	104.00	Senior Construction Review Technician	92.00
Engineer 1	91.00	Construction Review Technician 2	79.00
Senior Engineer Technician	126.00	Construction Review Technician 1	67.00
Engineer Technician 3	105.00		
Engineer Technician 2	95.00	<u>ADMINISTRATIVE SERVICES</u>	
Engineer Technician 1	85.00	Certified Public Accountant (Company CFO)	165.00
Environmental Coordinator	131.00	Project Assistant	67.00
		Administrative Assistant	67.00
<u>LANDSCAPE ARCHITECT SERVICES</u>		<u>MISCELLANEOUS</u>	
Senior Landscape Architect	121.00	<u>MILEAGE</u>	
		For Engineers and Technicians	.54/mile
		For Construction Review Technicians	.58/mile
<u>MUNICIPAL ECONOMICS & PLANNING SERVICES</u>		For Survey Crews	.75/mile
Senior Economic Consultant	171.00	Nonbillable R/M truck mileage	.00/mile
Economic Consultant	125.00	Nonbillable mileage	.00/mile
Senior Planning Consultant	115.00		
<u>IT/GIS TECHNICIAN SERVICES</u>		Print reproductions	.30/sq. foot
Asset Management Consultant	160.00	Color copies	.30/page
IT/GIS Analyst 4	145.00	B&W copies	.10/page
IT/GIS Analyst 2	120.00	Color plots	2.50/sq. foot
IT/GIS Analyst 1	106.00	Scanning	.30/scan
IT/GIS Technician 2	95.00	Flow Probe	125.00/day
IT/GIS Technician 1	85.00	GPS equipment	125.00/day
		ATV fee	125.00/day
		Robotics equipment	125.00/day
		Road Tube Traffic Counter – day	50.00/day
		Road Tube Traffic Counter – week	150.00/week
		Turning Movement Traffic Counter	10.00/day

Note: Overtime rates will be 120% of standard rate for construction review services.

RESOLUTION NO. 12-16

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 19th 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 20th 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: _____

2016 AGENDA ITEM

MEETING DATE: May 3, 2016

AGENDA ITEM: Resolution 12-16: Spring/Newcomb Vacations

DETAILED DESCRIPTION OF SUBJECT MATTER:

The surveyor for Paul Ibisch has provided the attached updated information relative to the requests in the N. Spring and Newcomb Street areas.

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;
thence North 41°47'19" East along the Southeasterly right-of-way line of Spring Street, 35.27 feet to the point of beginning;
thence North 48°12'41" West, 69.66 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, 62.37 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" West 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, 62.47 feet to the point of beginning.

Containing 37,200 square feet, (0.85 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
Revised: April 19, 2016
File No.: 1115-652

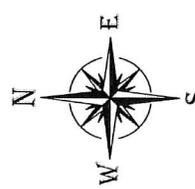
THIS DESCRIPTION WAS PREPARED FOR: Mr. & Mrs. Paul Ibisch
321 Newcomb Street
Columbus, WI 53925

VACATION EXHIBIT

BEING A PART OF NEWCOMB STREET AND SPRING STREET RIGHT-OF-WAYS,
 LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4, SECTION 13, T.
 10 N., R. 12 E., CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

