



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Agenda - Final Finance Committee

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Monday, August 6, 2018

5:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[18-1188](#) Minutes from July 23, 2018 Finance Committee meeting

**Attachments:** [MeetingMinutes23-Jul-2018-12-10-26.pdf](#)

### 4. Public Hearings/Apearances

[18-1189](#) Brad Viegut, Robert W. Baird and Company, on the 2018 General Obligation Notes, Stormwater and Wastewater System Revenue Bond issues.

**Attachments:** [prs financing plan appleton finance committee.08.06.18 .pdf](#)

### 5. Action Items

[18-1192](#) Request for Finance Director to sell \$13,840,000 of General Obligation Notes

[18-1193](#) Request for Finance Director to sell \$3,000,000 of Stormwater Revenue Bonds

[18-1194](#) Request for Finance Director to sell \$5,345,000 of Wastewater Revenue Refunding Bonds

[18-1190](#) Request to award contract for the AWTF Chemical Systems Upgrade project to August Winter and Sons in the amount of \$698,500 with a 15% contingency of \$104,775 for a project total not to exceed \$803,275

**Attachments:** [Chemical Systems Upgrade Phase 1 Construction 07-31-18.pdf](#)

- [18-1191](#) Request to approve Rocky Bleier Run/Water Street amended Relocation Order

**Attachments:** [AMENDED Relocation Order \(08-01-2018\) 2.pdf](#)

- [18-1195](#) Request to award contract to Commercial Horizons for design and engineering services for the Appleton Public Library for a contract of \$347,000

**Attachments:** [2018 Library Architect and Engineer.pdf](#)

## 6. Information Items

- [18-1197](#) The following 2018 Budget adjustments were approved by the Mayor and Finance Director in accordance with Policy:

**Reid Golf Course Fund**

Donations	+\$1,478
Miscellaneous Equipment	+\$1,478

to record donation received from the Law and Ness families for memorial benches at the golf course

**General Fund - Parks & Recreation Department**

Donations	+ \$950
Miscellaneous Equipment	+ \$950

to record donation received from the Edith Kolbe family for a memorial bench

- [18-1198](#) Contract 6-17 was awarded to Vinton Construction for \$4,989,020 with a contingency of \$249,450 for Unit A-17 Concrete Paving. Change orders were approved totaling \$45,000. Final contract amount is \$5,034,020 with a contingency of \$204,450. Payments issued to date total \$4,927,437.58. Request final payment of \$8,702.22.

- [18-1199](#) Contract 71-17 was awarded to Great Lakes TV & Seal Inc for \$216,198 for Sewer Spot Repairs, Protruding Tap and Mineral Deposit Removal. No change orders. Payments issued to date total \$25,771.60. Request final payment of \$135,715.36

18-1200

Contract 18-18 was awarded to Miron Construction for \$30,030 with a contingency of \$3,003 for Valley Transit Maintenance Pit Repair. Change orders were approved totaling \$6,503.31. Final contract amount is \$36,533.31. Payments issued to date total \$29,279.24. Request final payment of \$6,503.31.

## 7. Adjournment

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*

*For questions regarding this agenda, please contact Tony Saucerman at (920) 832-6440.*



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Minutes Finance Committee

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Monday, July 23, 2018

5:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Meeting called to order at 5:30pm.

2. Roll call of membership

**Present:** 5 - Alderperson Plank, Alderperson Lobner, Alderperson Siebers, Alderperson Croatt and Alderperson Baranowski

3. Approval of minutes from previous meeting

[18-1105](#)

July 9, 2018 Finance Committee meeting minutes

**Attachments:** [MeetingMinutes09-Jul-2018-06-57-01.pdf](#)

Alderperson Baranowski moved, seconded by Alderperson Croatt, that the Minutes be approved. Roll Call. Motion carried by the following vote:

**Aye:** 5 - Alderperson Plank, Alderperson Lobner, Alderperson Siebers, Alderperson Croatt and Alderperson Baranowski

4. Public Hearings/Apearances

5. Action Items

[18-1106](#)

Request from Raymond Dietzen for reconsideration of special assessments for concrete paving of Lake Park Road for parcel 31-9-4180-00

**Attachments:** [Dietzen 319418000.pdf](#)

Alderperson Baranowski moved, seconded by Alderperson Croatt, that the Report Action Item be recommended for denial. Roll Call. Motion carried by the following vote:

**Aye:** 5 - Alderperson Plank, Alderperson Lobner, Alderperson Siebers, Alderperson Croatt and Alderperson Baranowski

[18-1107](#)

Request to utilize \$79,764 from the Parks Open Space Special Revenue Fund for the demolition of the homes at 1424 and 1434 Northland Avenue and approve the following 2018 Budget adjustment:

**Park Open Space Fund**

Contractor Fees	+\$79,764
Fund Balance	- \$79,764

to provide funding for the cost of demolishing homes on Northland Avenue

**Attachments:**     [2018 Parks Open Space Fund Req for Home Demo.pdf](#)

**Aldersperson Baranowski moved, seconded by Aldersperson Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1108](#)

Request to award the Lower Telulah Park Site Redevelopment project contract to H & H Civil Construction in the amount of \$628,341 with a contingency of \$21,662 for a project not to exceed \$650,003

**Attachments:**     [2018 Lower Telulah Site Redevelopment Finance Memo .pdf](#)

**Aldersperson Croatt moved, seconded by Aldersperson Baranowski, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1109](#)

Request to award the Wastewater 2018 Electrical Distribution Upgrades Phase 1 project contract to Miron Construction, Co Inc in the amount of \$1,037,026 with a contingency of 10% for a project total not to exceed \$1,140,728

**Attachments:**     [2018 Wastewater Electrical Distribution Phase 1 Upgrades.pdf](#)

**Aldersperson Baranowski moved, seconded by Aldersperson Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1110](#)

Request to award the 2018 Red Parking Ramp Elevator Modernization Phase 1 project contract to Otis Elevator Co in the amount of \$242,695 with a contingency of 7% for a project total not to exceed \$259,684

