

WATER & SEWER COMMISSION MEETING

Wednesday July 13th, 2022 – 4:00 P.M.

In the Council Chambers at City Hall

75 N Bonson St, Platteville, WI 53818

AGENDA

1. **Call to Order**
2. **Citizens' Comments, Observations and Petitions, if any.**
(Please limit comments to no more than five minutes)
3. **Consideration of Consent Calendar** – The following items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Commission President if you would prefer separate discussion and action.
 - A. Minutes – June 8th, 2022
 - B. Financial Reports - June 2022
 - C. Bank Reconciliation & Investments Report – June 2022
 - D. Payment of Bills – (6/4/2022 – 7/6/2022)
 - E. Water Quality Report – June 2022

Action Items

4. Transfer of Utility Owned Land on Valley Rd

Items of Discussion

5. 2022 CIP Updates
6. 2023 Budget Timeline
7. Emmi Roth Development Agreement Update
8. MoundView Dairy Community Development Block Grant

Adjournment

If your attendance requires **special accommodation needs**, write or call the Water and Sewer Office, P.O. Box 780, Platteville, Wisconsin 53818, (608) 348.1822; for TDD accessibility, call (608) 348.2313.

MEMBERS: *If you are unable to attend, please email Sheila Horner at horners@platteville.org*

WATER & SEWER COMMISSION MINUTES
WEDNESDAY, June 8, 2022
4:00 PM

Water and Sewer Commission President Martens called the Regular Meeting of the City of Platteville Water and Sewer Commission to order on Wednesday, June 8th at 4:01 pm.

W/S Commission members present: Cindy Martens, Ken Kilian, Brian Laufenberg, Jim Schneller (via Zoom), Eileen Nickels (via Zoom)

W/S Commission members excused/absent: Barb Daus, Chris Wilson

City Staff present: Public Works Director - Howard Crofoot, Utility Superintendent-Irv Lupee, Comptroller – Sheila Horner

City Staff excused: City Manager – Adam Ruechel, Administration Director – Nicola Maurer

Public present:

Citizens' Comments –

The Consent Calendar was presented for consideration. **Motion by Laufenberg, second by Kilian to approve the Consent Calendar:** April 13, 2022 Minutes, April 2022 Financial Reports, April Bank Reconciliation & Investments Reports, Payment of Bills (4/7/2022 – 5/4/2022), April Water Quality Report. **Motion carried.**

ACTION ITEMS:

Compliance Maintenance Annual Report (CMAR) – Crofoot & Lupee presented the Compliance Maintenance Annual Report (CMAR) to the commission and answered questions.

Motion made by Laufenberg to recommend approval of Resolution 22-xx accepting the Compliance Maintenance Annual Report (CMAR) for 2021 and authorizing staff to submit the report. Second by Kilian. Motion carried.

ITEMS OF DISCUSSION:

2022 CIP Updates – Crofoot reported the following updates:

Cedar St: Public Information Hearing – 6/8/22 @ 6:00 PM – Construction starts next week

Hickory & Gridley: Public Information Hearing - 6/9/22 @ 6:00 PM – Construction starts next week

W. Main St Culvert: Public Information Hearing – 6/16/22 @ 6:00 PM – Construction starts a week or two later.

Hwy 81 Project is done. UWP Sewer project was approved by SBC – Construction will start in August.

Industrial Park Water Tower will be out of commission the week of June 13th due to inspection.

Leased space for COMELEC – Crofoot presented the COMELEC lease and answered questions. COMELEC has signed the lease and Ruechel will sign on behalf of the City next week as long as there are no significant concerns. There were none.

Motion made by Kilian second by Schneller to adjourn. Motion carried.

Meeting adjourned at 4:23 pm.

Respectfully Submitted,
 Sheila Horner
 Comptroller

PLATTEVILLE WATER AND SEWER COMMISSION

FINANCIAL REPORT

JUNE 30, 2022

CITY OF PLATTEVILLE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST INCOME</u>					
600-61419-000-00	982.10	(2,129.06)	3,000.00	5,129.06	(71.0)
600-61425-000-00	.00	.00	27,826.00	27,826.00	.0
600-61461-100-00	69,708.45	344,994.46	836,000.00	491,005.54	41.3
600-61461-200-00	25,338.91	109,696.26	252,000.00	142,303.74	43.5
600-61461-300-00	12,840.03	53,374.32	105,000.00	51,625.68	50.8
600-61461-400-00	16,186.08	89,831.26	211,000.00	121,168.74	42.6
600-61461-500-00	12,970.95	34,431.91	167,000.00	132,568.09	20.6
600-61462-000-00	7,418.20	37,091.00	89,000.00	51,909.00	41.7
600-61463-000-00	56,077.18	322,603.39	625,000.00	302,396.61	51.6
600-61467-000-00	.00	.00	2,000.00	2,000.00	.0
600-61470-000-00	516.92	2,875.11	7,000.00	4,124.89	41.1
600-61472-000-00	7,416.52	43,936.21	67,122.00	23,185.79	65.5
600-61473-000-00	.00	.00	3,600.00	3,600.00	.0
600-61474-000-00	3,873.39	20,862.29	50,000.00	29,137.71	41.7
TOTAL INTEREST INCOME	213,328.73	1,057,567.15	2,445,548.00	1,387,980.85	43.2
<u>INTEREST INCOME</u>					
600-62419-000-00	2,438.40	1,190.07	5,800.00	4,609.93	20.5
600-62421-010-00	.00	.00	500.00	500.00	.0
600-62622-000-00	206,858.85	1,210,854.83	2,558,000.00	1,347,145.17	47.3
600-62625-000-00	3,365.96	7,424.53	14,400.00	6,975.47	51.6
600-62626-000-00	.00	.00	1,700.00	1,700.00	.0
600-62631-000-00	521.99	2,881.77	7,000.00	4,118.23	41.2
600-62635-000-00	20.00	52.50	1,700.00	1,647.50	3.1
TOTAL INTEREST INCOME	213,205.20	1,222,403.70	2,589,100.00	1,366,696.30	47.2
TOTAL FUND REVENUE	426,533.93	2,279,970.85	5,034,648.00	2,754,677.15	45.3

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>TAXES</u>					
600-61408-000-00 TAX EXPENSE/ TAXES	2,045.51	11,919.37	440,000.00	428,080.63	2.7
TOTAL TAXES	2,045.51	11,919.37	440,000.00	428,080.63	2.7
<u>INCOME DEDUCTION</u>					
600-61426-000-00 INC DED BONDS/LOANS PRINCIPAL	.00	.00	538,705.00	538,705.00	.0
600-61426-020-00 INCOME DEDUCT OTR-CONTRIB	.00	.00	74,000.00	74,000.00	.0
TOTAL INCOME DEDUCTION	.00	.00	612,705.00	612,705.00	.0
<u>LONG TERM DEBT</u>					
600-61427-000-00 LONG TERM DEBT INTEREST	.00	90,454.75	171,788.00	81,333.25	52.7
TOTAL LONG TERM DEBT	.00	90,454.75	171,788.00	81,333.25	52.7
<u>AMORTIZATION PREMIUM ON DEBT-C</u>					
600-61429-000-00 AMORTIZATION PREMIUM ON DEBT-C	.00	.00	(9,376.00)	(9,376.00)	.0
TOTAL DEPARTMENT 429	.00	.00	(9,376.00)	(9,376.00)	.0
<u>PUMPING SUPERVISION</u>					
600-61620-000-00 PUMPING SUPERVISION/ENG LABOR	702.30	4,207.84	9,100.00	4,892.16	46.2
TOTAL PUMPING SUPERVISION	702.30	4,207.84	9,100.00	4,892.16	46.2
<u>ELECTRICITY</u>					
600-61623-200-00 ELECTRICITY-MAIN PLANT	3,200.00	15,880.00	15,000.00	(880.00)	105.9
600-61623-300-00 ELECTRICITY-WELL #6	2,454.96	7,820.81	27,700.00	19,879.19	28.2
600-61623-400-00 ELECTRICITY-WELL #5	5,449.47	26,616.22	53,700.00	27,083.78	49.6
TOTAL ELECTRICITY	11,104.43	50,317.03	96,400.00	46,082.97	52.2
<u>PUMPING-LABOR</u>					
600-61624-100-00 PUMPING-LABOR	3,835.95	20,983.99	39,000.00	18,016.01	53.8
TOTAL DEPARTMENT 624	3,835.95	20,983.99	39,000.00	18,016.01	53.8

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>PUMPING</u>					
600-61626-100-00	MISC PUMPING-LABOR	.00	.00	100.00	100.00 .0
600-61626-600-00	MISC PUMPING-INDUSTRIAL TOWELS	.00	.00	400.00	400.00 .0
600-61626-700-00	MISC PUMPING-MISCELLANEOUS	557.86	13,526.76	11,500.00	(2,026.76) 117.6
	TOTAL PUMPING	557.86	13,526.76	12,000.00	(1,526.76) 112.7
<u>MAINTENANCE SUPERVISION</u>					
600-61630-000-00	MAINT SUPERVISION/ENG LABOR	701.07	4,205.27	9,100.00	4,894.73 46.2
	TOTAL MAINTENANCE SUPERVISION	701.07	4,205.27	9,100.00	4,894.73 46.2
<u>MAINTENANCE OF STRUCTURES</u>					
600-61631-100-00	MAINT OF STRUCTURES-LABOR	.00	.00	100.00	100.00 .0
600-61631-200-00	MAINT OF STRUCTURES-SUPPLIES &	310.69	1,210.50	5,200.00	3,989.50 23.3
	TOTAL MAINTENANCE OF STRUCTURES	310.69	1,210.50	5,300.00	4,089.50 22.8
<u>MAINTENANCE OF POWER EQUIP</u>					
600-61632-200-00	MAINT OF POWER EQUIP-SUPPLIES	1,284.30	1,284.30	1,900.00	615.70 67.6
	TOTAL MAINTENANCE OF POWER EQUIP	1,284.30	1,284.30	1,900.00	615.70 67.6
<u>MAINTENANCE OF PUMPING EQUIP</u>					
600-61633-100-00	MAINT OF PUMP EQUIP-LABOR	41.54	1,713.10	500.00	(1,213.10) 342.6
600-61633-200-00	MAINT OF PUMP EQUIP-SUPPLIES &	.00	1,718.01	9,600.00	7,881.99 17.9
	TOTAL MAINTENANCE OF PUMPING EQUIP	41.54	3,431.11	10,100.00	6,668.89 34.0
<u>WATER TREATMENT SUPERVISION</u>					
600-61640-000-00	WATER TREAT SUPERVISION/ENG LA	701.07	4,203.90	9,100.00	4,896.10 46.2
	TOTAL WATER TREATMENT SUPERVISION	701.07	4,203.90	9,100.00	4,896.10 46.2
<u>CHEMICALS</u>					
600-61641-700-00	CHEMICALS-CHLORINE	1,584.00	5,547.00	2,600.00	(2,947.00) 213.4
600-61641-800-00	CHEMICALS-FLOURIDE	430.94	1,301.81	1,300.00	(1.81) 100.1
600-61641-900-00	CHEMICALS-ALL OTHER CHEMICALS	4,004.99	10,838.12	11,760.00	921.88 92.2
	TOTAL CHEMICALS	6,019.93	17,686.93	15,660.00	(2,026.93) 112.9

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>TREATMENT</u>					
600-61642-100-00	TREATMENT-LABOR	4,006.21	23,223.75	41,900.00	18,676.25 55.4
600-61642-200-00	TREATMENT-SUPPLIES & EXPENSE	238.45	2,410.13	5,500.00	3,089.87 43.8
	TOTAL TREATMENT	4,244.66	25,633.88	47,400.00	21,766.12 54.1
<u>MISCELLANEOUS TREATMENT</u>					
600-61643-100-00	MISC TREATMENT-LABOR	.00	.00	6,800.00	6,800.00 .0
600-61643-600-00	MISC TREATMENT-INDUSTRIAL TOWE	137.62	137.62	400.00	262.38 34.4
	TOTAL MISCELLANEOUS TREATMENT	137.62	137.62	7,200.00	7,062.38 1.9
<u>WATER TREATMENT</u>					
600-61650-000-00	WATER TREAT SUPERVISION/ENG LA	701.07	4,204.38	9,100.00	4,895.62 46.2
	TOTAL WATER TREATMENT	701.07	4,204.38	9,100.00	4,895.62 46.2
<u>MAINT OF STRUCTURE IMPR</u>					
600-61651-100-00	MAINT OF STRUCTURE IMPR-LABOR	124.62	124.62	2,100.00	1,975.38 5.9
600-61651-200-00	MAINT OF STRUCTURE IMP-SUPPLIE	1,124.46	1,593.18	5,100.00	3,506.82 31.2
	TOTAL MAINT OF STRUCTURE IMPR	1,249.08	1,717.80	7,200.00	5,482.20 23.9
<u>MAINT OF WATER TREATMENT EQU</u>					
600-61652-100-00	MAINT OF W TREATMENT EQUIP-LAB	237.55	879.41	1,800.00	920.59 48.9
600-61652-200-00	MAINT OF W TREAT EQUIP-SUPPLIE	1,231.90	2,553.50	4,300.00	1,746.50 59.4
	TOTAL MAINT OF WATER TREATMENT EQU	1,469.45	3,432.91	6,100.00	2,667.09 56.3
<u>OPERATIONS</u>					
600-61660-000-00	OPERATIONS-SUPERVISION/ENG LAB	701.07	4,203.76	9,100.00	4,896.24 46.2
	TOTAL OPERATIONS	701.07	4,203.76	9,100.00	4,896.24 46.2
<u>STORAGE FACILITIES</u>					
600-61661-100-00	STORAGE FACILITIES-LABOR	.00	.00	300.00	300.00 .0
600-61661-200-00	STORAGE FACILITIES-SUPPLIES &	.00	1,650.00	1,200.00	(450.00) 137.5
	TOTAL STORAGE FACILITIES	.00	1,650.00	1,500.00	(150.00) 110.0