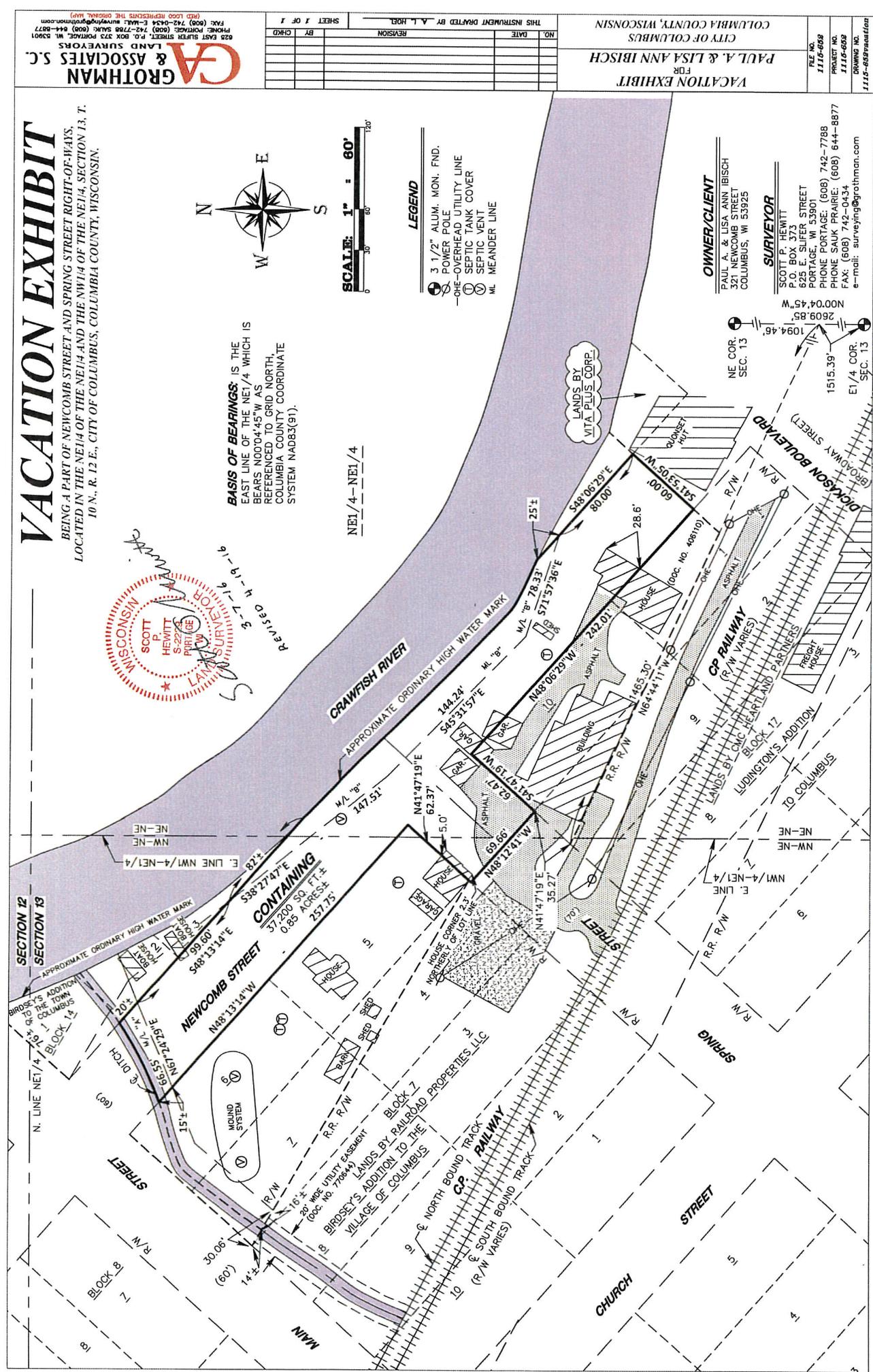


BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4 WHICH IS BEARS N00°04'45"W AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).



SCALE: 1" = 60'
 0 30 60 90 120

- LEGEND**
- ⊙ 3 1/2" ALUM. MON. FND.
 - ⊖ POWER POLE
 - OHE-OVERHEAD UTILITY LINE
 - ⊕ SEPTIC TANK COVER
 - ⊖ SEPTIC VENT
 - ⊖ MEANDER LINE



OWNER/CLIENT
 PAUL A. & LISA ANN IBISCH
 321 NEWCOMB STREET
 COLUMBUS, WI 53925

SURVEYOR
 SCOTT P. HEWITT
 P.O. BOX 373
 PORTAGE, WI 53901
 PHONE PORTAGE: (608) 742-7788
 PHONE SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742-0434
 e-mail: surveying@grothman.com

RESOLUTION NO. 3-2016

**RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES
FROM PROCEEDS OF BORROWING – CITY**

WHEREAS, the CITY OF COLUMBUS, Columbia County, Wisconsin (the "Issuer") plans to undertake in cooperation with the State of Wisconsin Department of Transportation the reconstruction of State Hwys. 16/60 a/k/a James Street through the City of Columbus including but not limited to utilities along the corridor (the "Project");

WHEREAS, the Issuer expects to finance the Project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds");

WHEREAS, because the Bonds 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 Bonds; and

WHEREAS, the CITY 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 Bonds 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 Bonds 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 Bonds, the principal amount of which is not expected to exceed \$150,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds 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 Bonds are issued.

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

Adopted and recorded _____, 20__

Approved _____, 20__

CITY OF COLUMBUS

Kelly Crombie, Mayor

ATTEST:

(SEAL)

Anne Donahue, Clerk

[After adoption, please return a copy of this Resolution to Quarles & Brady LLP, Bond Counsel, at 411 East Wisconsin Avenue, 27th Floor, Milwaukee, Wisconsin 53202-4497, Attention: _____.]