**Attachments:**     [Award Memo - 2018 Red Parking Ramp Elevator Modernization.pdf](#)

**Aldersperson Baranowski moved, seconded by Aldersperson Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1111](#)

Request to award the Municipal Services Building 2018 Locker Room Remodeling project contract to Miron Construction Co. Inc in the amount of \$314,713 with a contingency of \$12,702 for a project total not to exceed \$327,415

**Attachments:**     [2018 MSB Locker Room Remodel\\_.pdf](#)

**Aldersperson Baranowski moved, seconded by Aldersperson Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1112](#)

CEA Review Committee Reports from June 5, 2018 and July 9, 2018

**Attachments:**     [CEA Review Minutes05-Jun-2018-07-29-56.pdf](#)  
                              [CEA Review Minutes09-Jul-2018-07-28-42.pdf](#)

**Aldersperson Croatt moved, seconded by Aldersperson Lobner, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1022](#)

Request to approve contract for Granicus services for next three years

**Attachments:**     [2018 Granicus Contract Renewal 3yr.pdf](#)  
                              [WI Appleton Renewal Q-23670 2018JULY23.pdf](#)

*Second meeting in Aug*

**Aldersperson Lobner moved, seconded by Aldersperson Siebers, that the Report Action Item be held until the August 20, 2018 Finance Committee meeting. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

[18-1138](#)

Request to deny Rookies Sports Bar and Grill offer to purchase of .39 acre of City owned property located just North of Rookies, parcel 31-2-0489-00.

**Attachments:**     [Rookies Offer to Purchase Memo With Supporting Docs.pdf](#)  
[Amended Offer to Purchase.pdf](#)

**Alderson Lobner moved, seconded by Alderson Siebers, that the Report Action Item be recommended for approval (approve the denial). Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Alderson Plank, Alderson Lobner, Alderson Siebers, Alderson Croatt and Alderson Baranowski

[18-1139](#)

RIVERSIDE CEMETERY ASSOCIATION submitting a request for payment for maintenance of Veteran's graves.

**Attachments:**     [Riverside Cemetery Veteran Grave Care Reimbursement - 2017-2018.pdf](#)

**Alderson Baranowski moved, seconded by Alderson Siebers, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Alderson Plank, Alderson Lobner, Alderson Siebers, Alderson Croatt and Alderson Baranowski

[18-1141](#)

Request to accept a \$15,000 grant from Octoberfest for a public safety unmanned aerial vehicle (UAV) and approval of the following 2018 Budget adjustment:

**General Fund - Mayor's Office**

Equipment	+\$15,000
Grant Proceeds	+\$15,000

to accept grant from Octoberfest Committee to purchase a drone

**Attachments:**     [Council Memo for Octoberfest Grant.pdf](#)

**Alderson Croatt moved, seconded by Alderson Siebers, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Alderson Plank, Alderson Lobner, Alderson Siebers, Alderson Croatt and Alderson Baranowski

[18-1140](#)

The Finance Committee will go into closed session according to State Statute §19.85(1)(e) for the purpose of discussions of real estate negotiations regarding the Blue Ramp and pursuant to §19.85(1)(e) for the investment of public funds concerning Fox Cities Exhibition Center invoices and reconvene into open session.

**Alderson Baranowski moved, seconded by Alderson Croatt, to convene in Closed Session. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Alderson Plank, Alderson Lobner, Alderson Siebers, Alderson Croatt and Alderson Baranowski

**Alderson Baranowski moved, seconded by Alderson Croatt, to rise and report, returning into open session. Upon vote, motion carried unanimously. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Alderson Plank, Alderson Lobner, Alderson Siebers, Alderson Croatt and Alderson Baranowski

## 6. Information Items

[18-1113](#)

Change Order #1 from Van Ert Electric Company, Inc in the amount of \$888 for the #3 and #6 VFD High Service Pump project resulting in the construction contract being increased from \$6,225 to \$7,113

**Attachments:** [Change Order 1 #3 and #6 HSP Pump Project 07-10-18.pdf](#)

**This Presentation was received and filed**

[18-1114](#)

2018 Finance Mid-Year Report

**Attachments:** [Finance 2018 Mid-Year Report.pdf](#)

**This Presentation was received and filed**

[18-1115](#)

2018 Legal Services Mid-Year Report

**Attachments:** [Legal Services 2018 Mid-Year Report.pdf](#)

**This Presentation was received and filed**



[18-1116](#) 2018 Parks, Recreation and Facilities Management Mid-Year Report

**Attachments:** [PRFM 2018 Mid Year Report.pdf](#)

**This Presentation was received and filed**

[18-1117](#) 2018 Risk Management Mid-Year Report

**Attachments:** [Risk Management 2018 Mid-Year Report.pdf](#)

**This Presentation was received and filed**

[18-1142](#) 2018 Mayor Mid-Year Report

**Attachments:** [Mayor 2018 Mid-Year Report.pdf](#)

**This Presentation was received and filed**

7. Adjournment

**Aldersperson Baranowski moved, seconded by Aldersperson Lobner, that the meeting be adjourned. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Aldersperson Plank, Aldersperson Lobner, Aldersperson Siebers, Aldersperson Croatt and Aldersperson Baranowski

The logo for the law firm BAIRD, consisting of the word "BAIRD" in white, bold, serif capital letters, set against a blue parallelogram background.