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT	
<u>TRANSMISSION & DISTRIBUTION</u>						
600-61662-100-00	TRANS & DISTRIBUTION-LABOR	121.70	428.76	1,800.00	1,371.24	23.8
	TOTAL TRANSMISSION & DISTRIBUTION	121.70	428.76	1,800.00	1,371.24	23.8
<u>METERS</u>						
600-61663-100-00	METERS-LABOR	206.89	5,423.00	12,600.00	7,177.00	43.0
	TOTAL METERS	206.89	5,423.00	12,600.00	7,177.00	43.0
<u>CUSTOMER INSTALLATION</u>						
600-61664-100-00	CUSTOMER INSTALLATION-LABOR	2,701.74	8,222.66	17,800.00	9,577.34	46.2
	TOTAL CUSTOMER INSTALLATION	2,701.74	8,222.66	17,800.00	9,577.34	46.2
<u>MISCELLANEOUS</u>						
600-61665-100-00	MISCELLANEOUS-LABOR	956.67	11,809.14	21,100.00	9,290.86	56.0
600-61665-102-00	MISCELLANEOUS-LABOR OT	.00	.00	100.00	100.00	.0
600-61665-200-00	MISCELLANEOUS-SUPPLIES & EXPEN	1,612.60	1,975.24	3,800.00	1,824.76	52.0
	TOTAL MISCELLANEOUS	2,569.27	13,784.38	25,000.00	11,215.62	55.1
<u>MAINTENANCE</u>						
600-61670-000-00	MAINTENANCE-SUPERVISION/ENG LA	701.95	4,209.47	8,100.00	3,890.53	52.0
	TOTAL MAINTENANCE	701.95	4,209.47	8,100.00	3,890.53	52.0
<u>MAINT OF RESERVOIR/TOWER</u>						
600-61672-100-00	MAINT RESERVOIR/TOWER-LABOR	.00	.00	5,600.00	5,600.00	.0
600-61672-200-00	MAINT RESERVOIR/TOWER-SUPPLIES	.00	.00	1,000.00	1,000.00	.0
600-61672-300-00	MAINT RESERVOIR/TOWER-PAINT	.00	.00	33,264.00	33,264.00	.0
	TOTAL MAINT OF RESERVOIR/TOWER	.00	.00	39,864.00	39,864.00	.0
<u>MAINTENANCE OF MAINS</u>						
600-61673-100-00	MAINT OF MAINS-LABOR	1,894.86	11,821.81	19,200.00	7,378.19	61.6
600-61673-200-00	MAINT OF MAINS-SUPPLIES & EXPE	3,573.87	14,041.75	50,000.00	35,958.25	28.1
	TOTAL MAINTENANCE OF MAINS	5,468.73	25,863.56	69,200.00	43,336.44	37.4

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>MAINTENANCE OF SERVICES</u>					
600-61675-100-00	MAINT OF SERVICES-LABOR	300.38	1,988.89	10,800.00	8,811.11 18.4
600-61675-101-00	MAINT OF SERVICES-LEAD SERVICE	.00	186.93	100.00	(86.93) 186.9
600-61675-200-00	MAINT OF SERVICES-SUPPLIES & E	110.00	2,068.18	9,000.00	6,931.82 23.0
	TOTAL MAINTENANCE OF SERVICES	410.38	4,244.00	19,900.00	15,656.00 21.3
<u>MAINTENANCE OF METERS</u>					
600-61676-100-00	MAINT OF METERS-LABOR	72.70	72.70	1,000.00	927.30 7.3
600-61676-200-00	MAINT OF METERS-SUPPLIES & EXP	359.02	402.05	3,600.00	3,197.95 11.2
	TOTAL MAINTENANCE OF METERS	431.72	474.75	4,600.00	4,125.25 10.3
<u>MAINTENANCE OF HYDRANTS</u>					
600-61677-100-00	MAINT OF HYDRANTS-LABOR	445.77	2,137.88	10,200.00	8,062.12 21.0
600-61677-200-00	MAINT OF HYDRANTS-SUPPLIES & E	2,730.00	7,550.87	5,700.00	(1,850.87) 132.5
	TOTAL MAINTENANCE OF HYDRANTS	3,175.77	9,688.75	15,900.00	6,211.25 60.9
<u>MAINTENANCE OF OTHER PLANT</u>					
600-61678-100-00	MAINT OF OTR PLANT-LABOR	.00	.00	100.00	100.00 .0
	TOTAL MAINTENANCE OF OTHER PLANT	.00	.00	100.00	100.00 .0
<u>TRANSPORTATION-VEHICLE LEASE</u>					
600-61828-300-00	TRANSPORTATION-VEHICLE LEASE	.00	.00	12,460.00	12,460.00 .0
	TOTAL DEPARTMENT 828	.00	.00	12,460.00	12,460.00 .0
<u>CUSTOMER ACCOUNTS</u>					
600-61901-000-00	CUSTOMER ACCTS-SUPERVISION	701.95	4,210.15	9,100.00	4,889.85 46.3
	TOTAL CUSTOMER ACCOUNTS	701.95	4,210.15	9,100.00	4,889.85 46.3
<u>METER READING</u>					
600-61902-000-00	METER READING-LABOR	194.72	900.58	1,600.00	699.42 56.3
	TOTAL METER READING	194.72	900.58	1,600.00	699.42 56.3

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT	
<u>CUSTOMER COLLECTIONS</u>						
600-61903-100-00	CUSTOMER COLLECT-SUPPLIES	8,127.80	12,278.50	22,675.00	10,396.50	54.2
600-61903-600-00	CUSTOMER COLLECT-ACCT CLERK	1,053.22	5,522.34	11,008.00	5,485.66	50.2
600-61903-700-00	CUSTOMER COLLECT-COMPTROLLER	594.00	3,546.16	7,716.00	4,169.84	46.0
	TOTAL CUSTOMER COLLECTIONS	9,775.02	21,347.00	41,399.00	20,052.00	51.6
<u>ADMINISTRATIVE & GENERAL</u>						
600-61920-100-00	ADMIN & GEN-CITY MANAGER	1,049.60	6,297.60	13,510.00	7,212.40	46.6
600-61920-200-00	ADMIN & GEN-PUB WRK DIRECTOR	1,649.20	9,891.14	21,450.00	11,558.86	46.1
600-61920-400-00	ADMIN & GEN-GIS SPECIALIST	198.64	1,191.34	2,627.00	1,435.66	45.4
600-61920-500-00	ADMIN & GEN-SECRETARY	669.21	3,178.72	5,149.00	1,970.28	61.7
600-61920-600-00	ADMIN & GEN-ACCOUNT CLERK	1,053.22	5,522.33	11,008.00	5,485.67	50.2
600-61920-700-00	ADMIN & GEN-COMPTROLLER	594.00	3,546.16	7,716.00	4,169.84	46.0
600-61920-800-00	ADMIN & GEN-ADMIN DIRECTOR	1,222.98	7,407.67	18,435.00	11,027.33	40.2
	TOTAL ADMINISTRATIVE & GENERAL	6,436.85	37,034.96	79,895.00	42,860.04	46.4
<u>OFFICE SUPPLIES & EXPENSE</u>						
600-61921-500-00	OFFICE SUPPLIES & EXP-TELEPHON	860.83	3,305.03	5,600.00	2,294.97	59.0
600-61921-600-00	OFFICE SUPPLIES & EXP-POSTAGE	242.69	735.88	800.00	64.12	92.0
600-61921-700-00	OFFICE SUPPLIES & EXP-OFFICE S	82.76	601.06	2,400.00	1,798.94	25.0
	TOTAL OFFICE SUPPLIES & EXPENSE	1,186.28	4,641.97	8,800.00	4,158.03	52.8
<u>OUTSIDE SERVICES EMPLOYED</u>						
600-61923-100-00	OUTSIDE SERVICES-AUDIT	94.95	4,174.63	8,700.00	4,525.37	48.0
600-61923-200-00	OUTSIDE SERVICES-CONSULTANTS	1,750.00	3,937.00	11,300.00	7,363.00	34.8
600-61923-300-00	OUTSIDE SERVICES-WATER CONSULT	.00	.00	46,900.00	46,900.00	.0
	TOTAL OUTSIDE SERVICES EMPLOYED	1,844.95	8,111.63	66,900.00	58,788.37	12.1
<u>PROPERTY INSURANCE</u>						
600-61924-000-00	PROPERTY INSURANCE	172.75	12,385.50	12,900.00	514.50	96.0
	TOTAL PROPERTY INSURANCE	172.75	12,385.50	12,900.00	514.50	96.0
<u>INJURIES & DAMAGES</u>						
600-61925-000-00	INJURIES & DAMAGES	460.50	6,836.85	9,200.00	2,363.15	74.3
	TOTAL INJURIES & DAMAGES	460.50	6,836.85	9,200.00	2,363.15	74.3

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>EMPLOYEE BENEFITS</u>					
600-61926-200-00	EMPLOYEE BENEFIT - HEALTH/LIFE	11,349.10	77,708.95	147,300.00	69,591.05 52.8
600-61926-400-00	EMPLOYEE BENEFIT - RETIREMENT	1,844.78	10,644.84	23,700.00	13,055.16 44.9
600-61926-500-00	EMPLOYEE BENEFIT - VACATION	.00	.00	800.00	800.00 .0
600-61926-600-00	EMPLOYEE BENEFIT - SICK LEAVE	.00	.00	3,000.00	3,000.00 .0
600-61926-700-00	EMPLOYEE BENEFIT - HRA & FSA	29.03	201.62	600.00	398.38 33.6
600-61926-800-00	EMPLOYEE BENEFIT - UNIFORMS	.00	736.44	2,100.00	1,363.56 35.1
	TOTAL EMPLOYEE BENEFITS	13,222.91	89,291.85	177,500.00	88,208.15 50.3
<u>REGULATORY COMMISSION EXP</u>					
600-61928-000-00	REGULATORY COMMISSION EXPENSE	.00	3,793.35	.00	(3,793.35) .0
	TOTAL REGULATORY COMMISSION EXP	.00	3,793.35	.00	(3,793.35) .0
<u>MISCELLANEOUS GENERAL</u>					
600-61930-100-00	MISC GENERAL-LABOR	28.45	170.70	714.00	543.30 23.9
600-61930-200-00	MISC GENERAL-SUPPLIES & EXPENS	2,906.13	642.13	.00	(642.13) .0
600-61930-300-00	MISC GENERAL-CONFERENCES	2,261.00	2,867.00	3,100.00	233.00 92.5
	TOTAL MISCELLANEOUS GENERAL	5,195.58	3,679.83	3,814.00	134.17 96.5
<u>RENT EXPENSE</u>					
600-61931-000-00	RENT EXPENSE	90.00	540.00	1,100.00	560.00 49.1
	TOTAL RENT EXPENSE	90.00	540.00	1,100.00	560.00 49.1
<u>TRANSPORTATION CLEARING</u>					
600-61933-200-00	TRANSPORTATION CLEARING-SUPPLI	1,100.46	11,145.40	.00	(11,145.40) .0
	TOTAL TRANSPORTATION CLEARING	1,100.46	11,145.40	.00	(11,145.40) .0
<u>TAX EXPENSE</u>					
600-62408-000-00	TAX EXPENSE	2,295.26	14,501.75	52,900.00	38,398.25 27.4
	TOTAL TAX EXPENSE	2,295.26	14,501.75	52,900.00	38,398.25 27.4
<u>INCOME DEDUCTION</u>					
600-62426-000-00	INC DED BONDS/LOANS PRINCIPAL	.00	.00	598,705.00	598,705.00 .0
	TOTAL INCOME DEDUCTION	.00	.00	598,705.00	598,705.00 .0

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>LONG TERM DEBT</u>					
600-62427-000-00	LONG TERM DEBT INTEREST	.00	108,494.73	204,668.00	96,173.27 53.0
	TOTAL LONG TERM DEBT	.00	108,494.73	204,668.00	96,173.27 53.0
<u>SUPERVISION & LABOR</u>					
600-62820-000-00	SUPERVISION PLANT-LABOR	21,834.82	130,182.89	269,200.00	139,017.11 48.4
	TOTAL SUPERVISION & LABOR	21,834.82	130,182.89	269,200.00	139,017.11 48.4
<u>PUMPING & HEAT/LIGHTS</u>					
600-62821-000-00	PUMPING EXPENSE	4,714.57	23,450.65	52,200.00	28,749.35 44.9
600-62821-100-00	POWER & FUEL EXP FOR PUMPING	560.11	12,335.51	8,800.00	(3,535.51) 140.2
	TOTAL PUMPING & HEAT/LIGHTS	5,274.68	35,786.16	61,000.00	25,213.84 58.7
<u>AERIATION EQUIPMENT</u>					
600-62822-000-00	POWER & FUEL EXP FOR AERIATION	2,429.51	9,989.14	23,700.00	13,710.86 42.2
	TOTAL AERIATION EQUIPMENT	2,429.51	9,989.14	23,700.00	13,710.86 42.2
<u>CHLORINE</u>					
600-62823-000-00	CHLORINE CHEMICALS EXPENSE	957.00	3,098.50	400.00	(2,698.50) 774.6
	TOTAL CHLORINE	957.00	3,098.50	400.00	(2,698.50) 774.6
<u>PHOSPHORUS</u>					
600-62824-000-00	PHOSPHORUS REMOVAL CHEMICALS E	7,291.40	29,501.25	68,400.00	38,898.75 43.1
600-62824-100-00	PHOSPHORUS PAYMENT	.00	.00	55,000.00	55,000.00 .0
	TOTAL PHOSPHORUS	7,291.40	29,501.25	123,400.00	93,898.75 23.9
<u>SLUDGE CHEMICALS</u>					
600-62825-000-00	SLUDGE COND CHEMICALS EXP	.00	13,120.39	21,500.00	8,379.61 61.0
	TOTAL SLUDGE CHEMICALS	.00	13,120.39	21,500.00	8,379.61 61.0

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>OTHER CHEMICALS</u>					
600-62826-000-00	.00	339.00	100.00	(239.00)	339.0
	.00	339.00	100.00	(239.00)	339.0
<u>SUPPLIES</u>					
600-62827-400-00	85.38	8,382.72	10,300.00	1,917.28	81.4
600-62827-600-00	.00	157.24	500.00	342.76	31.5
	85.38	8,539.96	10,800.00	2,260.04	79.1
<u>TRANSPORTATION</u>					
600-62828-100-00	.00	19.98	.00	(19.98)	.0
600-62828-200-00	3,370.64	23,024.69	25,500.00	2,475.31	90.3
600-62828-300-00	2,374.76	8,708.46	12,460.00	3,751.54	69.9
	5,745.40	31,753.13	37,960.00	6,206.87	83.7
<u>MAINT OF SEWER COLLECTION</u>					
600-62831-100-00	168.76	4,291.27	17,600.00	13,308.73	24.4
600-62831-200-00	1,668.97	4,564.61	20,000.00	15,435.39	22.8
600-62831-300-00	.00	6,101.32	2,000.00	(4,101.32)	305.1
	1,837.73	14,957.20	39,600.00	24,642.80	37.8
<u>MAINTENANCE OF LIFT STATION</u>					
600-62832-100-00	152.59	1,921.30	4,000.00	2,078.70	48.0
600-62832-102-00	.00	.00	100.00	100.00	.0
600-62832-200-00	2,207.05	6,958.64	4,000.00	(2,958.64)	174.0
	2,359.64	8,879.94	8,100.00	(779.94)	109.6
<u>MAINTENANCE OF TREATMENT PLANT</u>					
600-62833-100-00	152.59	245.27	14,000.00	13,754.73	1.8
600-62833-200-00	442.27	39,926.07	30,000.00	(9,926.07)	133.1
	594.86	40,171.34	44,000.00	3,828.66	91.3