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
415-511570-213 CAP PRJTS; AUDIT/LEGAL FEES							
BAKER TILLY VIRCHOW KRAUSE L	16876	INV #BT943834; 2015 AUDIT WORK	04/13/2016	250.00	250.00	04/14/2016	
Total 415-511570-213 CAP PRJTS; AUDIT/LEGAL FEES:				250.00	250.00		
415-513000-700 CAP PRJTS; STREET CONSTRUCTION							
RUEKERT-MIELKE, INC.	16866	INV #114568; CITY - 2016 STREET P	04/13/2016	5,037.12	5,037.12	04/14/2016	
RUEKERT-MIELKE, INC.	16865	INV #114480; 2016 STREET PROJE	04/13/2016	15,822.76	15,822.76	04/14/2016	
Total 415-513000-700 CAP PRJTS; STREET CONSTRUCTION:				20,859.88	20,859.88		
415-581000-215 CAP PRJTS; JAMES ST/DOT							
FORSTER ELECTRICAL ENGINEERI	16772	INV #20496; TRAFFIC SIGNAL DESI	04/13/2016	341.25	341.25	04/14/2016	
RUEKERT-MIELKE, INC.	16866	INV #114565; JAMES STREET; D.O.	04/13/2016	1,320.00	1,320.00	04/14/2016	
RUEKERT-MIELKE, INC.	16866	INV #114566; JAMES STREET; WEB	04/13/2016	120.00	120.00	04/14/2016	
RUEKERT-MIELKE, INC.	16865	INV #114476; DOT/HWY. 16/60 - WE	04/13/2016	120.00	120.00	04/14/2016	
Total 415-581000-215 CAP PRJTS; JAMES ST/DOT:				1,901.25	1,901.25		
Total 415:				23,011.13	23,011.13		

**RESOLUTION 3-2016 - CITY
REIMBURSEMENT RESOLUTION BY PROJECT**

Beginning Balance of Expenses - City Only - James Street Project	\$	254,496.91
New Expenses (04/19 Council Packet)	\$	1,901.25
LESS: Tax Levied for James Street YEAR 2016	\$	(49,100.00)
YEAR 2015	\$	(60,000.00)
Contingency	\$	2,701.84
Reimbursement Resolution Total:	\$	<u>150,000.00</u>

RESOLUTION NO. 9-2016

**RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES
FROM PROCEEDS OF BORROWING FOR SEWER UTILITY**

WHEREAS, the CITY OF COLUMBUS, Columbia County, Wisconsin (the "Issuer") plans to undertake in cooperation with the State of Wisconsin Department of Transportation the reconstruction of State Hwys. 16/60 a/k/a James Street through the City of Columbus including but not limited to utilities along the corridor (the "Project");

WHEREAS, the Issuer expects to finance the Project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds");

WHEREAS, because the Bonds 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 Bonds; and

WHEREAS, the CITY 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 Bonds 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 Bonds 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 Bonds, the principal amount of which is not expected to exceed \$135,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds 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 Bonds are issued.

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

Adopted and recorded _____, 20__

Approved _____, 20__

CITY OF COLUMBUS

Kelly Crombie, Mayor

ATTEST:

(SEAL)

Anne Donahue, Clerk

[After adoption, please return a copy of this Resolution to Quarles & Brady LLP, Bond Counsel, at 411 East Wisconsin Avenue, 27th Floor, Milwaukee, Wisconsin 53202-4497, Attention: _____.]

2016 AGENDA ITEM COMMON COUNCIL MEETING

Meeting date: May 3, 2016

DETAILED DESCRIPTION OF SUBJECT MATTER: Rezoning – Parcels 1110.17, 1110.18

The Plan Commission held a public hearing on April 21, 2016 regarding the request of B2 Enterprises, LLC and Duffy Grain, Inc. to rezone from RD Rural Development to B2 Highway Commercial tax parcels 1110.017/18.

Plan Commission recommends approval of the rezoning.

Motion by Hansen second by Schumann to recommend to the Council approval of the request of B2 Enterprises, LLC to rezone parcels 1110.17/18 from RD Rural Development to B2 Highway Commercial. Motion carried voice vote.

SUPPORTING DOCUMENTATION ATTACHED:

NUMBER OF ATTACHMENT PAGE(S) 4 pages

IS FUNDING REQUIRED? _____ YES NO

MOTION REQUESTED OF COUNCIL:

Approve the recommendation of the Plan Commission for approval of the request of B2 Enterprises, LLC to rezone parcels 1110.17/18 from RD Rural Development to B2 Highway Commercial.