# City of Appleton

Finance Committee Meeting

August 6, 2018

Bradley D. Viegut, Managing Director

[bviegut@rwbaird.com](mailto:bviegut@rwbaird.com)

777 East Wisconsin Avenue

Milwaukee, WI 53202

Phone 414.765.3827

# City of Appleton

## FINANCE COMMITTEE MEETING

August 6, 2018



### Timeline

- Finance Committee considers plan of finance..... August 6, 2018
  - Preparations are made for issuance
    - ✓ Official Statement
    - ✓ Bond Rating
    - ✓ Marketing
- Bond/Note Pricing .....September 5, 2018
- Special Finance Committee considers award resolutions.....September 5, 2018
- Common Council meeting to award Bonds/Notes.....September 5, 2018
- Closing (funds available).... October 8, 2018

# City of Appleton

FINANCE COMMITTEE MEETING

August 6, 2018



## Borrowing Amount / Structure / Purpose – General Obligation Promissory Notes

<b>Amount:</b>	\$13,840,000
<b>Issue:</b>	G.O. Promissory Notes
<b>Purpose:</b>	\$13,835,397 - 2018 General Fund CIP
<b>Structure:</b>	Matures April 1, 2019-2028
<b>First Interest:</b>	April 1, 2019
<b>Callable:</b>	April 1, 2025
<b>Estimated Interest Rate:</b>	2.94%



Example Financing Plan – General Obligation Promissory Notes

**PRELIMINARY  
2018 NOTES**

**\$13,840,000**

General Obligation Promissory Notes

*Dated October 8, 2018*

*(First Interest April 1, 2019)*

*2018 CIP Projects Financed: \$13,835,397*

YEAR DUE	EXISTING NET G.O. DEBT <sup>(A)</sup> (Levy)	*	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) TIC 2.94%	LESS: Bid Premium	TOTAL	COMBINED G.O. DEBT (Levy)	YEAR DUE
2018	\$5,196,939	*					\$5,196,939	2018
2019	\$6,073,348	*	\$325,000	\$536,336	(\$536,336)	\$325,000	\$6,398,348	2019
2020	\$5,864,790	*	\$1,415,000	\$512,300	(\$157,808)	\$1,769,492	\$7,634,282	2020
2021	\$5,858,410	*	\$1,310,000	\$457,800		\$1,767,800	\$7,626,210	2021
2022	\$5,860,147	*	\$1,365,000	\$404,300		\$1,769,300	\$7,629,447	2022
2023	\$5,594,979	*	\$1,420,000	\$348,600		\$1,768,600	\$7,363,579	2023
2024	\$5,590,953	*	\$1,475,000	\$290,700		\$1,765,700	\$7,356,653	2024
2025	\$4,571,900	*	\$1,535,000	\$230,500		\$1,765,500	\$6,337,400	2025
2026	\$3,988,600	*	\$1,600,000	\$167,800		\$1,767,800	\$5,756,400	2026
2027	\$1,705,200	*	\$1,665,000	\$102,500		\$1,767,500	\$3,472,700	2027
2028		*	\$1,730,000	\$34,600		\$1,764,600	\$1,764,600	2028
		*						
	<u>\$50,305,266</u>	*	<u>\$13,840,000</u>	<u>\$3,085,436</u>	<u>(\$694,144)</u>	<u>\$16,231,292</u>	<u>\$66,536,557</u>	

(A) Net of bid premium from 2016 and 2017 notes.

# City of Appleton

FINANCE COMMITTEE MEETING

August 6, 2018



## Borrowing Amount / Structure / Purpose – Storm Water System Revenue Bonds

<b>Amount:</b>	\$3,000,000
<b>Issue:</b>	Storm Water System Revenue Bonds
<b>Purpose:</b>	\$3,000,000 - Storm Water System Projects
<b>Structure:</b>	Matures April 1, 2022-2039
<b>First Interest:</b>	April 1, 2019
<b>Callable:</b>	April 1, 2027
<b>Estimated Interest Rate:</b>	3.73%



Example Financing Plan – Storm Water System Revenue Bonds

2018 BONDS - PRELIMINARY										
\$3,000,000										
Storm Water System Revenue Bonds, Series 2018										
Dated October 8, 2018										
(First Interest April 1, 2019)										
2018 Projects Financed: \$3,000,000										
YEAR DUE	EXISTING STORM WATER DEBT <sup>(1)</sup> (Revenue Only)	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) TIC 3.73%	BID PREMIUM	TOTAL	COMBINED STORM WATER DEBT (Revenue Only)	DEBT SERVICE COVERAGE <sup>(2)</sup> (DRAFT 2017 Net Revenues)	PROJECTED NET REVENUES <sup>(3)</sup>	PROJECTED DEBT SERVICE COVERAGE <sup>(2)(3)</sup>	YEAR DUE
2018	\$4,763,584					\$4,763,584	1.23	\$6,074,869	1.23	2018
2019	\$4,900,334		\$126,124	(\$126,124)	\$0	\$4,900,334	1.20	\$7,489,088	1.49	2019
2020	\$4,933,171		\$128,625	(\$2,845)	\$125,780	\$5,058,952	1.20		1.48	2020
2021	\$4,934,646		\$128,625		\$128,625	\$5,063,271	1.20		1.48	2021
2022	\$4,598,571	\$110,000	\$126,425		\$236,425	\$4,834,996	1.26		1.55	2022
2023	\$4,441,796	\$115,000	\$121,925		\$236,925	\$4,678,721	1.30		1.60	2023
2024	\$4,166,321	\$120,000	\$116,625		\$236,625	\$4,402,946	1.38		1.70	2024
2025	\$3,913,369	\$130,000	\$110,375		\$240,375	\$4,153,744	1.46		1.80	2025
2026	\$3,907,536	\$135,000	\$103,750		\$238,750	\$4,146,286	1.47		1.81	2026
2027	\$3,660,821	\$140,000	\$96,875		\$236,875	\$3,897,696	1.56		1.92	2027
2028	\$3,291,074	\$150,000	\$90,263		\$240,263	\$3,531,337	1.72		2.12	2028
2029	\$2,886,531	\$155,000	\$83,934		\$238,934	\$3,125,465	1.94		2.40	2029
2030	\$1,940,919	\$160,000	\$77,398		\$237,398	\$2,178,316	2.79		3.44	2030
2031	\$1,937,019	\$165,000	\$70,654		\$235,654	\$2,172,673	2.80		3.45	2031
2032	\$1,941,781	\$175,000	\$63,599		\$238,599	\$2,180,380	2.79		3.43	2032
2033	\$1,625,588	\$180,000	\$56,233		\$236,233	\$1,861,820	3.26		4.02	2033
2034	\$1,134,238	\$190,000	\$48,555		\$238,555	\$1,372,793	4.43		5.46	2034
2035	\$878,181	\$195,000	\$40,566		\$235,566	\$1,113,748	5.45		6.72	2035
2036	\$576,463	\$205,000	\$32,266		\$237,266	\$813,729	7.47		9.20	2036
2037	\$367,388	\$215,000	\$23,551		\$238,551	\$605,939	10.03		12.36	2037
2038	\$365,850	\$225,000	\$14,421		\$239,421	\$605,271	10.04		12.37	2038
2039		\$235,000	\$4,876		\$239,876	\$239,876	25.33		31.22	2039
	\$61,165,181	\$3,000,000	\$1,665,664	(\$128,969)	\$4,536,695	\$65,701,876				

2017 Net Revenues Available for Debt Service:

\$6,074,869

(Net Revenue Coverage Test and Additional Bonds Test requires 1.2x max annual debt service)

(1) Net of bid premium from 2017 bonds.