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT	
<u>MAINTENANCE OF BLDGS & GROUNDS</u>						
600-62834-100-00	MAINT BLDG & GROUNDS-LABOR	41.54	41.54	7,300.00	7,258.46	.6
600-62834-200-00	METER REPAIR-LABOR	258.82	6,375.80	13,000.00	6,624.20	49.0
600-62834-300-00	MAINT BLDG & GROUNDS-SUPPLIES	6,345.14	22,495.15	22,800.00	304.85	98.7
	TOTAL MAINTENANCE OF BLDGS & GROUN	6,645.50	28,912.49	43,100.00	14,187.51	67.1
<u>BILLING, COLLECTING & ACCTG</u>						
600-62840-200-00	BILLING, COLLECTING-SUPPLIES &	8,156.26	12,475.30	22,975.00	10,499.70	54.3
600-62840-600-00	ACCOUNT CLERK	1,053.22	5,522.75	11,008.00	5,485.25	50.2
600-62840-700-00	COMPTRROLLER	594.00	3,546.16	7,716.00	4,169.84	46.0
	TOTAL BILLING, COLLECTING & ACCTG	9,803.48	21,544.21	41,699.00	20,154.79	51.7
<u>METER READING - LABOR/EXPENSE</u>						
600-62842-000-00	METER READING-LABOR & EXPENSES	194.72	900.58	1,700.00	799.42	53.0
	TOTAL METER READING - LABOR/EXPENSE	194.72	900.58	1,700.00	799.42	53.0
<u>UNCOLLECTIBLE ACCOUNTS</u>						
600-62843-000-00	UNCOLLECTIBLE ACCOUNTS	.00	.00	100.00	100.00	.0
	TOTAL UNCOLLECTIBLE ACCOUNTS	.00	.00	100.00	100.00	.0
<u>ADMINISTRATION & OFFICE WAGES</u>						
600-62850-100-00	ADMIN & GEN-CITY MANAGER	1,049.60	6,297.60	13,510.00	7,212.40	46.6
600-62850-200-00	ADMIN & GEN-PUB WRK DIRECTOR	1,649.20	9,891.14	21,451.00	11,559.86	46.1
600-62850-400-00	ADMIN & GEN-GIS SPECIALIST	198.64	1,191.34	2,627.00	1,435.66	45.4
600-62850-500-00	ADMIN & GEN-SECRETARY	669.21	3,178.72	5,149.00	1,970.28	61.7
600-62850-600-00	ADMIN & GEN-ACCOUNT CLERK	1,052.90	5,522.43	11,008.00	5,485.57	50.2
600-62850-700-00	ADMIN & GEN-COMPTRROLLER	594.00	3,546.16	7,716.00	4,169.84	46.0
600-62850-800-00	ADMIN & GEN-ADMIN DIRECTOR	1,222.98	7,408.06	18,436.00	11,027.94	40.2
	TOTAL ADMINISTRATION & OFFICE WAGES	6,436.53	37,035.45	79,897.00	42,861.55	46.4
<u>OPERATNG EXPENSES</u>						
600-62851-500-00	OP EXPENSES-TELEPHONE	1,196.10	4,197.53	6,800.00	2,602.47	61.7
600-62851-600-00	OP EXPENSES-POSTAGE	242.68	679.35	800.00	120.65	84.9
600-62851-700-00	OP EXPENSES-OFFICE SUPPLIES	.00	349.35	750.00	400.65	46.6
	TOTAL OPERATNG EXPENSES	1,438.78	5,226.23	8,350.00	3,123.77	62.6

CITY OF PLATTEVILLE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2022

FUND 600 - WATER & SEWER FUND

	PERIOD ACT	YTD ACTUAL	BUDGET	UNEXPENDE	PCNT
<u>OUTSIDE SERVICES</u>					
600-62852-100-00	138.50	4,387.21	9,000.00	4,612.79	48.8
600-62852-200-00	.00	838.00	12,700.00	11,862.00	6.6
600-62852-300-00	.00	.00	10,000.00	10,000.00	.0
TOTAL OUTSIDE SERVICES	138.50	5,225.21	31,700.00	26,474.79	16.5
<u>INSURANCE</u>					
600-62853-100-00	518.25	32,930.50	34,600.00	1,669.50	95.2
600-62853-200-00	460.50	8,972.15	10,700.00	1,727.85	83.9
TOTAL INSURANCE	978.75	41,902.65	45,300.00	3,397.35	92.5
<u>EMPLOYEE BENEFITS</u>					
600-62854-200-00	14,916.73	101,489.48	159,700.00	58,210.52	63.6
600-62854-400-00	1,025.50	11,875.05	29,700.00	17,824.95	40.0
600-62854-500-00	.00	.00	800.00	800.00	.0
600-62854-600-00	.00	.00	3,000.00	3,000.00	.0
600-62854-700-00	29.02	204.96	600.00	395.04	34.2
600-62854-800-00	175.99	1,173.30	2,000.00	826.70	58.7
TOTAL EMPLOYEE BENEFITS	16,147.24	114,742.79	195,800.00	81,057.21	58.6
<u>MISCELLANEOUS EXPENSE</u>					
600-62856-100-00	956.67	11,809.14	23,081.00	11,271.86	51.2
600-62856-200-00	11,580.04	18,678.79	29,800.00	11,121.21	62.7
TOTAL MISCELLANEOUS EXPENSE	12,536.71	30,487.93	52,881.00	22,393.07	57.7
<u>RENT EXPENSE</u>					
600-62857-000-00	90.00	540.00	6,900.00	6,360.00	7.8
TOTAL RENT EXPENSE	90.00	540.00	6,900.00	6,360.00	7.8
<u> </u>					
600-62926-400-00	1,044.34	1,098.78	.00	(1,098.78)	.0
TOTAL DEPARTMENT 926	1,044.34	1,098.78	.00	(1,098.78)	.0
TOTAL FUND EXPENDITURES	198,137.95	1,277,602.20	4,153,369.00	2,875,766.80	30.8
NET REVENUE OVER EXPENDITURES	228,395.98	1,002,368.65	881,279.00	(121,089.65)	113.7

**BANK RECONCILIATION AND STATEMENT OF INVESTMENTS
JUNE 2022**

BANK ACCOUNTS	TREASURERS			TREASURERS			BANK BALANCE JUNE
	BALANCE MAY	RECEIPTS	DISBURSEMENTS	BALANCE JUNE	OUTSTANDING CHECKS	OUTSTANDING DEPOSITS	
CITY CASH	\$ (23,745.57)	\$ 957,935.51	\$ 882,714.58	\$ 51,475.36	\$ 236,927.76	\$ 8,131.20	\$ 280,279.92
W/S CASH	\$ 84,945.22	\$ 476,857.83	\$ 305,533.27	\$ 256,269.78	\$ 51,189.06	\$ 7,351.43	\$ 300,107.41
TOTAL	\$ 61,199.65	\$ 1,434,793.34	\$ 1,188,247.85	\$ 307,745.14	\$ 288,116.82	\$ 15,482.63	\$ 580,387.33

INVESTMENTS

WATER AND SEWER INVESTMENTS:

CD-Heartland Credit Union	\$ 251,114.60	Holding-W&S CD	
CD-Heartland Credit Union	\$ 25.00	Savings Acct - Membership	
CD-Community First Bank	\$ 250,000.00	Repl.-Sewer CD	
State Investment (LGIP) #3	\$ 2,543,181.35	Sewer Replacement	
State Investment (LGIP) #6	\$ 1,255,836.70	W/S Operating Fund (Bond depr fund)	Respectfully Submitted,
State Investment (LGIP) #11	\$ 51,669.47	W/S 2021B Bond	
State Investment (LGIP) #12	\$ 512,392.43	W/S 2020C Bond	
State Investment (LGIP) #13	\$ 856,097.58	W/S Depr Fund (restricted)	
State Investment (LGIP) #14	\$ 905,483.88	W/S Debt Service Reserve	
Ehler's Investments	\$ 258,275.08	Sewer Replacement	Sheila Horner
Ehler's Investments	\$ 234,946.51	W/S Debt Service Reserve	Comptroller

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
7078								
07/22	07/05/2022	7078	DUBUQUE GLASS COMP	WINDOW REPAIR	63326	1	497.50-	497.50- V
07/22	07/05/2022	7078	DUBUQUE GLASS COMP	WINDOW REPAIR	63326	2	497.50-	497.50- V
Total 7078:								995.00-
7110								
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	WEST MAIN ST CULVERT	18878	2	692.50	692.50
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	DEWEY STREET RECON	18879	3	528.13	528.13
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	DEWEY STREET RECON	18879	4	528.12	528.12
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	ENGINEERING - UWP SE	18881	1	964.00	964.00
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	CEDAR STREET - WATER	18883	1	3,462.38	3,462.38
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	CEDAR STREET - SANITA	18883	2	3,462.37	3,462.37
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	GRIDLEY AVE - SANITAR	18884	1	516.72	516.72
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	GRIDLEY AVE - WATER	18884	2	516.72	516.72
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	HICKORY ST - SANITARY	18884	5	1,550.16	1,550.16
07/22	07/06/2022	7110	DELTA 3 ENGINEERING I	HICKORY ST - WATER	18884	6	1,550.15	1,550.15
Total 7110:								13,771.25
7111								
07/22	07/06/2022	7111	DIGGERS HOTLINE INC	PREPAY LOCATES-SEWE	220 6 70801	2	417.60	417.60
07/22	07/06/2022	7111	DIGGERS HOTLINE INC	PREPAY LOCATES-WATE	220 6 70801	3	417.60	417.60
Total 7111:								835.20
7112								
07/22	07/06/2022	7112	FAHERTY INC	DISPOSAL-WATER DEPT	345279	5	2.00	2.00
Total 7112:								2.00
7117								
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	1	792.00	792.00
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	2	735.00	735.00
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	3	980.12	980.12
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	4	1,996.49	1,996.49
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	5	287.29	287.29
07/22	07/06/2022	7117	HAWKINS INC	CHEMICALS	6226146	6	8.00	8.00
Total 7117:								4,798.90
7120								
07/22	07/06/2022	7120	JOHNSON BLOCK & CO I	AUDIT CHARGES-SEWER	498864	2	250.00	250.00
07/22	07/06/2022	7120	JOHNSON BLOCK & CO I	AUDIT CHARGES-WATER	498864	3	250.00	250.00
Total 7120:								500.00
7128								
07/22	07/06/2022	7128	RICOH USA INC	COPIES-WATER DEPT	5064938254	2	175.74	175.74
07/22	07/06/2022	7128	RICOH USA INC	COPIES-SEWER DEPT	5064938254	3	175.74	175.74
Total 7128:								351.48
74201								
06/22	06/29/2022	74201	PLATTEVILLE POSTMAST	POSTAGE TO MAIL BILLS	06.29.2022	1	707.80	707.80
06/22	06/29/2022	74201	PLATTEVILLE POSTMAST	POSTAGE TO MAIL BILLS	06.29.2022	2	707.81	707.81

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 74201:								1,415.61
74212								
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	GAS/HEATING-SEWER	07062022	1	470.12	470.12
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	07062022	2	4,021.24	4,021.24
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	GAS/HEATING-SEWER	07062022	10	2,071.63	2,071.63
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	ELECTRIC-WATER	07062022	16	1,915.84	1,915.84
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	07062022	17	6,263.27	6,263.27
07/22	07/06/2022	74212	ALLIANT ENERGY/WP&L	GAS/HEATING-WATER	07062022	18	165.76	165.76
Total 74212:								14,907.86
74213								
07/22	07/06/2022	74213	ASSOCIATED TRUST CO	03.07.2012 WS REVENUE	23040	1	39.58	39.58
07/22	07/06/2022	74213	ASSOCIATED TRUST CO	03.07.2012 WS REVENUE	23040	2	39.59	39.59
Total 74213:								79.17
74223								
07/22	07/06/2022	74223	DUBUQUE GLASS COMP	WINDOW REPAIR	63326	1	497.50	497.50
07/22	07/06/2022	74223	DUBUQUE GLASS COMP	WINDOW REPAIR	63326	2	497.50	497.50
Total 74223:								995.00
74226								
07/22	07/06/2022	74226	GFC LEASING WI	COPIES-WATER DEPT	I00748018	1	82.76	82.76
Total 74226:								82.76
74229								
07/22	07/06/2022	74229	HILFER, JOHN & ANNA	690 N COURT WATER/SE	14-0670-02	1	60.49	60.49
Total 74229:								60.49
74234								
07/22	07/06/2022	74234	MEWHIRTER, GAVIN & A	485 MAY ST WATER/SEW	25-0790-02	1	42.80	42.80
Total 74234:								42.80
74242								
07/22	07/06/2022	74242	RULE CONSTRUCTION L	CEDAR ST - WATER	07.01.2022	1	141,794.15	141,794.15
07/22	07/06/2022	74242	RULE CONSTRUCTION L	CEDAR ST - SANITARY	07.01.2022	2	72,394.28	72,394.28
Total 74242:								214,188.43
74244								
07/22	07/06/2022	74244	SCENIC RIVERS ENER	ELECTRICITY-WATER DE	1426601 7.1.	1	3,032.00	3,032.00
Total 74244:								3,032.00
Grand Totals:								254,067.95

The above listed bills are recommended for payment by the Water/Sewer Commission.