AXLEY BRYNELSON, LLP

• • • • •

Robert C. Procter
608.283.6762
rprocter@axley.com

VIA EMAIL

March 25, 2016

Anne Donahue
City Clerk
105 N. Dickason Blvd.
Columbus, WI 53925

Re: Duffy Grain, Inc. Zoning Map Amendment
Our File: 21032.75619

Dear Ms. Donahue:

This letter confirms that the Applicant, Duffy Grain, Inc., and the Owner, B2 Enterprises, LLC, wish to include all of the land shown on the Rezoning Exhibit making up Proposed Lots 1 and Lot 2 in the Applicant's request to amend the Zoning Map from Rural Development to B-2 Highway Commercial District so that all of the 35.4+/- acres of Tax Parcel ID Nos. 11211-1110.17 and 1211-1110.18, City of Columbus, Columbia County, Wisconsin (the "Property") are included.

Please contact me if you have any questions or concerns.

Sincerely,

AXLEY BRYNELSON, LLP

Robert C. Procter
Attachment

cc: Patrick Vander Sanden, City Administrator
Paul Johnson, City Attorney
Patrick Duffy
Richard Sheard



AXLEY BRYNELSON, LLP

• • • • •

Robert C. Procter
608.283.6762
rprocter@axley.com

VIA EMAIL

Anne Donahue
City Clerk
105 N. Dickason Blvd.
Columbus, WI 53925

Re: Duffy Grain, Inc. Zoning Map Amendment
Our File: 21032.75619

Dear Ms. Donahue:

We represent Duffy Grain, Inc. (“Duffy”) relating to its application to amend the Zoning Map. Duffy requests that the Zoning Map be amended from Rural Development to B-2 Highway Commercial District for the plus or minus six acre portion of Tax Parcel ID Nos. 11211-1110.17 and 1211-1110.18, City of Columbus, Columbia County, Wisconsin (the “Property”) as shown on the Rezoning Exhibit attached to this letter. Duffy requests the Zoning Map Amendment to allow for the construction and use of the Property for a large truck repair facility (the “Project”) to operate its fleet service business.

Duffy has been a family business serving the local agricultural community since 1928. It has a location on Baden Street, Columbus, and a location on Twin Lane Road, Marshall. Duffy operates a grain business with grain bins for storage and transport. It also operates trucks that serve local farmers and feed/fertilizer operations. Duffy transports local grain to major terminals in Milwaukee, Chicago, and various points along Illinois and the Mississippi River.

As an offshoot of its trucking business, Duffy developed a service center to maintain and repair its own trucks. The service center grew to serve Duffy’s customers’ trucks. This business is called Duffy Fleet Services, which now includes two shifts of mechanics that service customer vehicles from the surrounding area. Duffy plans to move the Duffy Fleet Services to the Property to better house and grow its business.

ZONING MAP AMENDMENT

1. ZONING / COMPREHENSIVE PLAN

The City’s Comprehensive Plan establishes that the Property’s future land use is “commercial”. Accordingly, rezoning the Property to B-2 Highway Commercial District to allow for the Project is consistent with the Comprehensive Plan. The Project will require a Conditional Use Permit, which will be applied for separately.

2. ADJACENT ZONING DISTRICTS

The proposed amendment to the Zoning Map is consistent with the adjacent zoning districts and uses. The Future Land Use under the Comprehensive Plan for the adjacent properties is commercial. The Property is a six acre portion of a 35 plus acre parcel. The remaining 29 acre portion will remain Rural Development.

The Property is in Tax Incremental District No. 4, which is generally planned for commercial uses such as the Ottery Truck Wash and the Columbus West Travel Center. The adjacent property to the southeast (the Columbus West Travel Center) is zoned B-2 Highway Commercial. The property to the east (the Ottery Truck Wash) is zoned General Development with B-2 Highway Commercial being the underlying zoning. The property to the northwest of the Property is zoned I-1 Industrial.

3. LAND USE ACCEPTABLE IN PROPOSED ZONING DISTRICT

The proposed Project, large truck repair, is an acceptable use in the proposed zoning district. B-2 Highway Commercial allows for a repair facility with outdoor storage with a Conditional Use Permit.

4. RELATED APPROVALS

Duffy will be filing in the near future: (i) a Conditional Use Permit application; (ii) Certified Survey Map; and (iii) Tax Incremental Finance Request.

Please contact me if you have any questions or concerns.

Sincerely,

AXLEY BRYNELSON, LLP



Robert C. Procter

Attachment

cc: Patrick Vander Sanden, City Administrator
Paul Johnson, City Attorney
Patrick Duffy

2016 AGENDA ITEM

Council Meeting Date: May 3, 2016

DETAILED DESCRIPTION OF SUBJECT MATTER: Certified Survey Map – Carl Benck

Recommendation

Motion by Schumann second by Zapotocny to recommend to the Council approval of the certified survey map submitted by Carl Benck to divide tax parcel 1110.08 subject to addressing items 1-8 and 11 & 12 of the staff letter. Motion carried voice vote.