(2) Debt service coverage is based on debt service gross of bid premium applied to interest.

(3) Assumes 15% rate increase for services beginning 1/1/2019. Coverage is against 2019 projected net revenues in 2019 and thereafter.



Borrowing Amount / Structure / Purpose – Sewer System Revenue Refunding Bonds

<b>Amount:</b>	\$5,345,000
<b>Issue:</b>	Sewer System Revenue Refunding Bonds
<b>Purpose:</b>	Current Refunding of Series 2006, 2007 and 2008 Revenue Bonds
<b>Structure:</b>	Matures May 1, 2019-2028
<b>First Interest:</b>	May 1, 2019
<b>Callable:</b>	May 1, 2026
<b>Estimated Interest Rate:</b>	2.99%
<b>Estimated Present Value Savings:</b>	\$392,402





Illustration of Hypothetical Refunding – Sewer System Revenue Refunding Bonds

<b>BEFORE REFINANCING</b>										
<b>Calendar Year</b>	<b>\$3,265,000 Sewer Sys. Rev. Bonds, 2006 Dated August 9, 2006</b>			<b>\$2,350,000 Sewer Sys. Rev. Bonds, 2007 Dated September 5, 2007</b>			<b>\$4,330,000 Sewer Sys. Rev. Bonds, 2008 Dated September 10, 2008</b>			<b>TOTAL DEBT SERVICE</b>
	PRINCIPAL	RATE	INTEREST	PRINCIPAL	RATE	INTEREST	PRINCIPAL	RATE	INTEREST	
	(5/1)		(5/1 & 11/1)	(5/1)		(5/1 & 11/1)	(5/1)		(5/1 & 11/1)	
2018	<b>\$175,000</b>	4.500%	\$85,888	<b>\$115,000</b>	4.375%	\$68,266	<b>\$200,000</b>	4.000%	\$120,253	\$764,406
2019	<b>\$175,000</b>	4.500%	\$78,013	<b>\$120,000</b>	4.375%	\$63,125	<b>\$215,000</b>	4.000%	\$111,953	\$763,090
2020	<b>\$185,000</b>	4.500%	\$69,913	<b>\$125,000</b>	5.000%	\$57,375	<b>\$220,000</b>	4.000%	\$103,253	\$760,540
2021	<b>\$195,000</b>	5.000%	\$60,875	<b>\$135,000</b>	5.000%	\$50,875	<b>\$230,000</b>	4.250%	\$93,965	\$765,715
2022	<b>\$200,000</b>	5.000%	\$51,000	<b>\$140,000</b>	5.000%	\$44,000	<b>\$240,000</b>	4.650%	\$83,498	\$758,498
2023	<b>\$215,000</b>	5.000%	\$40,625	<b>\$145,000</b>	5.000%	\$36,875	<b>\$255,000</b>	4.650%	\$71,989	\$764,489
2024	<b>\$225,000</b>	5.000%	\$29,625	<b>\$155,000</b>	5.000%	\$29,375	<b>\$265,000</b>	4.650%	\$59,899	\$763,899
2025	<b>\$235,000</b>	5.000%	\$18,125	<b>\$160,000</b>	5.000%	\$21,500	<b>\$275,000</b>	4.650%	\$47,344	\$756,969
2026	<b>\$245,000</b>	5.000%	\$6,125	<b>\$170,000</b>	5.000%	\$13,250	<b>\$290,000</b>	4.500%	\$34,425	\$758,800
2027				<b>\$180,000</b>	5.000%	\$4,500	<b>\$305,000</b>	4.500%	\$21,038	\$510,538
2028							<b>\$315,000</b>	4.500%	\$7,088	\$322,088
	<b>\$1,850,000</b>		<b>\$440,188</b>	<b>\$1,445,000</b>		<b>\$389,141</b>	<b>\$2,810,000</b>		<b>\$754,701</b>	<b>\$7,689,029</b>
	Callable 5/1/16 @ Par			Callable 5/1/17 @ Par			Callable 5/1/18 @ Par			

**CALLABLE MATURITIES**



# Illustration of Hypothetical Refunding – Sewer System Revenue Refunding Bonds

AFTER REFINANCING										
Calendar Year	\$3,265,000 Sewer Sys. Rev. Bonds, 2006 Dated August 9, 2006		\$2,350,000 Sewer Sys. Rev. Bonds, 2007 Dated September 5, 2007		\$4,330,000 Sewer Sys. Rev. Bonds, 2008 Dated September 10, 2008		\$5,345,000 Sewerage Sys. Rev. Ref. Bonds (CR) Dated October 8, 2018 <sup>(1)</sup>			TOTAL NEW DEBT SERVICE
	PRINCIPAL (5/1)	INTEREST (5/1 & 11/1)	PRINCIPAL (5/1)	INTEREST (5/1 & 11/1)	PRINCIPAL (5/1)	INTEREST (5/1 & 11/1)	PRINCIPAL (5/1)	INTEREST (5/1 & 11/1)	TOTAL	POTENTIAL DEBT SERVICE SAVINGS
								TIC: 2.99%		
2018	\$175,000	\$85,888	\$115,000	\$68,266	\$200,000	\$120,253			\$764,406	\$0
2019	***		***		***		\$485,000	\$218,552	\$703,552	\$59,538
2020	***		***		***		\$520,000	\$184,745	\$704,745	\$55,795
2021	***		***		***		\$545,000	\$163,445	\$708,445	\$57,270
2022	***		***		***		\$560,000	\$141,345	\$701,345	\$57,153
2023	***		***		***		\$590,000	\$118,345	\$708,345	\$56,144
2024	***		***		***		\$610,000	\$94,345	\$704,345	\$59,554
2025	***		***		***		\$630,000	\$69,545	\$699,545	\$57,424
2026	***		***		***		\$660,000	\$43,745	\$703,745	\$55,055
2027			***		***		\$450,000	\$21,320	\$471,320	\$39,218
2028					***		\$295,000	\$6,048	\$301,048	\$21,040
	\$175,000	\$85,888	\$115,000	\$68,266	\$200,000	\$120,253	\$5,345,000	\$1,061,435	\$6,406,435	\$518,189

\*\*\* REFINANCED WITH Dated October 8, 2018 (1) ISSUE.