Date: _____

_____ Director of Public Works

_____ W/S Commission President

_____ W/S Commission Secretary

Submitted by:

_____ Financial Operations Manager

Report Criteria:

Report type: GL detail

Bank.Bank Number = 6,1

[Report].Invoice GL Account = "60010001000000"- "60063251000000"

May 2022

Water Quality Complaints

Date	Address	Complaint	Action
None reported			

Water Loss Report

Date	Location	Type	Condition	Chlorine		Estimated
				Start	End	gallons
6/6	Evergreen trailer ct		clear	.67	.99	1200
	Progressive/Keystone		clear	.74	.87	1200
	Keystone East		clear	.05	.77	3000
	Stone Crest East		clear	.15	.84	2400
	Matador		clear	.63	.69	2000
6-7	2nd/Mineral		clear	-	-	3000
6-16	2nd/Main		clear	.78	-	1000
			Total			14,000

Main Breaks

7/3	2nd at Madison	12/18	420 Monroe
7/19	7th at Monroe	1/6	1215 Seventh Ave
8/17	Iowa Ct.	1/17	Preston private drive
9/6	Sunset Dr.	1/28	Hickory/ SW Rd.
10/1	Grace St.	3/7	Sowden
12/10	Camp & N. Court	5/25	Maple Dr.

**THE CITY OF PLATTEVILLE, WISCONSIN
WATER & SEWER COMMISSION SUMMARY SHEET**

W&S SECTION: ACTION ITEM NUMBER:	TITLE: Transfer of a portion of Utility-Owned land at 750 Valley Road	DATE: July 13, 2022 VOTE REQUIRED: Majority
PREPARED BY: Howard B. Crofoot, P.E. Director of Public Works		

Description:

The Water Utility owns the Davison Water Plant at 750 Valley Road. The parcel extends up a 30-foot elevation to an area behind Lawinger Bros on Lily Street. For at least 20 years, Lawinger Brothers, Inc. has used approximately 0.44 acres of land at the top of the hill for their business. They would like to sell their property and is asking the City to deed this land to them. At one time, this land was owned by the railroad. Irv Lupee confirmed with the County and the Railroad that they in fact owned a portion of land on the upper level above the water plant. The Lawinger Brothers' attorney did some investigation and current County employees believe the land is owned by the Utility.

The Utility has no way to use the property without going up the steep hill or coming in from another parcel. The Utility has believed it owned by others for the last 10+ years. Staff believes it to be acceptable to transfer the property rights using a Quitclaim process in the event it is owned by others.

Budget/Fiscal Impact:

The Utility makes payments to the City based on improvements, not the land value. It will have no effect on the payments owed by the Utility to the City.

Recommendation:

Staff recommends transferring 0.44 acres of land described in the preliminary CSM to Lawinger Bros. Inc via Quitclaim deed.

Sample Affirmative Motion:

"I move to recommend the Common Council approve the land transfer of 0.44 acres from 750 Valley Road to Lawinger Brothers, Inc. via a Quitclaim deed.

Attachments:

- Staff Report – Community Planning & Development Department
- Letter from Attorney Olds
- Location maps
- Survey Map
- Topography Map
- Railroad Map

STAFF REPORT
CITY OF PLATTEVILLE
 Community Planning & Development Department



Meeting Dates: Plan Commission – July 11, 2022
 Common Council – July 12, 2022 (Information)
 Common Council – July 26, 2022 (Action)

Request: Transfer of City-Owned Land

Case #: PC22-MI01-07

Applicant: Lawinger Brothers, Inc.

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant/Commercial	M-2	Manufacturing
North	Storage building	M-2	Mixed Use
South	New Horizons Supply Coop	M-2	Manufacturing
East	City Water Utility	M-2	Manufacturing
West	Lawinger Brothers	M-2	Manufacturing

BACKGROUND

1. The City owns property at 750 Valley Road that contains the water utility. The western portion of this property extends into an area where the railroad used to be located many years ago but is now primarily a wooded area. Lawinger Brothers construction owns the property at 275 Lilly Street, which is just to the west of the City property. The Lawinger business operations have encroached onto a portion of the property owned by the City. This encroachment has been present for over 20 years. Lawinger Brothers is requesting the City deed the portion of the property where the encroachment has occurred to them.

PROJECT DESCRIPTION

2. The amount of City land that is occupied by the Lawinger encroachment is approximately 0.44 acres. The area is flat land to the east of the Lawinger property and extends to the edge of the hill. From that point the land drops down approximately 30 feet to the main portion of the City property.

STAFF ANALYSIS

3. Due to the approximately 30 feet of elevation difference between the main City property and the area of encroachment, it is not feasible for the City to directly access this area of land. Any access to this property would have to come from the Lawinger property or one of the adjacent properties, which would require an access easement. The City doesn't use the property, and there is no foreseeable use of the property for City purposes. Due to the shape and size of the occupied area, the potential uses as a standalone property are very limited.
4. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on the sale or transfer of public land. For this reason, the Plan Commission needs to make a recommendation regarding this requested property transfer before Council action.

STAFF RECOMMENDATION

5. Due to the size and shape of the land in question, and the elevation difference from the main City property, the potential use of this property by the City is extremely limited. Staff can identify no reason for the City to maintain ownership of this parcel. It would be beneficial to the City to have this land in private ownership and generating property taxes. It would also be beneficial to Lawinger Brothers to have ownership of this property for future private use. Staff recommends transferring ownership of this property to Lawinger Brothers, Inc.

ATTACHMENTS: Letter from Attorney Olds, Location Maps, Survey Map, Topography Map, Railroad Map



Kopp McKichan, LLP

Attorneys at Law - Established 1901

44 East Main Street, Platteville, WI 53818
Mailing Address: P.O. Box 253, Platteville, WI 53818

Telephone (608) 348-2615

Sheila Stuart Kelley*
Michael J. Olds*
Nathaniel W. Curry*

Ryan Kieler*
H. Brian Muller*
Spencer J. Wingert

Mac A. McKichan, Jr., of counsel
Thomas H. Geyer, of counsel
Kim John Skemp, of counsel

*Denotes Partner

[writer's email: MichaelO@kopplaw.net](mailto:MichaelO@kopplaw.net)

May 5, 2022

Adam Ruechel
Via Email Only: citymanager@platteville.org

Barbara Daus
Via Email Only: barbaradaus@platteville.org

Re: Lawinger Brothers, Inc.

Dear Ms. Daus and Mr. Ruechel:

This office represents Lawinger Brothers, Inc. I have attached a "Preliminary Plan" completed by Austin Engineering and prepared for Tom Lawinger concerning the Lawinger Brothers facilities on Lilly Street here in Platteville, Wisconsin. I direct your attention to the "occupied area." This area is actually owned by the City of Platteville. However, the Lawinger Brothers have utilized it for additional space for operations for well over 20 years. Upon my belief, the City has actually never used it. Part of this reason is quite obvious in that it is property that lies on the top of the bank of the City owned property lying adjacent to Valley Road.

Upon my recollection, a few years ago, the Lawinger Brothers property was reassessed. This is when Tom discovered the "occupied area" was owned by the City and not by Lawinger Brothers. Again, since the City of Platteville wasn't using it and the Lawinger Brothers continuously using it well over 20 years, he always presumed that Lawinger Brothers owned that property.

I have been directed by the Lawinger Brothers to ask that the City of Platteville deed the "occupied area" to the Lawinger Brothers. In addition to the continuous maintenance, operation and use of the property by the Lawinger Brothers for so many years, the act of actually deeding the property to the Lawinger Brothers would bring that "occupied area" onto the tax rolls, and presumptively, it would make the entire area more valuable commercially, which would naturally increase the real estate taxes. That would be the benefit to the City.

Please review and advise. If the City chooses this route, I would be glad to draft any and all necessary documents. I am currently waiting from Austin Engineering, the specific legal description to the "occupied area." As you can see with the "Preliminary Plans" that I have



May 5, 2022

Page 2

provided to you, the Lawinger Brothers have already taken time and expense to facilitate this transaction.

Thank you for your prompt attention and consideration to this matter.

Sincerely,

KOPP McKICHAN, LLP

By:

A handwritten signature in black ink that reads "Michael J. Olds".

Michael J. Olds

MJO:jrb

Attachments

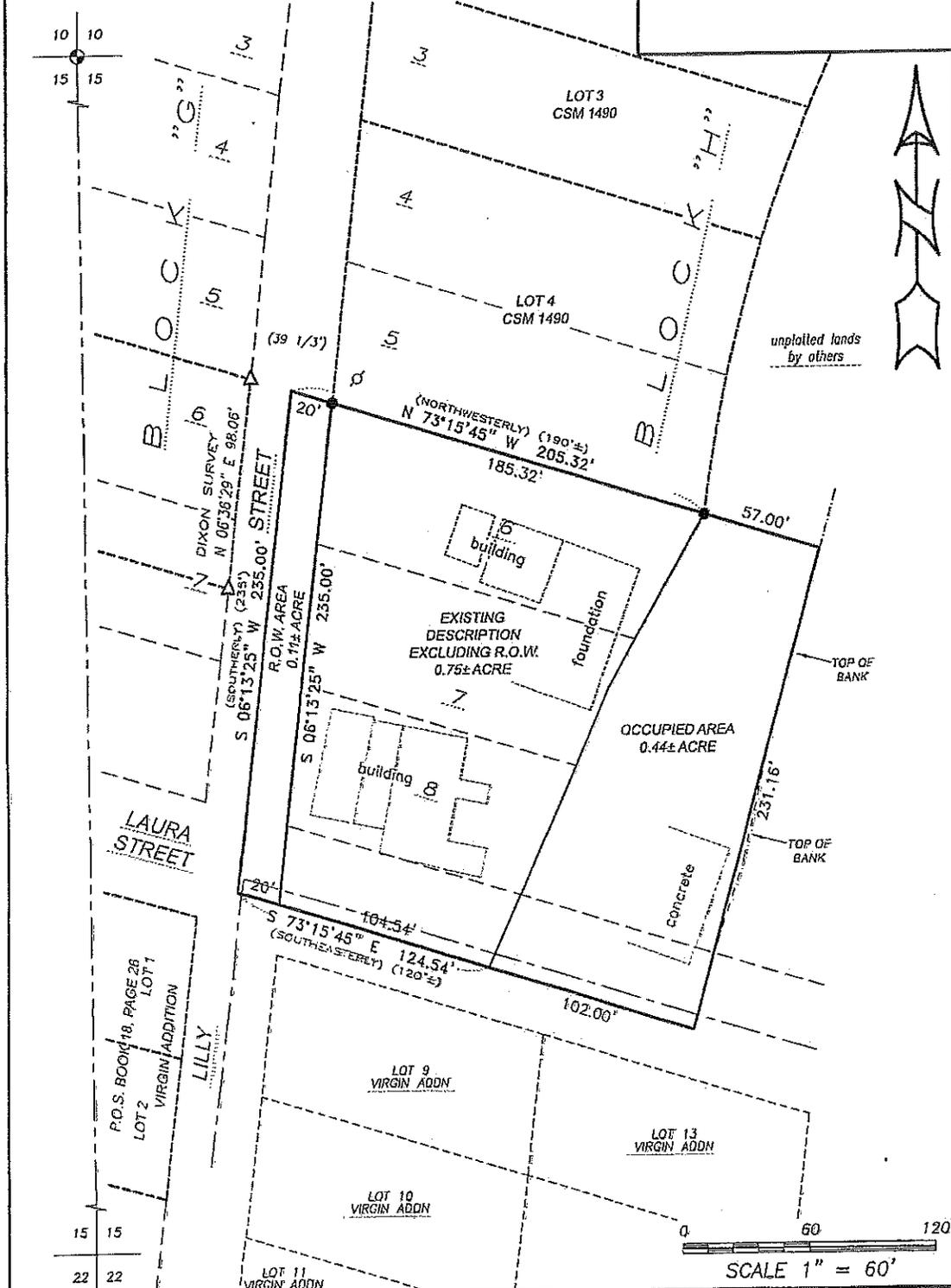
cc: Tom Lawinger (w/out attachments)

PRELIMINARY PLANS

ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE PENDING FINAL SURVEY

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, T3N R1W, BEING A REPLAT OF PART OF BLOCK H OF ROUNTREE'S EASTERN ADDITION AND UNPLATTED LANDS IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



Austin Engineering LLC
 austinengineeringllc.com

Prepared for: **TOM LAWINGER**

JOB NO: 20S211
 H:\CRD\20S211
 H:\PEAT\PLVILLE\ROUNTREE'S\EASTERN\20S211-LAWINGER

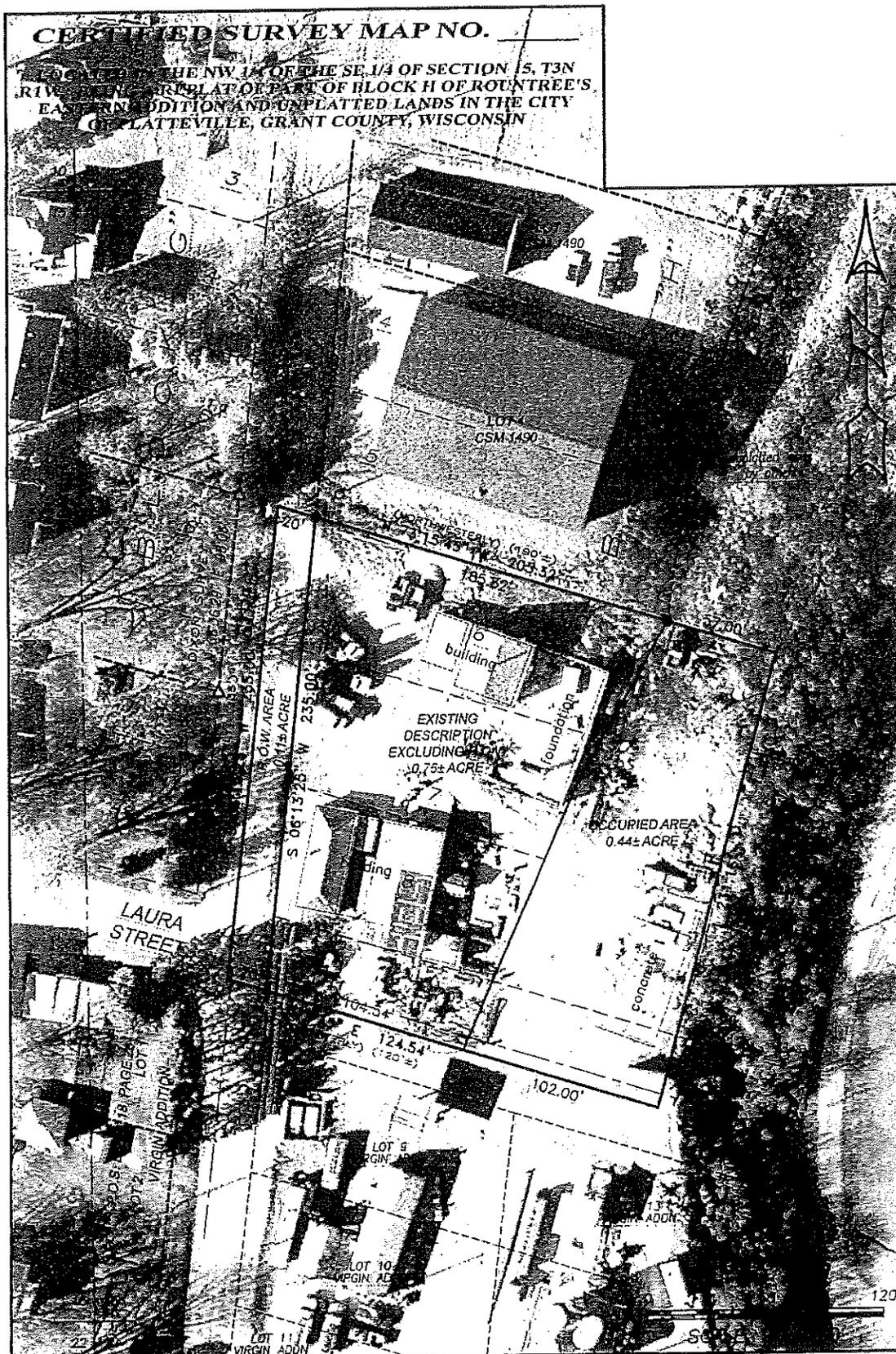
FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SHANE AUSTIN