LIST ALL SUPPORTING DOCUMENTATION ATTACHED:

NAME OF DOCUMENT(S) 3 pg CSM, 2 pg staff letter

NUMBER OF ATTACHMENT PAGE(S) _____

IS FUNDING REQUIRED? _____ YES NO

FUNDING SOURCE: _____

DEPARTMENT: _____

ACCOUNT NUMBER: _____

MOTION REQUESTED OF COUNCIL:

Approve the recommendation of the Plan Commission to approve the certified survey map submitted by Carl Benck to divide tax parcel 1110.08 subject to addressing items 1-8 and 11 & 12 of the staff letter.

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 615-362



DRAFTED BY: S. STACHOWSKI

CHECKED BY: RC

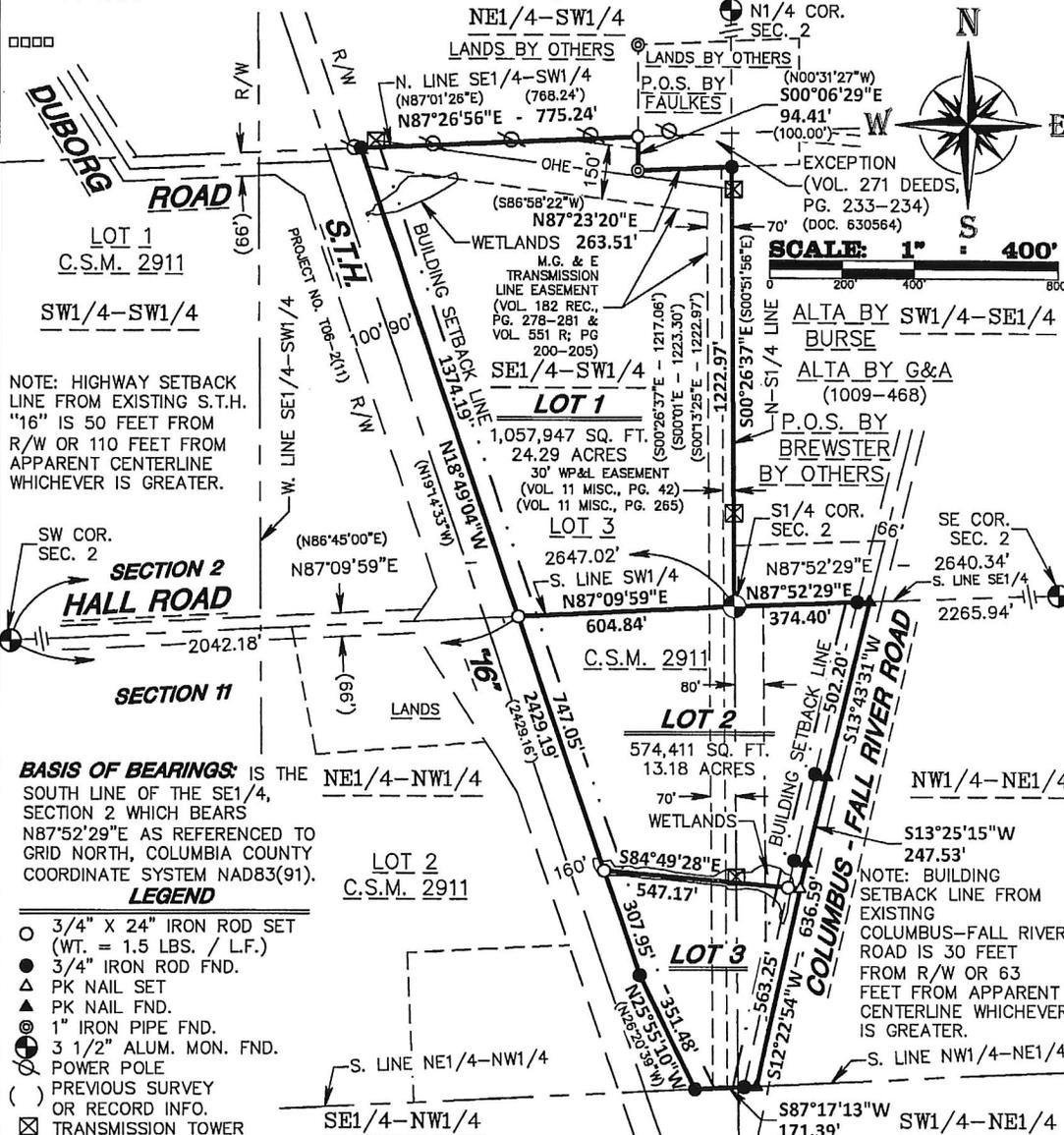
PROJ. 615-362

DWG. 615-362CSM SHEET 1 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 3, C.S.M. 2911 AS RECORDED IN VOL 19 OF C.S.M.'S, PG 21 AS DOCUMENT NO. 575425,
LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 2 AND THE NE1/4 OF THE NW1/4 AND THE NW1/4
OF THE NE1/4, SECTION 11, ALL IN T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY,
WISCONSIN.
CONTAINING: 1,844,965 SQ. FT. - 42.35 ACRES



NOTE: HIGHWAY SETBACK LINE FROM EXISTING S.T.H. "16" IS 50 FEET FROM R/W OR 110 FEET FROM APPARENT CENTERLINE WHICHEVER IS GREATER.

BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SE1/4, SECTION 2 WHICH BEARS N87°52'29"E AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL SET
- ▲ PK NAIL FND.
- 1" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- ⊙ POWER POLE
- () PREVIOUS SURVEY OR RECORD INFO.
- ⊠ TRANSMISSION TOWER

OWNER/CLIENT: CARL T. & SUSAN M. BENCK
W1250 COUNTY ROAD Z
FALL RIVER, WI 53932

As prepared by:

GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE (808) 742-7788 SAUK (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 615-362

DRAFTED BY: S. STACHOWSKI

CHECKED BY: RC

PROJ. 615-362

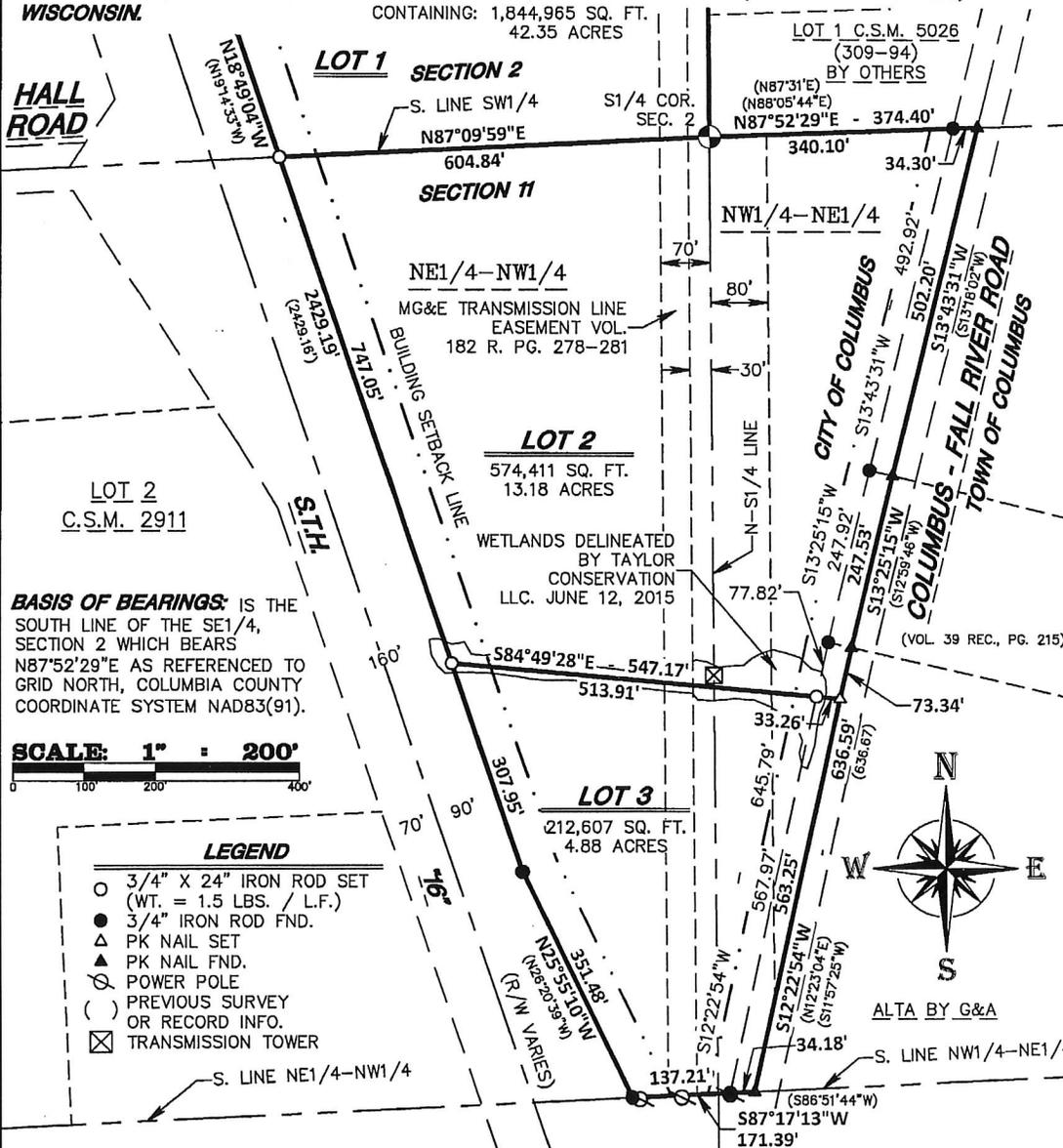
DWG. 615-362CSM SHEET 2 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 3, C.S.M. 2911 AS RECORDED IN VOL 19 OF C.S.M.'S, PG. 21 AS DOCUMENT NO. 575425,
LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 2 AND THE NE1/4 OF THE NW1/4 AND THE NW1/4
OF THE NE1/4, SECTION 11, ALL IN T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY,
WISCONSIN.