(1) This illustration represents a mathematical calculation of potential interest cost savings (cost), assuming hypothetical rates based on current rates +10bps for municipal bonds as of 5/25/18. Actual rates may vary. If actual rates are higher than those assumed, the interest cost savings would be lower. This illustration provides information and is not intended to be a recommendation, proposal or suggestion for a refinancing or otherwise to be considered as advice.

(2) Present value calculated using the All Inclusive Cost (AIC) of 3.13% as the discount rate.

LESS CHANGE IN DSRF.....	(\$61,115)
ROUNDING AMOUNT.....	\$4,510
POTENTIAL GROSS SAVINGS.....	\$461,584

POTENTIAL PRESENT VALUE SAVINGS.....	\$392,402
POTENTIAL PV SAVINGS %.....	6.988%

Interest Rate Sensitivity		
Change in Rates	Est. PV % Savings	Est. PV \$ Savings
-0.30%	8.425%	\$473,092
-0.20%	7.944%	\$446,052
-0.10%	7.467%	\$419,297
+0.10%	6.519%	\$366,062
+0.20%	6.048%	\$339,575
+0.30%	5.578%	\$313,201



*"...meeting community needs...enhancing quality of life."*

---

Department of Utilities  
Water Treatment Facility  
2281 Manitowoc Road  
Menasha, WI 54952  
920-997-4200 ph  
920-997-3240 fax

**TO:** Chairperson Kathy Plank and Members of the Finance Committee

**CC:** Water Plant Operations Supervisor Joe Myers

**FROM:** Utilities Director Chris Shaw

**DATE:** July 31, 2018

**RE:** *Award Contract for the AWTF Chemical Systems Upgrade Project to August Winter and Sons in the amount of \$698,500 with a 15 % of contingency of \$104,775 for a project total not to exceed \$803,275*

---

**BACKGROUND:**

The Appleton Water Treatment Facility (AWTF) utilizes a group of specifically approved chemicals as part of the drinking water treatment process. Each chemical is intended to perform a unique purpose within the water treatment "train". The AWTF existing chemical storage room was designed as part of original plant construction in 2001 for the intended purpose of supporting the regulatory approved treatment processes and associated components within.

The AWTF received formal regulatory authorization effective July 1, 2017 to permanently navigate from ultra filtration membranes following the completion of the Regulatory Upgrade and Process Improvements Project (RUPIP). The successful transition to high density lime feeders, conventional filters, ultraviolet light (UV) reactors, and upgraded disinfection processes now allow the AWTF to make decisions regarding ultra filtration membrane equipment and associated processes (e.g. abandonment, repurposing, and space utilization).

The AWTF initiated Phase I of this CIP in 2018 following a preliminary engineering study in 2017. The engineering identified a plan for upgrading and modifying various chemical systems. Evidence of chemical deterioration has been observed as the age of some of the critical storage (e.g., fiberglass tanks) and conveyance components (e.g.,

PVC pipe) has approached or exceeded the normally expected life (i.e., 10-15 years). That report was utilized to develop a priority strategy based on system condition, criticality to treatment, and costs.

#### **ENGINEERING:**

Phase I systems engineered for construction during 2018 include sodium hypochlorite, fluoride, ferric sulfate, polymer, and carbon dioxide (meters). McMahon and Associates were selected as the design engineer and were tasked to develop bidding documents, obtain necessary regulatory approvals, serve as the construction manager and perform contract administration services. Phase II CIP engineering and construction activities are also planned for in 2019 and 2020 and are intended to advance the balance of the chemical systems identified for upgrades or improvements based on the preliminary 2017 Chemical Systems Evaluation which include aluminum chlorohydrate (ACH), polyphosphate, and finished water pH control.

#### **BID PROCESS:**

The project drawings and bidding documents were completed in June 2018. A pre-bid meeting was held on July 18, 2018 with good attendance. Bids were opened on July 26, 2018. There were three responsive bidders: August Winter and Sons, Reeke-Marold Company, Inc., and J.F. Ahern Company. The table below identifies the contractors' bids. August Winter and Sons provided the least cost quote. The project engineer, McMahon, recommends August Winter and Sons for this construction contract.

<b>CONTRACTOR</b>	<b>BID</b>
August Winter and Sons	\$698,500
Reeke Marold Company	\$815,000
J.F. Ahern Company	\$895,000

The 2018 budget includes funding that was carried forward from 2017 for Phase 1 and 2018 funding that was to be used for the Phase 2 of the project. Due to higher than expected bids for Phase 1 construction, funding for Phase 2 of the project will be used to complete this part of the project and Phase 2 will be included in the 2020 Capital Improvements Budget.

#### **RECOMMENDATION:**

I recommend award for the construction Phase 1 of the AWTF Chemical Systems Upgrade Project to August Winter and Sons in the amount of \$698,500 with a 15 % of contingency of \$104,775 for a project total not to exceed \$803,275.

If you have any questions regarding this project please contact me at ph: 832-5945.