4211 HWY 81 E LANCASTER, WI 53813
 PHONE: 608-723-6363 FAX: 608-723-6702

SHEET 1 OF 2

PRELIMINARY PLANS

ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE PENDING FINAL SURVEY



Austin Engineering LLC
austinengineeringllc.com

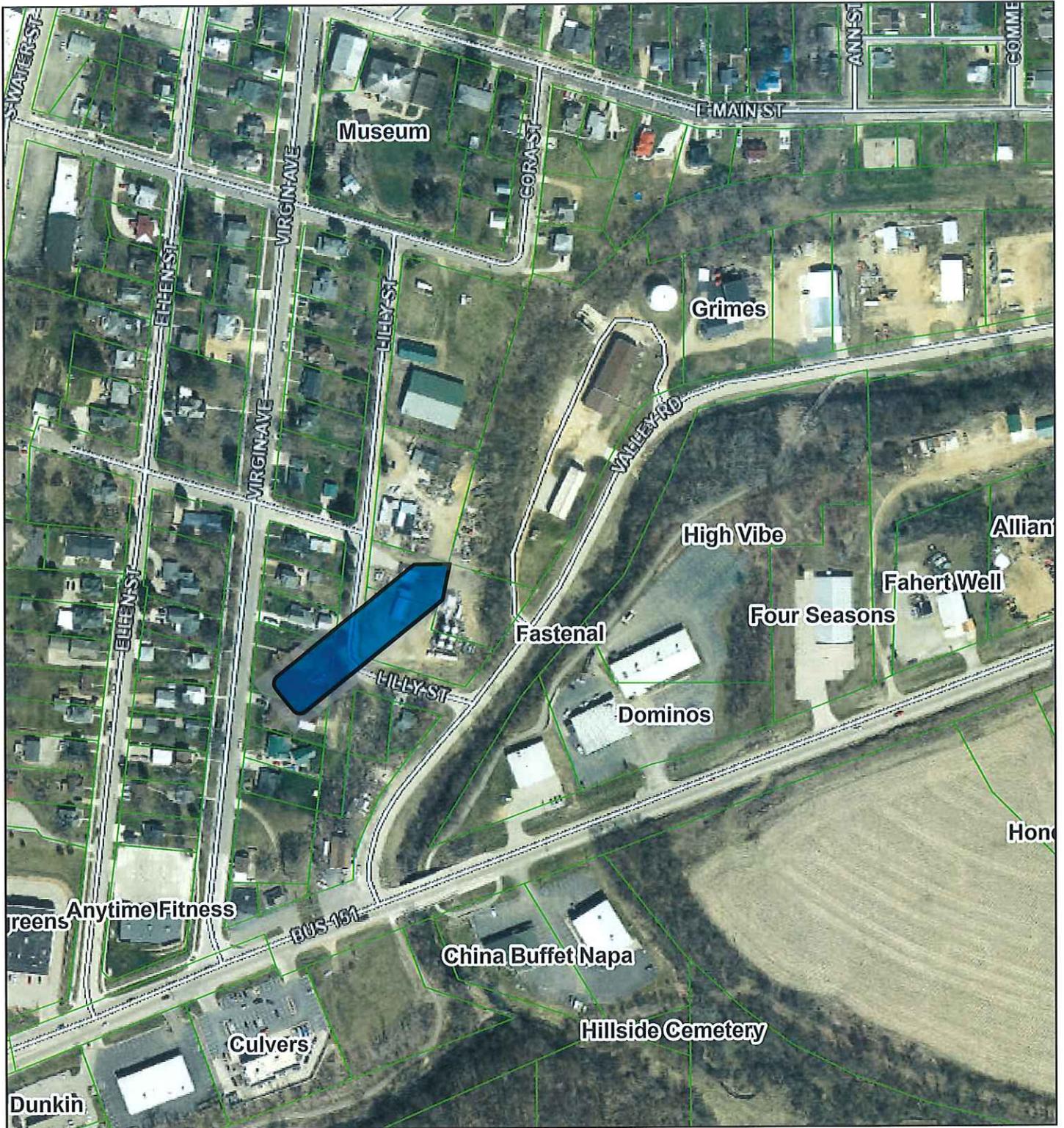
Prepared for: **TOM LAWINGER**

JOB NO: 205211
H:\CRD\205211
H:\PLAT\VILLE\ROUNTREES\EASTERN\205211-LAWINGER

FIELDBOOK: T05R
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

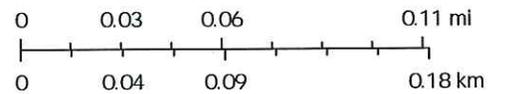
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

SHEET 1 OF 2

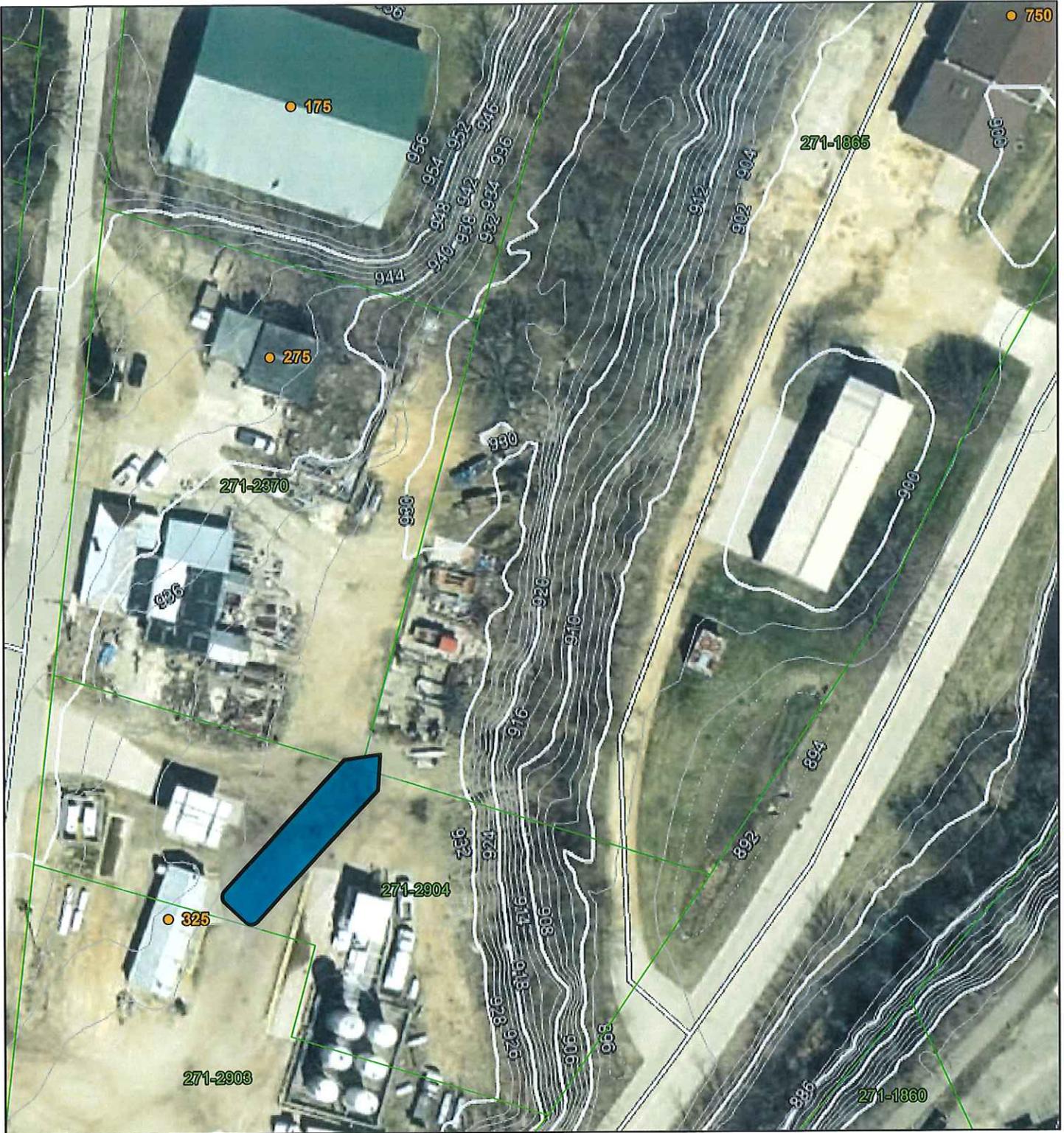


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1:4,514



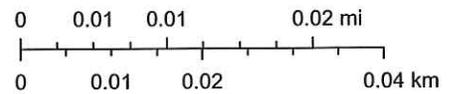
- Centerlines
- City Boundary
- Parcel Data (2022)
- Landmark Names

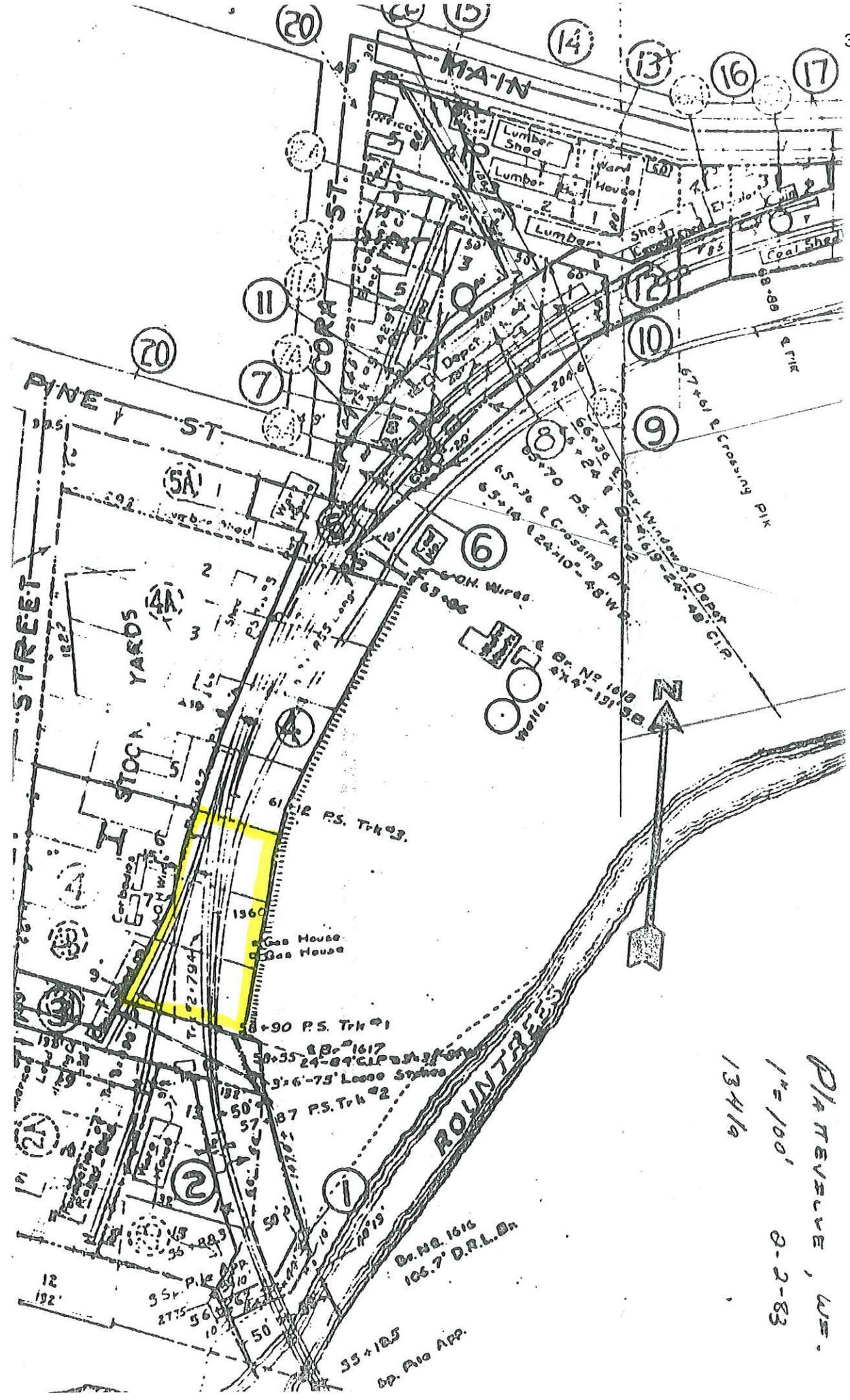


6/23/2022, 11:15:26 AM

1:1,128

- Centerlines
- 2ft Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression
- City Boundary
- Address Points (Data in Progress)
- Active
- Parcel Data (2022)