CONTAINING: 1,844,965 SQ. FT.
42.35 ACRES



BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SE1/4, SECTION 2 WHICH BEARS N87°52'29"E AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).

SCALE: 1" = 200'
0 100' 200' 400'

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL SET
- ▲ PK NAIL FND.
- ⊙ POWER POLE
- () PREVIOUS SURVEY OR RECORD INFO.
- ⊗ TRANSMISSION TOWER

OWNER/CLIENT: CARL T. & SUSAN M. BENCK
W1250 COUNTY ROAD Z
FALL RIVER, WI 53932

SURVEYOR'S CERTIFICATE

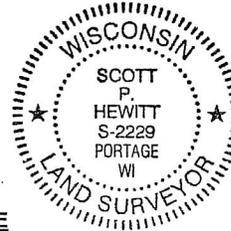
I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Carl T. Benck**. I have surveyed, monumented, mapped and divided Lot 3 of Certified Survey Map Number 2911 as recorded in Volume 19 of Certified Survey Maps on page 21 as Document Number 575425 located in the Southeast Quarter of the Southwest Quarter of Section 2, and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, all in Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Beginning at the South Quarter corner of said Section 2;
thence North 87°52'29" East along the South line of the Southeast Quarter of Section 2, 374.40 feet to the centerline of Columbus-Fall River Road;
thence South 13°43'31" West along said centerline, 502.20 feet;
thence South 13°25'15" West along said centerline, 247.53 feet;
thence South 12°22'54" West along said centerline, 636.59 feet to a vision corner right-of-way line of State Trunk Highway 16 and the Southeast corner of said Lot 3;
thence South 87°17'13" West along said vision corner right-of-way line and the South line of said Lot 3, 171.39 feet to the Easterly right-of-way line of said State Trunk Highway 16;
thence North 25°55'10" West along said Easterly right-of-way line, 351.48 feet;
thence North 18°49'04" West along said Easterly right-of-way line, 2,429.19 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 2;
thence North 87°26'56" East along said North line, 775.24 feet to a point on the West line of lands described and recorded in Volume 271 of Deeds on Pages 233 and 234;
thence South 00°06'29" East along said West line, 94.41 feet;
thence North 87°23'20" East along the South line of said described lands, 263.51 feet to the North-South Quarter line of said Section 2;
thence South 00°26'37" East along said North-South Quarter line, 1,222.97 feet to the point of beginning. Containing 1,844,965 square feet, (42.35 acres), more or less, and being subject to Columbus-Fall River Road right-of-way along the Easterly side thereof, and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Columbus Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: March 31, 2016
File No.: 615-362



CITY of COLUMBUS APPROVAL CERTIFICATE

Approved for recording by the **City of Columbus** Columbia County, Wisconsin.

Mayor

Date

I HEREBY certify that the certified survey map is approved by the **City of Columbus**, Wisconsin, this _____ day of _____, 20____.

City Clerk

Date

April 18, 2016

Ms. Anne Donahue
City Clerk
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925-1565

Re: Benk Certified Survey Map Review (**CSM April 31, 2016**)

Dear Anne:

Ruekert & Mielke Inc. (R/M) has completed our review along with City staff review for the project listed above. We have completed our review (of Sheet 1-3) for compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236, and the City of Columbus Chapter 90 Land Division Code. We offer the following comments and concerns.

If you have any questions or comments, please let me know.