## RELOCATION ORDER

The City of Appleton, Outagamie/Calumet/Winnebago Counties, Wisconsin, by its Common Council and for its Relocation Order hereby resolves as follows:

1. That this Resolution is a Relocation Order in accordance with subsection 32.05(1), Wisconsin Statutes, for the purpose of the within-described public improvement project and it is also a determination of necessity for that project in accordance with subsection 32.07(2), Wisconsin Statutes;
2. That the City of Appleton hereby determines that it is necessary and of public purpose to construct a portion of Rocky Bleier Run, retaining walls for Rocky Bleier Run adjacent to Oneida Street Bridge in or near the City of Appleton, Wisconsin.
3. That said roadway and retaining walls will be built within the areas marked on the scale drawing, which is attached to this Relocation Order as Exhibit "A" and is incorporated herein;
4. That the legal descriptions for the acquisition and easement areas necessary for this construction are contained in Exhibits "B", "C", and "D", which are also incorporated herein;
5. That the City of Appleton will acquire a fee simple interest in the areas described in the "Legal Description for Acquisition" contained in Exhibit "B" from the present owner.
6. That the City of Appleton will also acquire Temporary Limited Easements for the areas described in the "Legal Description for Temporary Limited Easement" in Exhibit "C" from the present owner.
7. That the City of Appleton will also acquire a Permanent Limited Easement for the areas described in the "Legal Description for Permanent Limited Easement" in Exhibit "D" from the present owner.

Record and return to:

City of Appleton – City Attorney's Office  
100 North Appleton Street  
Appleton, WI 54911-4799

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, that the within Relocation Order was adopted by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays by the Common Council for the City of Appleton, Wisconsin.

**City of Appleton**

ATTEST:

APPROVED:

\_\_\_\_\_  
Kami Lynch, City Clerk

\_\_\_\_\_  
Timothy M. Hanna, Mayor

Subscribed and sworn to before me  
this \_\_\_\_\_ day of August, 2018.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Notary Public, State of Wisconsin

My commission is/expires: \_\_\_\_\_

This instrument was drafted by:

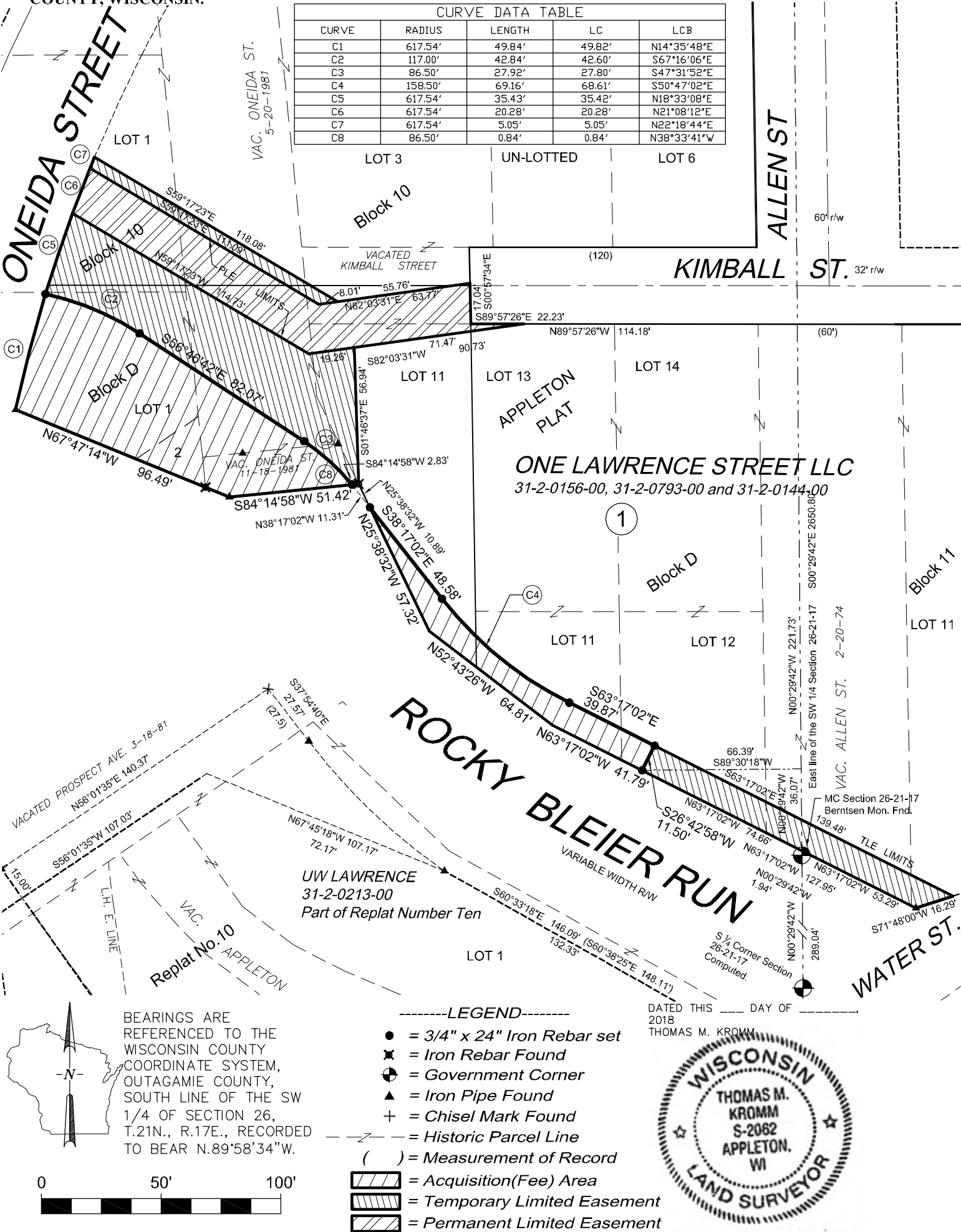
James P. Walsh, Appleton City Attorney

City Law: A18-0029

EXHIBIT "A"

ROCKY BLEIER RUN, ONEIDA STREET AND WATER STREET

RIGHT-OF WAY MONUMENTATION MAP, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



CITY OF APPLETON  
DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
100 NORTH APPLETON STREET  
APPLETON, WI 54911  
920-832-6474

DRAFTED BY: T. KROMM  
H:\Acad\row acq\2018\RockyBleier\_1\_Lawrence\_St.LLC\_0728\_2018