PLATEAU, W.S.
 1"=100'
 8-2-83
 1341a

Proposed 2023 Budget Timeline



July 2022	Week 1		Preliminary wage/fringe projections completed and provided to directors
	Week 1		Distribution of CIP worksheets and guidelines to departments
	Week 2		Distribution of Budget worksheets and guidelines to departments
	Week 4		Department Directors submit CIP projects
August 2022	Week 1		City Manager review of projects with Department Directors. Compilation of updated CIP Comprehensive Plan
	Week 2		Admin Director compiles initial draft of 2023 Water/Sewer Utility budget
	Wednesday Aug 10		Presentation of proposed 2023 Utility CIP to Water/Sewer Commission
	Week 3		Department budgets submitted to Administration Director
	Week 3		Staff review and finalization of draft 2023 Water/Sewer Utility budget
	Tuesday Aug 16	*	Common Council review 2022 strategic plan goals and establish 2023 goals
	Week 4		Airport draft budget review by Airport Finance Sub-Committee
	Tuesday Aug 23		Presentation of Comprehensive CIP Plan to Common Council
September 2022	Week 1		Administration Director preliminary review and compilation of department budgets
	Monday Sep 12		Presentation of proposed 2023 Airport Budget to Airport Commission
	Tuesday Sep 13		Common Council adoption of Comprehensive CIP Plan
	Wednesday Sep 14		Presentation of proposed 2023 Utility Budget to Water/Sewer Commission
	Week 2-4		City Manager/Administration review of department budgets and creation of 2023 proposed City budget
October 2022	Tuesday Oct 4	*	6pm: Common Council review session – 2023 CIP Budget
	Monday Oct 10		Airport Commission approval of 2023 Airport Budget
	Tuesday Oct 11		Presentation of City Manager budget at Council meeting
	Wednesday Oct 12		Water/Sewer Commission approval of 2023 Utility Budget
	Tuesday Oct 18	*	6pm: Common Council review session – Department Operational Budgets
	Tuesday Oct 25		5pm: Common Council budget review session (if needed)
	Thursday Oct 27		Submit notice of public hearing for the 2023 Budget to the Platteville Journal
	Thursday Oct 27		Issue press release for Public presentation of the proposed budget
November 2022	Monday Nov 14		City Manager presentation of the proposed budget to the public
	Tuesday Nov 22		Public hearing for City of Platteville Budget and Council adoption of the Budget

Council meetings (* represents Special meeting)

Water Sewer meetings

Airport meetings

City of Platteville
75 N. Bonson St.
Platteville, WI 53818



Adam Ruechel
City Manager

MEMO:

TO: Tim Omer
President and Managing Director
Emmi Roth
5525 Nobel Drive, Suite 100
Fitchburg, WI 53711

DATE: May 20, 2022

FROM: Adam Ruechel, City of Platteville City Manager

RE: Amendment to Emmi Roth Development Agreement

I hope this memorandum finds both Emmi Roth and you Tim well. I want to thank Ed Jones and you again for speaking with the council on March 22, 2022, regarding Emmi Roth and your plans for your plant located in Platteville.

As discussed during the common council work session the original development agreement between the City of Platteville and Emmi Roth was signed on April 10, 2012, and was accompanied by a Construction Deadline and Repurchase Agreement. The agreement expressed it was the intention of the City of Platteville to sell lands only for the purpose of development of industry and/or business within the M-4 Applied Technology District. Emmi Roth expressed as the buyer they intended to make improvements on the property in accordance with the City of Platteville's zoning Ordinances. The deadline to complete or start construction of an expansion as per the agreement was April 10, 2022.

Although I would be remiss to say the city was disappointed an expansion was not able to be achieved during the original development agreement. The City of Platteville wants to reiterate our understanding of the multitude of factors over the last few years which would prohibit a business from undertaking an expansion. Our long-term vision is to see an expansion of your existing facility.

Therefore, I was directed by the common council to work with our municipal attorney on the drafting of a first amendment to the original development agreement and construction deadline and repurchase agreement. Accompanying this memorandum, you will find a draft amendment agreement which incorporates new deadlines and parameters. Please review the proposed agreement with your staff and legal counsel and provide me with any suggestions and or proposed changes Emmi Roth would recommend by June 30, 2022.

My intention is to have this agreement brought forward to the council on Tuesday, July 12, 2022, for information and discussion and then the potential for formal action by the common council on Tuesday, July 26, 2022.

If you have any questions, please do not hesitate to contact me via email or phone and I will do my best to provide clarification. If a meeting would benefit all parties, I certainly can work with your team to arrange a date and time which would work for everyone's schedules.

I look forward to the opportunity to finalize this agreement which will provide your organization and the city with the opportunity to expand your business presence further within the City of Platteville.

Respectfully,

A handwritten signature in black ink, appearing to read 'ARuechel', written in a cursive style.

Adam Ruechel
Platteville City Manager

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND FIRST
AMENDMENT TO CONSTRUCTION DEADLINE AND REPURCHASE AGREEMENT**
Between the City of Platteville and Emmi Roth USA, Inc.

THIS FIRST AMENDMENT is entered into as of the ___ day of _____, 2022 (the “**First Amendment**”), by and between the City of Platteville, a Wisconsin municipal corporation (the “**City**”), and Emmi Roth USA, Inc., a Wisconsin corporation (the “**Owner**”).

WHEREAS, the City and the Owner are parties to a development agreement dated April 10, 2012, a copy of which was recorded with the Grant County Register of Deeds on April 11, 2012 as Document No. 744711 (the “**Original Agreement**”); and

WHEREAS, pursuant to the Original Agreement the Owner is to develop certain parcels of property within the City of Platteville Industrial Park, which is to be funded in part through cash grants by the City to the Owner and in part through tax incremental financing; and

WHEREAS, pursuant to the Original Agreement the Owner was required to construct, install and complete the Improvements, as is defined in the Original Agreement, by no later than April 10, 2014; and

WHEREAS, the Improvements were not completed by April 10, 2014 and, as a result, the Project did not achieve the minimum property tax guarantee by January 1, 2014; and

WHEREAS, the City and the Owner desire to amend the Original Agreement to allow for completion of the Project by extending certain deadlines due to unforeseen difficulties in meeting said deadlines; and

WHEREAS, the City and the Owner are agreeable to amending the Original Agreement to address the above issues in accordance with the terms set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained in this First Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the City and the Owner agree the Original Agreement shall be amended as follows:

1. The Completion Deadline, as is defined and set forth in Section 1.J of the Original Agreement, is extended to January 1, 2025.
2. The deadline set forth in Section 1.L of the Original Agreement for the Owner to create a minimum of thirty (30) FTE jobs is extended to January 1, 2025.
3. Section 1.M of the Original Agreement is amended to state as follows:

Owner reasonably expects the Project will, after completion, have an assessed value for real estate tax and personal property tax purposes sufficient to generate annual Tax Increments (as defined in Section 66.1105(2)(i), Wis. Stats.) in an amount not less than the

Minimum Amount (as hereinafter defined), and that, such assessed valuation will be achieved by no later than January 1, 2025 (for taxes payable in 2026). If the assessed value of the Project is not sufficient to generate annual Tax Increments at least equal to the annual principal and interest payments due under the Securities, in addition to any fees, expenses or administration costs payable by the City in connection with the Securities (the "Minimum Amount"), with respect to any year ending on or after December 31, 2026, then Owner will, until the Termination Date, make supplemental payments in lieu of taxes (the "Supplemental Payments") to the City equal to the amount by which the Tax Increments actually generated by the Project during that year are less than the Minimum Amount. Each Supplemental Payment shall be due and payable by Owner, upon demand by the City, in immediately available funds, on or before January 31 of the year following the year of assessment, commencing on or before January 31, 2026. Should the initial Owner assign its rights and obligations under this Agreement to a Special Purpose Entity (as hereinafter defined) to the City a guaranty of the payment and performance by the Special Purpose Entity of its obligations as "Owner" under this Agreement, including its obligations to pay Supplemental Payments, which shall be in a form mutually acceptable to the initial Owner and the City.

4. Section 1.N. is created to state as follows:

Annual Fee. On January 1, 2023 and due each first day of January thereafter until completion of the Project, as is defined in Section 1.J. of the Original Agreement, the Owner shall pay to the City an annual non-refundable fee of \$25,000.00, as consideration for the Owner's delay in completing the Project.

5. Section 2.A. of the Original Agreement is amended to state as follows:

Cash Grants. The City shall provide funds to Owner to reimburse the Owner for costs incurred by the Owner in constructing the Improvements pursuant to Sections 1.A and 1.B of this Agreement and the acquisition by Owner of cheese production equipment ("Project Costs"). The funds shall be in the form of cash grants in the aggregate amount of \$2,000,000.00 (the "Cash Grants") and Pay As You Go Financial Assistance (as hereinafter defined), all of which shall constitute cash grants as contemplated by the Project Plan. The City will pay the Cash Grants to Owner, upon the demand of Owner, in immediately available funds, as follows: (i) \$1,000,000.00 upon the opening of the curing cellar in the Building, which Owner estimates will occur on or about January 1, 2023, and (ii) \$1,000,000.00 upon the completion of the Building, which Owner estimates will occur on or about January 1, 2024. The City will issue notes or bonds to fund the Cash Grants (the "Securities"). The terms of the Securities shall be approved by Owner, such approval not to be unreasonably withheld, before the Securities are issued.

6. Section 2.B. of the Original Agreement is amended to state as follows:

Pay As You Go Financial Assistance. In addition to the Cash Grants, the City will pay to Owner 80% of the amount by which the Tax Increments generated by the Project during any year exceed the Minimum Amount (the "Pay As You Go Financial Assistance"), provided the Pay As You Go Financial Assistance shall not exceed the aggregate amount

of \$1,600,000.00 plus interest accrued thereon, from January 1, 2024, until such amount and interest thereon has been paid in full, at the rate of 6.0% per annum simple interest calculated on the basis of the actual number of days elapsed in a year of 360 days. The City shall pay the Pay As You Go Financial Assistance to Owner, if any, upon demand by Owner, in immediately available funds, on or before March 1 and September 1 of each year following the year of assessment, commencing on March 1, 2026 and ending as provided in Section 3. The Pay As You Go Financial Assistance will be reduced dollar for dollar by the amount of funds that are committed to the Project by the State of Wisconsin or the Wisconsin Economic Development Corporation to assist with the cost of constructing the Improvements other than Excluded Commitments (as hereinafter defined). "Excluded Commitments" shall mean funds committed to the Project by the State of Wisconsin or the Wisconsin Economic Development Corporation or set forth in a term sheet on or before April 19, 2012.

7. Section 2.D. of the Original Agreement is amended to state as follows:

Repurchase of Land. In the event the Owner fails to complete construction of the Improvements as specified in Sections 1.A. and 1.B. or fails to create a minimum of thirty (30) FTE jobs as specified in Section 1.L., the Owner shall, in either or both events: (i) pay to the City the full amount of all Cash Grants paid to the Owner under Section 2.A.; and (ii) sell the Property back to the City for the full purchase price the Owner paid for the Property, by warranty deed without any restrictions to the City, free and clear of all liens and encumbrances.

8. The deadline set forth in Section 1 of the Construction Deadline and Repurchase Agreement (Exhibit 3 of the Original Agreement) for the Owner to complete construction is extended to January 1, 2025.

9. The Original Agreement and this First Amendment shall be hereafter collectively referred to as the "**Development Agreement.**"

10. All other terms, conditions and obligations set forth in the Original Agreement not expressly amended herein shall remain as stated therein. All defined terms within the Original Agreement shall be similarly defined in this First Amendment unless expressly defined otherwise herein.

11. The parties acknowledge this First Amendment is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this document reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this First Amendment shall be construed more strictly for or against any party because that party's attorney drafted this document or any portion hereof.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties executed this First Amendment as of the Effective Date.

CITY OF PLATTEVILLE

By: _____
Adam Ruechel, City Manager

ATTEST:

Candace Klaas, City Clerk

STATE OF WISCONSIN)
) ss.
GRANT COUNTY)

Personally came before me this _____ day of _____ 2022, the above-named, Adam Ruechel, City Manager, and Candace Klaas, City Clerk of the City of Platteville, Wisconsin, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My Commission: _____
Title: _____

EMMI ROTH USA, INC.

By: _____

_____ (Name/Title)

Acknowledgement – _____

STATE OF WISCONSIN)
) ss.
) COUNTY)

Personally came before me this _____ day of _____ 2022, the above-named _____ as the _____ of Emmi Roth USA, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My Commission: _____
Title: _____

THE CITY OF PLATTEVILLE, WISCONSIN COUNCIL SUMMARY SHEET

COUNCIL SECTION: INFORMATION & DISCUSSION ITEM NUMBER: VII.E.	TITLE: Public Hearing Moundview Dairy Expansion	DATE July 12, 2022 VOTE REQUIRED: Majority
PREPARED BY: Adam Ruechel, City Manager		

Description:

Ron Brisbois of Grant County Economic Development Corporation approached staff about the potential of submitting for a Community Development Block Grant Program-Economic Development (CDBG-ED) Request for a proposed expansion of Moundview Dairy, a business located within the City of Platteville's Industrial park.

CDBG-ED grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate incomes. Examples of eligible projects include: business loans to expand facilities or purchase equipment, specialized employee training, or business infrastructure projects.

In order to apply for funding a pre-application meeting with the Department of Energy, Housing, and Community Resources (DEHCR) is required. The business will work with the Unit of General Local Government (UGLG) to complete the application for the CDBG-ED program. Typical awards are \$7,000-\$10,000 per job created or retained, however the amount of funds awarded per job is at the discretion of DEHCR. At least 51% of the jobs created or retained must be held by low-and moderate-income (LMI) persons. CDBG-ED applications may be submitted at any time, and are reviewed by DEHCR as they are received. CDBG-ED funds are awarded throughout the year until funds are no longer available.

Moundview Dairy has indicated they are looking to double their capacity by purchasing new equipment and creating around 20 jobs.

Ron Brisbois has already received approval from the DEHCR in regards to a Environmental Certification Letter for the project in which a copy of the letter and report accompanying this staff note.

As part of the process of submitting a CDGB-ED application is the requirement to hold a public hearing in which the following items shall be discussed:

1. Identification of total potential funds
2. Eligible CDBG activities
3. Presentation of identified community development needs
4. Identification of any community development needs by public
5. Presentation of activities proposed for CDBG application, including potential residential displacement.
6. Hear information about the proposed expansion of the Moundview Dairy Plant in Platteville's industry park.
7. Citizen input regarding proposed and other CDBG activities

Ron Brisbois will be in attendance as well as potentially someone from Moundview Dairy to answer questions.

Budget/Fiscal Impact:

The intention of Moundview Dairy at this time is to apply for a CDBG-ED Grant/Forgiveable Loan. The anticipation is this would put a limited impact on the overall budget for the City of Platteville and would require assistance from department staff in working with Ron Brisbois of Grant County Economic Development Corporation on the fiscal reporting.

The grant request is expected to be around \$210,000 with the total project cost being over \$1,000,000 mostly for equipment acquisition.

There is the potential in the event Moundview Dairy would default on the grant or loan requirements that the City of Platteville would then be asked to support the project financially or repay the Department of Administration.