Certified Survey Comments

1. Per Wisconsin Administrative Code Chapter A-E 7- No comments.
2. Per Wisconsin Statute Chapter 236.34 (1m)(c) – Each sheet must be labeled as “Sheet X of Z”. This is missing from sheet 3.
3. Per Wisconsin Statute Chapter 236.34 (1m)(c) – “Certified Survey Map” and the location caption is missing from sheet 3.
4. Per Wisconsin Statute Chapter 236.20 (2)(c) – There is a transmission line easement that is not parallel with a lot line on Lot 1. Show the centerline bearing and distance and a tie to a lot line. On Lots 2 and 3 there are easements that appear to be parallel to the N-S 1/4 line. Please show the bearing and distance of that quarter line.
5. Per the City of Columbus Ordinances Article VI Sec. 90-212 (1)- Show inset map.
6. Per the City of Columbus Ordinances Article VI Sec. 90-215 – Certificates. Add the owner’s certificate.
7. Per the City of Columbus Ordinances Article VI Sec. 90-212 (4)- show structures within 100 feet of exterior boundary of proposed CSM.

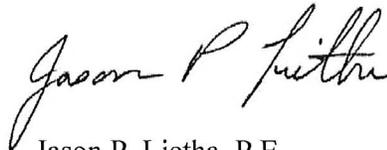
Ms. Anne Donahue
Re: Benk Certified Survey Map Review
April 18, 2016
Page 2

8. Per the City of Columbus Ordinances Article VI Sec. 90-213 (6)- show flood district classification on CSM.
9. Consider addition of future street right of way for Hall Road extension from STH 16 to Hall Road. Hall Road extension has been proposed by the WisDOT planning department.
 - a. If public right-of-way is required, show centerline dimension.
 - b. If public right-of-way is required, add dedication certification.
10. Consider utility easements for serviceability of lots with public utilities.
11. Show restriction of access for Lot 3 from Columbus – Fall River Road and STH 16 Access.
12. Confirm if the WisDOT has a restriction on access from STH 16 for lots 1-3.

After final changes are made to the CSM, please submit signed and sealed CSM to the City Clerk for final review and approval.

Very truly yours,

RUEKERT/MIELKE



Jason P. Lietha, P.E.
Vice President/Office Manager

JPL:crp

cc: Patrick Vander Sanden, City of Columbus
Eric Anthon, City of Columbus Water and Light
Davis Clark, City of Columbus
Scott Hewitt, Grothman & Associates
File

Appointments

I am asking for confirmation of the following appointments.

If you have questions, please let me know. I have added some brief biographic info on new appointees.

Thanks

Board of Review

Reappoint Ben Van Horn

Board of Appeals

Reappoint Bruce Zander and Amy Cherry

Cable TV

Reappoint Pete Kaland

CDA

Appoint Regan Hendrickson. Regan works for the corporate office of First Weber, holds a law degree from Marquette and previously practiced law.

Greater Columbus Energy

Reappoint Jim Schieble and Tom Caldwell.

HLPC

Reappoint Kris Schirmacher and Retta Kurth. Appoint Ruth Hermanson. Ruth owns and operates Hermanson Concrete, lifelong resident of Columbus.

Library Board

Reappoint Peter Kaland and Bill O'Donnell.

Parks and Rec

Reappoint Kris Hansen and Adam Carthew.

Plan Commission

Reappoint Greg Robbins and appoint Ed Parpart to vacated seat of Paula Schumann. Ed is a retired Veteran, a long time resident, former alder and also has been a longtime volunteer and board member at the Senior Center.

PFC

Reappoint Larry Olson

Senior Citizens Advisory Board

Reappoint Dale Gessler, Ed Parprt and Beth Heiniger

Tourism

Reappoint Jenny Achterberg, Bob O'brion and appoint Nathan Nehmer. Nathan owns a local travel company and is interested in helping out with this new group.

2016 AGENDA ITEM

Council Meeting date: May 3, 2016

SUBJECT: Approve Monthly Claims through April 26, 2016

Administration	\$	41,079.21
Treasurer	\$	169,150.40
Payroll	\$	<u>138,381.32</u>
	\$	348,610.93

CDA	\$	1,067.10
Library	\$	2,819.01
Police Dept.	\$	2,469.69
Senior Center	\$	1,357.54
Fire Dept.	\$	1,003.80
Recreation	\$	8,452.68
Hist. Pres.	\$	2,710.00
Cable	\$.00
CAAC	\$	882.03
WWTP	\$	961.86
DPW	\$	<u>24,618.29</u>
Total Claims	\$	394,952.93

LIST ALL SUPPORTING DOCUMENTATION:

NAME OF DOCUMENT(S) Claims Packet through 04/26/2016

NUMBER OF ATTACHMENT PAGE(S) Available on website

IS FUNDING REQUIRED? X YES NO

FUNDING SOURCE: 2016 Operating Budgets

DEPARTMENT: All

ACCOUNT NUMBER: Various

MOTION REQUESTED OF COUNCIL:

Approve payment of claims in the amount of \$ 394,952.93