# EXHIBIT B

## Legal Description for Acquisition ONE LAWRENCE STREET, LLC

**Owner: One Lawrence Street, LLC, a Wisconsin limited liability company**

**Document: W.D. Document No. 2095916 and 2095911**

### **Fee Interest: 6,974 total Sq. Ft. of new right-of-way**

A portion of land for street right-of-way, containing 6,974 square feet of land and being all those lands of the owner within the following described area:

A part of Lot's One (1), Two (2), Eleven (11) and Twelve (12) in Block D and a part of vacated Oneida Street lying adjacent to said Lot's 1, 2 and 11 in Block D, **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, all being located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin and being further described by:

Commencing at the South  $\frac{1}{4}$  corner of said Section 26;

Thence North  $00^{\circ}29'42''$  West 289.04 feet along the East line of the SW  $\frac{1}{4}$  of said Section 26 to a Meander corner of said South  $\frac{1}{4}$  corner;

Thence continue North  $00^{\circ}29'42''$  West 36.07 feet along the East line of the SW  $\frac{1}{4}$  of said Section 26;

Thence South  $89^{\circ}30'18''$  West 66.39 feet to the Northeasterly line of Rocky Bleier Run and being the point of Beginning;

Thence North  $63^{\circ}17'02''$  West 41.79 feet coincident with the Northeasterly line of Rocky Bleier Run;

Thence North  $52^{\circ}43'26''$  West 64.81 feet coincident with the Northeasterly line of Rocky Bleier Run;

Thence North  $25^{\circ}38'32''$  West 57.32 feet coincident with the Northeasterly line of Rocky Bleier Run;

Thence North  $38^{\circ}17'02''$  West 11.31 feet;

Thence Northwesterly 0.84 feet along the arc of a curve to the left having a radius of 86.50 feet and the chord of which bears North  $38^{\circ}33'41''$  West 0.84 feet to the Northerly line of Rocky Bleier Run;

Thence South  $84^{\circ}14'58''$  West 51.42 feet coincident with the Northerly line of Rocky Bleier Run;

Thence North  $67^{\circ}47'14''$  West 96.49 feet coincident with the Northeasterly line of Rocky Bleier Run to the Southeasterly line of Oneida Street (aka Oneida Skyline Bridge) per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;

Thence Northeasterly 49.84 feet along the arc of a curve to the right having a radius of 617.54 feet and the chord of which bears North  $14^{\circ}35'48''$  East 49.82 feet and being coincident with the Southeasterly line of Oneida Street per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;

Thence Southeasterly 42.84 feet along the arc of a curve to the right having a radius of 117.00 feet and the chord of which bears South  $67^{\circ}16'06''$  East 42.60 feet;

Thence South  $56^{\circ}46'42''$  East 82.07 feet;

Thence Southeasterly 27.92 feet along the arc of a curve to the right having a radius of 86.50 feet and the chord of which bears South  $47^{\circ}31'52''$  East 27.80 feet;

Thence South  $38^{\circ}17'02''$  East 59.89 feet;



Thence Southeasterly 69.16 feet along the arc of a curve to the left having a radius of 158.50 feet and the chord of which bears South 50°47'02" East 68.61 feet;

Thence South 63°17'02" East 39.87 feet;

Thence South 26°42'58" West 11.50 feet to the point of beginning.

Part of Tax Parcel Nos. 31-2-0156-00 and 31-2-0793-00.

SEE ALSO ATTACHED EXHIBIT "A"

# EXHIBIT C

## Legal Description for Temporary Limited Easement ONE LAWRENCE STREET, LLC

A temporary limited easement for the purpose of facilitating adjacent construction and also grading, containing 1,538 square feet of land and being all those lands of the owner within the following described area:

A part of Lot Twelve (12) in Block D and a part of Lot Eleven (11) in Block Eleven (11) and a part of Vacated Allen Street lying between said Block D and Block 11, **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, all being located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin and being further described by:

Commencing at the South  $\frac{1}{4}$  corner of said Section 26;  
Thence North 00°29'42" West 289.04 feet along the East line of the SW  $\frac{1}{4}$  of said Section 26 to a Meander corner to said South  $\frac{1}{4}$  corner;  
Thence continue North 00°29'42" West 1.94 feet along the East line of the SW  $\frac{1}{4}$  of said Section 26 to the Northeasterly line of Rocky Bleier Run and being the point of Beginning;  
Thence North 63°17'02" West 74.66 feet coincident with the Northeasterly line of Rocky Bleier Run;  
Thence North 26°42'58" East 11.50 feet;  
Thence South 63°17'02" East 139.48 feet to the Northwesterly line of Water Street;  
Thence South 71°48'00" West 16.29 feet coincident with the Northwesterly line of Water Street to the Northeasterly line of Rocky Bleier Run;  
Thence North 63°17'02" West 53.29 feet coincident to the Northeasterly line of Rocky Bleier Run to the point of beginning.  
Part of Tax Parcel No. 31-2-0156-00.

SEE ALSO ATTACHED EXHIBIT "A"

AND

A temporary limited easement for the purpose of facilitating adjacent construction and also grading, containing 4,632 square feet of land and being all those lands of the owner within the following described area:

A part of Lot One (1) in Block Ten (10) and a part of Lot's One (1) and Eleven (11) in Block D and a part of vacated Oneida Street lying between said Block Ten (10) and Block D, **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, , all being located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin and being further described by:

Commencing at the South  $\frac{1}{4}$  corner of said Section 26;

Thence North 00°29'42" West 289.04 feet along the East line of the SW ¼ of said Section 26 to a Meander corner to said South ¼ corner;  
Thence continue North 00°29'42" West 221.73 feet along the East line of the SW ¼ of said Section 26 to the South line of Kimball Street;  
Thence North 89°57'26" West 114.18 feet coincident with the South line of Kimball Street;  
Thence South 82°03'31" West 71.47 feet to the point of beginning;  
Thence South 01°46'37" East 56.94 feet to a point on the Northerly line of Rocky Bleier Run;  
Thence South 84°14'58" West 2.83 feet coincident with the Northerly line of Rocky Bleier Run;  
Thence Northwesterly 27.08 feet along the arc of a curve to the left having a radius of 86.50 feet and the chord of which bears North 47°48'31" West 26.97 feet;  
Thence North 56°46'42" West 82.07 feet;  
Thence Northwesterly 42.84 feet along the arc of a curve to the left having a radius of 117.00 feet and the chord of which bears North 67°16'06" West 42.60 feet to the Southeasterly line of Oneida Street (aka Oneida Skyline Bridge) per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;  
Thence Northeasterly 35.43 feet along the arc of a curve to the right having a radius of 617.54 feet and the chord of which bears North 18°33'08" East 35.42 feet and being coincident with the Southeasterly line of Oneida Street per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;  
Thence South 59°17'23" East 114.73 feet;  
Thence North 82°03'31" East 19.26 feet to the point of beginning.