Recommendation:

Within our 2022 City of Platteville goals is the efforts to continually recruit new businesses an increase the number of job potentials for current and future residents. This grant/loan opportunity is a step towards reaching that endeavor. Therefore staff recommends authorizing the City Manager to work with Ron Brisbois of Grant County Economic Development on the submission of a CDBG-ED Application and would authorize the council approve the CDBG Authorizing Submission Resolution.

Sample Affirmative Motion:

"I move to approve the Resolution Authorizing Submisson of a Community Development Block Grant Application for Moundview Dairy and to direct the City Manager to work with Grant County Economic Development Corporation on the fiscal and program reporting."

Attachments:

- Environmental Certification Letter for CDBG Program and Report
- CDBG Resolution



STATE OF WISCONSIN⁴¹
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary - designee
Susan Brown, Division Administrator

June 7, 2022

Adam Ruechel, City Manager
City of Platteville
75 North Bonson Street
P.O. Box 780
Platteville, WI 53818

**Re: Environmental Certification letter for Community Development Block Grant Program -
Economic Development (CDBG ED 2022) City of Platteville - Moundview Dairy Expansion**

We have received the information you submitted to the Department of Administration regarding your CDBG-ED project for the City of Platteville.

You determined that the project to assist with job creation for low- and moderate-income individuals and equipment purchase by providing funds to Moundview Dairy was Categorically Excluded, Not Subject to §58.5. Therefore, the project did not require further review.

You have satisfactorily completed your responsibility pursuant to Section 104(f) of Title I of the Housing and Community Development Act of 1974. When a contract has been signed, CDBG funds will be available when all related paperwork has been completed.

A copy of this letter must be maintained in the community's/agency's project files. This project's environmental certification is subject to certification through monitoring of your project files at a later date. If you have any questions concerning this matter, please contact your Project Representative.

Respectfully,

Juli Speck
Environmental Compliance Officer
Division of Energy, Housing and Community Resources

Cc: Candace Klaas, City Clerk, City of Platteville
Ron Brisbois, Director, Grant County Economic Development Corporation
David Pawlisch, Director, Bureau of Community Development, DEHCR
Ben Lehner, Grants Specialist Advanced, DEHCR

Division of Energy, Housing and Community Resources (DEHCR)

Community Development Block Grant – Environmental Report

ENVIRONMENTAL REPORT

Project Information

Project Name: Moundview Dairy Expansion

Name of UGLG: City of Platteville

Name of Sub-recipient (if different from UGLG): _____

Signature of Preparer: _____ Date Signed: 6/1/2022

Name of Preparer: Ron Brisbois

Title/Company of Preparer: Director, Grant County Economic Development Corporation

Phone Number of Preparer: 608 822 3501

Email Address of Preparer: gcedc@grantcounty.org

Signature of Chief Elected Official: _____ Date Signed: _____

Printed Name & Title: Adam Ruechel, City Manager

DEHCR Grant Agreement # (if assigned): Not assigned yet

DEHCR Project Representative: Ben Lehner

Project classified as:

- Exempt
- Categorically Excluded, NOT Subject to §58.5
- Categorically Excluded, Subject to §58.5 – Exempt
- Categorically Excluded, Subject to §58.5 – Notice of Intent/Request for Release of Funds required
- Environmental Assessment required – Combined Notice of Intent/Request for Release of Funds required

Division of Energy, Housing and Community Resources (DEHCR)

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ENVIRONMENTAL REPORT

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DEHCR Environmental Desk
 Division of Energy, Housing and Community Resources
 Wisconsin Department of Administration – 9th Floor
 P. O. Box 7970
 Madison, WI 53707-7970

Division of Energy, Housing and Community Resources (DEHCR)

Community Development Block Grant – Environmental Report

PART 1 – ENVIRONMENTAL REVIEW RECORD (ERR)

PROJECT DESCRIPTION

1. Project Type:

- Planning (CDBG-PLNG/CDBG-CL-PLNG)
- Public Facilities (CDBG-PF/CDBG-CL-PF)
- Public Facilities for Economic Development (CDBG-PFED/CDBG-CL-PFED)
- Economic Development (CDBG-ED/CDBG-CL-ED)
- HOME
- RHD
- OTHER: _____

2. BRIEF DESCRIPTION OF THE PROJECT'S ACTIVITIES (Applicable to ALL projects):

Funds for this proposed project will be used to:

Funds will be used to purchase cheese production equipment which will allow Moundview Dairy to expand production capacity in the City of Platteville at 1540 Vision Drive.

3. BRIEF DESCRIPTION OF THE PROJECT SITE AND IMMEDIATE AREA (Applicable to ALL projects):

This project is:

- Site specific (Provide address of the proposed project)
- Multiple Sites (Provide addresses of the proposed project)
- Communitywide
- Part of a larger initiative

Use the area below to provide a brief description.

Moundview Dairy will purchase: Milk Silo; Brine/Whey Chiller; Packaging Machine; Metal Detector; Brine Filtration System; COP Cleaning System; Grinder/Tumbler equipment; Volumetric Feeder; Case Tape Sealer; and Case Labeler & Conveyor system.

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Insert the **STATEMENT OF ACTIVITIES** here.

(Attachment can be found in the Environmental Review Chapter
of the Implementation Handbook)

[Applicable to ALL projects]

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Insert the **STATUTORY CHECKLIST** here.
(Attachment can be found in the Environmental Review Chapter
of the Implementation Handbook)

[NOT applicable to Planning Projects]

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Community Development Block Grant – Environmental Report

PROJECT CLASSIFICATION

Complete only the pertinent information for the classification applicable to your project. Mark all other classification options as "Not Applicable."

Project Classification:

1. Exempt Activities

Not Applicable
(N/A)

Is this project considered Exempt under §58.34(a)? YES NO
If YES, select EXEMPT from the drop-down list (to the left), otherwise select N/A.

Projects consisting of Planning Activities only are automatically considered Exempt under 58.34(a).

If the project is for Planning Activities only then submit: *Environmental Report* cover page; *Environmental Report* Project Description; *Statement of Activities*; *Environmental Report* Determination of Categorical Exclusion or Exemption; and *Determination of Exemption* to the DEHCR Environmental Desk. No further information is required unless notified by DEHCR Environmental Desk.

2. Categorically Excluded, NOT Subject to §58.5

Categorically Excluded, NOT Subject to...

Is this project considered Categorically Excluded as defined in §58.35(b)? YES NO
If YES, select CATEGORICALLY EXCLUDED, NOT SUBJECT TO from the drop-down list (to the left), otherwise select N/A.

If the project is considered Categorically Excluded, Not Subject to §58.5 then submit: *Environmental Report* cover page; *Environmental Report* Project Description; *Statement of Activities*; *Environmental Report* Determination of Categorical Exclusion or Exemption; and *Determination of Exemption* to the DEHCR Environmental Desk. No further information is required unless notified by DEHCR Environmental Desk.

3. Categorically Excluded, and SUBJECT to §58.5

Not Applicable
(N/A)

Based on the Statutory Checklist and Field Notes Checklist, is this project in compliance with applicable Laws and Authorities? YES NO

Based on the Statutory Checklist and Field Notes Checklist, did this project require further consultation with regulatory authorities? YES NO
If NO, select CONVERTED TO EXEMPT from the drop-down list (to the left); If YES, select CATEGORICALLY EXCLUDED, AND SUBJECT TO from the drop-down list (to the left); Otherwise select N/A.

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If the project **IS in compliance** with all applicable Laws and Authorities and **does NOT require** further consultation with regulatory authorities/public agencies then the project converts to Exempt. Submit to the DEHCR Environmental Desk: *Environmental Report* cover page; *Part 1 Environmental Review Record*; and *Determination of Exemption*. No further information is required unless notified by DEHCR Environmental Desk.

If the project **is NOT in compliance** with all applicable Laws and Authorities and/or **DID require** further consultation with regulatory authorities/public agencies then any outstanding issues must be resolved. **Once all outstanding issues are resolved** then submit to the DEHCR Environmental Desk: *Environmental Report* cover page; *Part 1 Environmental Review Record*; copy of the *Notice of Intent to Request Release of Funds* (Attachment 4-F of Implementation Handbook) along with a signed and notarized affidavit of publication; and *Request for Release of Funds and Certification (HUD-7015.15)* (Attachment 4-H of Implementation Handbook). No further information is required unless notified by DEHCR Environmental Desk.

If the project **is NOT in compliance** with all applicable Laws and Authorities and/or **DOES require** further consultation with regulatory authorities/public agencies and any outstanding issues cannot be resolved then an Environmental Assessment must be completed.

4. Activities Requiring an Environmental Assessment

If the project is not Exempt, Converted to Exempt nor Categorically Excluded then an Environmental Assessment is required under §58.36.

Not Applicable
(N/A)

Is an Environmental Assessment required? YES NO
If NO, select N/A from the drop-down list (to the left).

Was there a Finding of Significant Impact? YES NO

If there is a Finding of **No** Significant Impact then submit to the DECHR Environmental Desk: *Environmental Report* cover page; *Part 1 Environmental Review Record*; *Part 2 Environmental Assessment*; Copy of the *Combined Notice of Findings and Notice of Intent to Request Release of Funds* (Attachment 4-G of Implementation Handbook) along with a signed and notarized affidavit of publication; and *Request for Release of Funds and Certification (HUD-7015.15)* (Attachment 4-H of Implementation Handbook). No further information is required unless notified by DEHCR Environmental Desk.

If there is a Finding of Significant Impact, then an Environmental Impact Statement (EIS) is required. Please contact the DEHCR Environmental Desk for further information.

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SUMMARY

SUMMARY OF FINDINGS AND CONCLUSIONS (*Select one.*)

- The proposed project is in compliance with all laws and authorities pertaining to environmental review and found in 24 CFR 58.5. There are no conditions or circumstances requiring further review or analysis.
- The proposed project is not in compliance with all laws and authorities pertaining to environmental review and found in 24 CFR 58.5. There are conditions or circumstances requiring further review or analysis. An Environmental Impact Statement (EIS) may be required.

SUMMARY OF ENVIRONMENTAL CONDITIONS (*Select one.*)

- The project will have several beneficial effects on the human environment, including the provision of safe and affordable housing for low- and moderate-income households residing in City of Platteville. As proposed, the project will not be affected by any known adverse environmental conditions; nor will the project cause any adverse effect on adjacent or nearby properties or their residents.
- The project may have several non-beneficial effects on the human environment, including the provision of safe and affordable housing for low- and moderate-income households residing in _____ . As proposed, the project could be affected by any known adverse environmental conditions and may cause an adverse effect on adjacent or nearby properties or their residents. An Environmental Assessment is required under 24 CFR 58.36.

PROJECT MODIFICATIONS AND ALTERNATIVES CONSIDERED:

None

ADDITIONAL STUDIES PERFORMED:

ERR was performed when the Platteville Industry Park was developed in 2001 and funded by a Federal EDA Grant to develop the land into the new industry park.

MITIGATION MEASURES NEEDED:

None

Division of Energy, Housing and Community Resources (DEHCR)

Community Development Block Grant – Environmental Report

Field Notes Checklist

Project Number:	DEHCR Grant Agreement #: _____
Project Name: _____	
Location: (street, city, county, state, and zip code) _____	
Number of Dwelling Units:	Project site is in a location described as:
<input type="checkbox"/> New construction <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Central City <input type="checkbox"/> Infill urban development <input type="checkbox"/> In undeveloped area <input type="checkbox"/> Suburban <input type="checkbox"/> In developing rural area

Instructions for Completing Field Notes Checklist:

It is required that this checklist be used by staff preparing an Environmental Report for projects classified as either Categorical Excluded, Subject to 58.5 (Environmental Review Record [ERR]) or requiring an Environmental Assessment (EA). It will constitute full documentation for many factors on the ERR and EA, and partial documentation for others. It will avoid narrative reports and expedite the environmental review process.

Preparers are to obtain and use, as appropriate, any environmental report (federal, state, or local) that may have already been prepared for the property or area in which the property is located in order to limit duplications of effort. If an ERR or EA for the project site has been approved by another state or federal agency, contact DOAEnvironmentalDesk@wisconsin.gov to determine if completion of the Checklist is required.

A site visit is strongly recommended for most projects. Before the site visit, review all background information submitted with the application including a Phase I (ASTM) Report (if applicable). During the site visit, the preparer is to:

- answer all relevant questions on this checklist;
- use the spaces provided for comments to include supplemental information as well as to record any recommended mitigation measures or requirements for project approval;
- key the answers to the relevant questions (using additional sheets of paper to provide more detailed information); and
- use the spaces provided for source documentation to cite the information source used (e.g., title of a technical report, map, or special study; site inspection/field observation; name and location of the qualified data source(s) that provided the information, for example, the local planning agency, the local housing and/or community development agency, the state environmental protection agency, the State Historic Preservation Officer, or other qualified data source.)

Several different types of maps will be useful in completing the review, such as a site plan, project area map, the USGS topographic map and FEMA flood map for the site area, and zoning/land use maps. Many of the conditions can and should be recorded directly on the project plan such as distances to major features/facilities (e.g., schools/fire stations). The plan can then be referenced as "source documentation" when completing the ERR and EA.

The Field Notes Checklist is based on Form HUD-4128 and HUD's Environmental Assessment Guide for Housing Projects (Handbook 1390.2). Both documents can be found at:

https://www.hud.gov/program_offices/administration/hudclips.

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Community Development Block Grant – Environmental Report

1. Briefly describe proposed project:

Moundview Dairy is planning to expand its production by adding more equipment and hiring new staff.

2. Federal Funding Source:

- CDBG Planning
- CDBG Public Facilities
- CDBG Economic Development
- CDBG Public Facilities Economic Development
- CDBG CLOSE
- HOME
- RHD
- Other

3. Environmental Reports

List the federal, state, or local agencies contacted via letter, email or website to obtain their existing environmental reports and other data for the HUD environmental review for the proposed project. Include website address for those agencies contacted through a website.

- (a) List the agencies contacted: None, Categorically Excluded. **(Attach/insert the list into the Field Notes Checklist here.)**

List major reports obtained: (attach the report(s) or otherwise list the title, author, and publication date). **(Attach/insert the list into the Field Notes Checklist here.)**

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4. Planning (All projects)

(a) Is the project in compliance or conformance with the local zoning? If NO or NOT APPLICABLE, explain why: Yes No N/A

(b) Is the project located within a coastal management zone (15 counties with frontage on Lake Superior and Lake Michigan)? <https://doa.wi.gov/Pages/LocalGovtsGrants/CoastalManagement.aspx> Yes No

If your answer is YES, the state Coastal Zone Management (CZM) Agency must make a finding that the project is consistent with the approved state CZM program and you **must** attach the finding to this checklist.

(c) Is the project in compliance with the air quality State Implementation Plan (SIP)? <https://dnr.wi.gov/topic/airquality/> Yes No N/A

Comments:

Supporting Documentation including sources:

5. Historic Preservation (All projects)

Has the DOA Environmental Desk/State Historic Preservation Officer (SHPO) been notified of the project and requested to provide comments? 36 CFR 800 Protection of Historic Properties <https://gov.ecfr.io/cgi-bin/ECFR> Yes No

Is property listed on or eligible for listing on the National Register of Historic Places? Yes No

Is property located within or directly adjacent to an historic district? Yes No

Does the property's area of potential effects include an historic district or property? Yes No

Comments:

Supporting Documentation including sources:

6. Coastal Barrier Resources (All projects)

Is the project located within a coastal barrier zone designated on a current FEMA flood map or USFWS coastal barrier resources map? <https://www.fws.gov/cbra/maps/index.html> Yes No

If your answer is YES, the Coastal Barrier Resources Act (CBRA) **prohibits** Federal funding of projects in designated coastal barriers. Please contact the DEHCR Environmental Desk immediately (DOAEnvironmentalDesk@wisconsin.gov).

Comments:

Supporting Documentation including sources:

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7. Flood Management (All projects).

Is the project located within a Special Flood Hazard Area (1% risk floodplain) designated on a current FEMA flood map? 24 CFR 55 *Floodplain Management and Protection of Wetlands* <https://gov.ecfr.io/cgi-bin/ECFR>

Yes No

Community Name: _____

Community Identification Number (CID): _____

<https://www.fema.gov/national-flood-insurance-program-community-status-book>

Map Panel Number/Effective Date of Map Panel: _____

<https://msc.fema.gov/portal/home>;
<https://dnr.wi.gov/topic/surfacewater/swdv/>

If your project is located within a mapped floodplain, please contact the DEHCR Environmental Desk immediately (DOAEnvironmentalDesk@wisconsin.gov).

Comments:

Supporting Documentation including sources:

8. Flood Insurance

Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

Yes No

If your answer is YES, flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decision-making process (§ 55.20) is required. Document the map used to determine Special Flood Hazard Area including the community name, CID, map panel number and date of map panel.

9. Protection of Wetlands (E.O. 11990)

Are there drainage ways, streams, rivers, or coastlines on or near the site?

Yes No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?

Yes No

Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?

<https://www.fws.gov/wetlands/data/mapper.html>

Yes No

Is the project located within a wetland designated on a Wisconsin Wetlands Inventory map? <https://dnr.wi.gov/topic/surfacewater/swdv/>

Yes No

If your answer is YES, E.O. 11990, Protection of Wetlands, discourages Federal funding of new construction or filling in wetlands. In wetlands, compliance is required with the wetlands decision-making process which can be found at: <https://www.hudexchange.info/environmental-review/wetlands-protection/>

Does the project disturb more than one (1) acre of land?

If your answer is YES, then provide a copy of an approved NPDES Stormwater Permit.

Comments:

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Supporting Documentation including sources:

10. Endangered Species

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

<http://www.fws.gov/midwest/Endangered/section7/s7process/index.html>

Yes No

Has the WDNR Natural Heritage Inventory been reviewed?

<https://dnr.wi.gov/topic/erreview/publicportal.html>

Yes No

Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

Yes No

If your answer is YES, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species. The WDNR should be contacted to ensure compliance with Wisconsin's Endangered Species Law (s.29.604, Wis. Stats).

Comments:

Supporting Documentation including sources:

11. Wild and Scenic Rivers

Is the proposed project on or near a wild and scenic river?

<https://www.rivers.gov/wisconsin.php>

Yes No

Comments:

Supporting Documentation including sources:

<https://www.hudexchange.info/environmental-review/sole-source-aquifers/>

12. Sole Source Aquifers

Will the proposed project affect a sole source or other aquifer?

Yes No

Comments:

None in Wisconsin

Supporting Documentation including sources:

<https://www.epa.gov/dwssa>

13. Farmlands Protection

If the site or area is presently being farmed, does the project conform to the Farmland Protection Policy Act and HUD policy memo?

<https://www.hudexchange.info/environmental-review/farmlands-protection/>

Yes No

If your answer is YES, compliance is required with 7 CFR 658, Department of Agriculture regulations Implementing the Act.

Comments:

Supporting Documentation including sources:

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14. Unique Natural Features and Areas

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?

Yes No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?

Yes No

Comments:

15. Noise Abatement

Is project located near a major noise source, i.e., FAA regulated airports or military airfields (within 15 miles), major highways or busy roads (within 1,000 feet), or railroads (within 3,000 feet)?

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>

Yes No

If your answer is YES, comply with 24 CFR 51, Subpart B which requires a noise assessment for proposed new construction. Use adopted DNL contours if the noise source is an airport.

Comments:

Supporting Documentation including sources:

16. Airport Hazards

Is the project within 2,500 feet of a civil airport?

Yes No

Is the project within 15,000 feet of a military airport?

Yes No

If your answer is YES to either of the above questions, comply with 24 CFR 51, Subpart D.

<https://www.hudexchange.info/environmental-review/airport-hazards/>

<https://www.hudexchange.info/environmentalreview/airport-hazards>

Comments:

Supporting Documentation including sources:

17. Hazardous Industrial Operations

Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site?

Yes No

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities/>

https://datcp.wi.gov/Pages/Programs_Services/PetroleumHazStorageTanks.aspx

If your answer is YES, use HUD Hazards Guidance and comply with 24 CFR 51, Subpart C.

Comments:

Supporting Documentation including sources:

18. Toxic Chemicals and Radioactive Materials

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- Has a Phase I (ASTM) Report been submitted and reviewed? Yes No
- If your answer is NO, is a Phase I (ASTM) report needed? Yes No
- Are there issues that require a special/specific Phase II report before completing the environmental assessment? Yes No
- Is the project site near an industry disposing of chemicals or hazardous wastes? Yes No
- Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent state list? Yes No
- Is the site located within 3,000 feet of a toxic or solid waste landfill site? Yes No
- Does the site have an underground storage tank? Yes No
- If your answer is YES to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i).*
- Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)? Yes No

<https://www.hudexchange.info/environmental-review/site-contamination/>;
<https://www.epa.gov/cleanups/cleanups-my-community>;
<https://dnr.wi.gov/topic/Brownfields/WRRD.html>;
https://datcp.wi.gov/Pages/Programs_Services/PetroleumHazStorageTanks.aspx

Comments:

Source Documentation: (attach Phase I ASTM report if applicable)

19. Site Suitability, Access, and Compatibility with Surrounding Development

- Has the site has been used as a dump, sanitary landfill or mine waste disposal area? Yes No
- Is there paved access to the site? Yes No
- Are there other unusual conditions on site? Yes No
- Is there indication of:

	Yes	No		Yes	No
Distressed vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil/chemical spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste material/containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned machinery, cars, refrigerators, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil staining, pools of liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transformers, fill/vent pipes, pipelines, drainage structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Loose/empty drums, barrels	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building type (low/high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Height, bulk, mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building density	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the project be unduly influenced by:

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Community Development Block Grant – Environmental Report

	Yes	No		Yes	No
Building deterioration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transition of land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postponed maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incompatible land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obsolete public facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate off-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there air pollution generators nearby which would adversely affect the site:					
	Yes	No		Yes	No
Heavy industry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large parking facilities (1000 or more cars)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy traveled highway (6 or more lanes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Power generating plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Oil refineries	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Cement plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Comments:

Source Documentation:

20. Soil Stability, Erosion, and Drainage

Slopes: Not Applicable Steep Moderate Slight

Is there evidence of slope erosion or unstable slope conditions on or near the site? Yes No

Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? Yes No

Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? Yes No

Have soil studies or borings been made for project site or area? Yes No Unknown

Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? Yes No

Is there indication of cross-lot runoff, swales, drainage flows on the property? Yes No

Are there visual indications of filled ground? Yes No

If your answer is YES, was a 79(g) report/analysis submitted? Yes No

Are there active rills and gullies on site? Yes No

If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted? Yes No N/A

Is a soils report (other than structural) needed? Yes No

Are structural borings or a dynamic soil analysis/geological study needed? Yes No

Comments:

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Source Documentation:

21. Nuisances and Hazards

Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Slope-failures from rains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects or animals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unprotected water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by man-made hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous intersection drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate separation of pedestrian/vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate street lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quarries or other excavations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumps/sanitary landfills or mining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by nuisances:

	Yes	No		Yes	No
Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unightly land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Glare from parking area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant/boarded-up buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Source Documentation:

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22. Water Supply, Sanitary Sewers, and Solid Waste Disposal

Is the site served by an adequate and acceptable:

- | | | | | |
|--|---|-----------------------------|---|---------------------------------------|
| water supply | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Municipal | <input type="checkbox"/> Private; |
| sanitary sewers and waste water disposal systems | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Municipal | <input type="checkbox"/> Private; and |
| trash collection and solid waste disposal | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Municipal | <input type="checkbox"/> Private. |

If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? Yes No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? Yes No

Comments:

Served by municipal water/sewer/street.

Source Documentation:

23. Schools, Parks, Recreation, and Social Services

Will the local school system have the capability to service the potential school age children from the project? Yes No

Are parks and play spaces available on site or nearby? Yes No

Will social services be available on site or nearby for residents of proposed project? Yes No

Comments:

Source Documentation:

24. Emergency Health Care, Fire and Police Services

Are emergency health care providers located within reasonable proximity to the proposed project? Yes No

Approximate response time: 2 minutes

Are police services located within reasonable proximity to the proposed project? Yes No

Approximate response time: 4 minutes

Is fire fighting protection municipal volunteer adequate and equipped to service the project? Yes No

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Approximate response time: 5 minutes

Comments:

Source Documentation:

25. Commercial/Retail and Transportation

- Are commercial/retail shopping services nearby? Yes No
- Is the project accessible to employment, shopping and services by public transportation or private vehicle? Yes No
- Is adequate public transportation available from the project to these facilities? Yes No
- Are the approaches to the project convenient, safe and attractive? Yes No

26. Environmental Justice

- Is the project located in a predominantly minority and low-income neighborhood? Yes No
- Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large? Yes No

If your answer is YES to both questions, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

<https://www.hudexchange.info/environmental-review/environmental-justice/>

Comments:

Platteville is a LMI community

Source Documentation:

27. Conditions and Requirements for Approval:

- Are there any unresolved conflicts concerning the use of the site? Yes No
- If your answer is YES, briefly explain:

- Are mitigation measures required? Yes No

If your answer is YES, list and describe:

Field Inspection by: _____ (Name)

(Signature)

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on: _____

(Date)

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PART 2 – ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL ASSESSMENT CHECKLIST

Note to Reader: An Environmental Assessment (EA) is a concise public document that a Grantee must prepare in order to comply with the National Environmental Policy Act (NEPA) and the related federal state and local environmental laws and authorities. The EA must support decision making process and provide a clear rationale, justification, and documentation for ratings assigned.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9 (b):

CDBG ED funding is needed to finance equipment acquisition.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Moundview Dairy has operations, and is in compliance with codes, policies and ordinances, this project is just an expansion of existing operations. Categorically Exempt.

Environmental Assessment Factors [24CFR 58.40; Ref, CFR 1508 and 1508.27].

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes

Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – may require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design	2	
Soil Suitability/Slope/Erosion/ Drainage/Stormwater Runoff	2	
Hazards and Nuisances including Site Safety and Noise	2	
Energy Consumption	2	

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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	
Demographic Character Changes, Displacement	2	

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	
Commercial Facilities	2	
Health Care and Social Services	2	
Solid waste Disposal/Recycling	2	
Waste Water/Sanitary Sewers	2	
Water Supply	2	
Public Safety (Police, Fire and Emergency Medical)	2	
Parks, Open Space and Recreation	2	
Transportation and Accessibility	2	

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	
Vegetation, Wildlife	2	
Other Factors	2	

Additional Studies Performed:

Field Inspection (Date and completed by): _____

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

List of Permits Obtained:

Public Outreach [24 CFR 50.23 and 58.43]:

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Cumulative Impact Analysis [24 CFR 58.32]:

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

No Action Alternative [24 CFR 58.40(e)]:

Summary of Findings and Conclusions:

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IMPACT CERTIFICATION

- A FINDING OF NO SIGNIFICANT IMPACT has been made for this project for the following reason (check below):
- Consultation with the applicable Laws and Authorities has determined that there will be no adverse impact, or only beneficial impact.
 - An Environmental Assessment has been completed and any adverse impacts can be mitigated following correspondence with the appropriate laws, authorities, and agencies.
- A FINDING OF SIGNIFICANT IMPACT has been made for this project, and a full Environmental Impact Statement has been completed.

Ron Brisbois, Director

 Name and Title

Grant County Economic Development

 Company/Firm

6/1/2022

 Date Signed

 Signature

Division of Energy, Housing and Community Resources

Determination of Exemption

GRANTEE/UGLG NAME: City of Platteville
 DEHCR GRANT AGREEMENT #: CDBG ED FY22

DETERMINATION OF EXEMPTION

(Applicable only if all activities on Statement of Activities are Exempt)

1. Project Name: Moundview Dairy Expansion

2. Complete Project Description (describe all activities from **all** funding sources):

Moundview Dairy is planning to purchase cheese production equipment to double their production capacity

3. Check one of the following:
 - This project has been determined to be **EXEMPT** in accordance with 58.34(a)_____,
 OR
 - This project has been determined to be **CATEGORICALLY EXCLUDED** and **NOT** subject to 58.5 under 58.35(b)(4).
 OR
 - This project was initially determined to be **CATEGORICALLY EXCLUDED AND SUBJECT TO** Sec. 58.5 under 24 CFR 58.35_____. After coordination with other laws and authorities, it has been determined that this project does not have an impact. Therefore, a determination has been made that this project is **exempt** from further environmental review in accordance with 24 CFR 58.34 (a)(12).

4. Date Signed: 6/1/2022_____.

5. Signature of the Chief Elected Official: _____

Adam Ruechel, City Manager
 (Chief Elected Official: Name and title)

City of Platteville, Grant County
 (Name of UGLG – County, City, Village, or Town)

75 N. Bonson Street
 (Address)

Division of Energy, Housing and Community Resources

Determination of Exemption

Platteville, WI 53818
(City, State, Zip Code)