AND

A temporary limited easement for the purpose of facilitating adjacent construction and also grading, containing 573 square feet of land and being all those lands of the owner within the following described area:

A part of Lot One (1), in Block 10 and a part of vacated Oneida Street lying between said Block Ten (10) and Block D and a part of vacated Kimball Street lying between said Block Ten (10) and Block D, **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, all being located in the SE ¼ of the SW ¼ of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin and being further described by:

Commencing at the South ¼ corner of said Section 26;  
Thence North 00°29'42" West 289.04 feet along the East line of the SW ¼ of said Section 26 to a Meander corner to said South ¼ corner;  
Thence continue North 00°29'42" West 221.73 feet along the East line of the SW ¼ of said Section 26 to the South line of Kimball Street;  
Thence North 89°57'26" West 136.41 feet coincident with the South line of Kimball Street;  
Thence North 00°57'34" West 17.04 feet coincident with the current West line of Kimball Street;  
Thence South 82°03'31" West 55.76 feet to the point of beginning;  
Thence continue South 82°03'31" West 8.01 feet;  
Thence North 59°17'23" West 111.09 feet;  
Thence Northeasterly 5.05 feet along the arc of a curve to the right having a radius of 617.54 feet and the chord of which bears North 22°18'44" East 5.05 feet and being coincident with the Southeasterly line of Oneida Street per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;

Thence South 59°17'23" East 118.08 feet to the point of beginning.

Part of Tax Parcel Nos. 31-2-0144-00 and 31-2-0793-00.

SEE ALSO ATTACHED EXHIBIT "A"

# EXHIBIT D

## Legal Description for Permanent Limited Easement ONE LAWRENCE STREET, LLC

A permanent limited storm sewer easement, containing 3,615 square feet of land and being all those lands of the owner within the following described area:

A part of Lot One (1) in Block Ten (10) and a part of Lot's Eleven (11) and Thirteen (13) in Block D and a part of vacated Oneida Street lying between said Block Ten (10) and Block D and a part of vacated Kimball Street lying between said Block Ten (10) and Block D, **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, , all being located in the SE ¼ of the SW ¼ of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin and being further described by:

Commencing at the South ¼ corner of said Section 26;

Thence North 00°29'42" West 289.04 feet along the East line of the SW ¼ of said Section 26 to a Meander corner to said South ¼ corner;

Thence continue North 00°29'42" West 221.73 feet along the East line of the SW ¼ of said Section 26 to the South line of Kimball Street;

Thence North 89°57'26" West 114.18 feet coincident with the South line of Kimball Street to the point of beginning;

Thence South 82°03'31" West 90.73 feet;

Thence North 59°17'23" West 114.73 feet to the Southeasterly line of Oneida Street (aka Oneida Skyline Bridge) per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;

Thence Northeasterly 20.28 feet along the arc of a curve to the right having a radius of 617.54 feet and the chord of which bears North 21°08'12" East 20.28 feet and being coincident with the Southeasterly line of Oneida Street per Wisconsin Department of Transportation Right of Way Plat 1657-2-21;

Thence South 59°17'23" East 111.09 feet;

Thence North 82°03'31" East 63.77 feet to the current West line of Kimball Street;

Thence South 00°57'34" East 17.04 feet coincident with the current West line of Kimball Street;

Thence South 89°57'26" East 22.23 feet coincident with the South line of Kimball Street to the point of beginning.

Part of Tax Parcel Nos. 31-2-0793-00, 31-2-0144-00 and 31-2-0156-00

SEE ALSO ATTACHED EXHIBIT "A".



*"...meeting community needs...enhancing quality of life."*

**PARKS, RECREATION & FACILITIES  
MANAGEMENT**

**Dean R. Gazza, Director**

1819 East Witzke Boulevard  
Appleton, Wisconsin 54911-8401  
(920) 832-5572 FAX (920) 993-3103  
Email - [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org)

TO: Finance Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management  
Colleen Rortvedt, Library Director

DATE: 8/6/2018

RE: Action Item: Award contract to Commercial Horizons for design and engineering services for the Appleton Public Library for a contract of \$347,000.

On April 9, 2018 and April 17, 2018 the City Council and the Library Board, respectively, voted to support the city's efforts to include the library's needs as identified in a mixed use development with Commercial Horizons towards the development of a mixed-use library project on the current site of the Soldier's Square Parking Ramp. The Commercial Horizons team consists of OPN Architects (library consultant), EUA Architects (architect) and Miron Construction (general contractor).

This memo requests to award a contract to Commercial Horizons to provide the following services for the continued planning towards the library and a temporary parking solution during the phasing of construction. The 2018 Capital Improvement Plan includes \$500,000 in funding for the library.

This contract includes:

- Site development and building coordination for the new library.
- Programming and public outreach for the new library.
- Library schematic design.
- Site development for a temporary parking solution.
- Topographic & schematic parking lot layouts for temporary parking.

The Commercial Horizon team continues to demonstrate an understanding and approach to the library project that demonstrates their depth of experience and knowledge in library and mixed use design and construction and recommend awarding this contract so planning for the library can continue.

Please feel free to contact me at 832-5572 with any questions, or by email at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org).

cc: Mayor Timothy M. Hanna