



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of the: **FINANCE COMMITTEE**
Date/Time: **Tuesday, August 22, 2023 at 5:30 PM**
Location: **City Hall (407 Grant Street) - Council Chambers**
Finance Members Lisa Rasmussen (C), Michael Martens (VC), Doug Diny, Carol Lukens, Sarah Watson

AGENDA ITEMS

- 1 Minutes of the previous meeting(s): (8/8/2023)
- 2 Approving budget amendment for the acceptance of Public Health Vending Machine Program (PHVM) \$80,000 for the purchase of two outdoor health vending machines, setup, maintenance, and supplies.
- 3 Discussion and possible action on reserve space in Sears Parking Ramp for Imaginarium
- 4 Discussion and possible action on Sole Source request to continue the Agreement for Crossing Guard Services (All City Management Services Inc.)
- 5 Discussion and possible action on withdrawal of funds from Wausau Cemetery Perpetual Trust Fund
- 6 Discussion and possible action regarding termination of American Rescue Plan Act Subrecipient Agreement with Open Door
- 7 Presentation on 2023B and 2023C General Obligation Promissory Notes Sales Day results
- 8 Discussion and possible action regarding ARPA funding requests and related budget modification
- 9 Discussion and possible action to authorize an Offer to Purchase 811 and 815 Grand Avenue (and related budget modification)
CLOSED SESSION pursuant to s. 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to authorization of staff to negotiate an Offer to Purchase of 811 and 815 Grand Avenue (and related budget modification?)
RECONVENE into Open Session, to take action on Closed Session item
- 10 2022 Financial Results Presentation

Adjourn

Lisa Rasmussen, Chair

NOTICE: It is possible and likely that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail mary.goede@ci.wausau.wi.us with "Finance Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and sent to the Daily Herald newsroom 8/18/23 at 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Other Distribution: Media, (Alderspersons: Kilian, Gisselman, McElhaney, Herbst, Larson, Henke), *Rosenberg, *Jacobson, *Groat, Department Heads

FINANCE COMMITTEE

Date and Time: Tuesday, August 8, 2023 @ 5:30 p.m., Council Chambers

Members Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, and Doug Diny

Others Present: Mayor Rosenberg, Maryanne Groat, Anne Jacobson, James Henderson, Ben Bliven, Matt Barnes, Robert Barteck, Eric Lindman, Dustin Kraege, Liz Brodek, Randy Fifrick, Kaitlyn Bernarde, Kody Hart, Alder McElhaney

In compliance with Wis. Stat. § 19.84, notice of this meeting was duly posted and sent to the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:30 p.m., Chairperson Rasmussen called the meeting to order.

Minutes of the previous meeting(s): (7/25/2023)

Motion by Diny, seconded by Watson, to approve the minutes. Motion carried 5-0.

Discussion and possible action on reserve space in Sears Parking Ramp for Imaginarium

Maryanne Groat, Finance Director, explained the item and recommended delaying action for a future meeting because the parties of interest had further questions. Rasmussen stated that there was a preference of having the Department of Public Works and Engineering Department, who were not present, to be on hand to answer questions.

Without objection, the item will be postponed to the next meeting.

Discussion and possible action regarding ARPA funding requests and related budget modification

Rasmussen explained the item was about the 700 Grand Avenue storm sewage and water main reroute infrastructure project. Scoring for the request averaged at 61 based on the ARPA ranking scores received by committee members. This project was estimated to allocate \$1 million in ARPA funding leaving approximately \$800,000 for future allocations. Groat stated that action was not necessary at this time and Rasmussen stated that the particular redevelopment project, which requires this infrastructure project, is still awaiting tax credits with an application window in the distant future.

Watson questioned if there would be any other project proposals which would be anticipated for use of ARPA funding. Groat stated that there would be other sources of funding such as through TIDs and low-income housing funding. Dissent by members of the Common Council was noted on the use of TID districts for particular projects. Randy Fifrick, Economic Development Manager, stated that it would not be known if the redevelopment project received tax credits to move forward until next year in the early spring. The infrastructure project would move forward regardless to develop the property. Rasmussen further explained the requirements and timeline of ARPA funding and TID funding in relation to this project as viable options. Watson requested a review of previous APRA requests that have not been allocated or have not been acted upon.

Lukens questioned if the redevelopment project is intended to be completely made up of affordable housing. The redevelopment project will indeed be made up of completely affordable housing units.

Without objection, the item will be postponed to a future meeting along with a review of previous ARPA requests. Martens requested an accounting on allocated projects to see what was allocated but not spent. Watson requested to look at alternative funding sources for previous APRA request and more information on PFAS removal funding.

Discussion and possible action regarding the proposed early hire of public works staff due to retirements in the next 6 months and related budget modifications and implications.

Rasmussen explained the item. Groat questioned how many positions would be vacant due to retirement. Dustin Kraege, Public Works Superintendent, stated there were two operator position to become vacant in January.

Watson questioned what the specific costs or if a budget modification would be needed. Kraege stated that there are a number of vacancies that could contribute to existing funding sources. Groat confirmed that existing and expected vacancies would generate the funding for early hiring to fill these positions and explained how other departments have handled this particular situation.

Rasmussen questioned if action would be needed. Kraege stated the want to begin advertising for the position in August for new hires to start in October.

Diny stated there was a possibility to add this to a proposed special meeting of the Common Council in the next few weeks.

Motion by Diny, seconded by Martens, to approve. Motion carried 5-0.

Discussion and possible action approving Accepted Offer to Purchase for 1514 N. 2nd Street and related budget modification

Lisa explained that the proposed offer to purchase was accepted at the price directed by staff in a previous closed session meeting. Fifrick stated that the offer of \$73,900 was made and accepted for the purchase of this property. A budget modification will be presented to the Common Council.

Diny questioned if the house on the property was indeed vacant. Fifrick confirmed the vacancy of residents at the house.

Motion by Watson, seconded by Diny, to approve accepted offer. Motion carried 5-0.

Adjourn

Motion by Lukens, second by Watson to adjourn the meeting. Motion carried.
Meeting adjourned at 5:50 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=dPo7DdsSoUY>

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving 2023 Budget Modification – Public Health Vending Machine Program (PHVM)

Committee Action:

Fiscal Impact: \$ 43,160

File Number: 22-1109

Date Introduced: September 12, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: Grant</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$80,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount: \$43,160</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount new issue Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, on August 8, 2023, the Common Council authorized the acceptance of a grant for the creation of a Public Health Vending Machine Program from the Opioid Settlement Funding; and

WHEREAS, the Finance Committee at their August 22nd meeting, reviewed and recommends funding the budget modification as proposed; and

60000:Capital Outlay	265 Police Grants Fund	Police Special Programs		58120 Furniture, Fixtures and Equipment	\$25,500.00	\$0.00	To Record Public Health Vending Program Grant
43500:State Grants - Other	265 Police Grants Fund	Police Special Programs	43550 State Grants - Health		\$0.00	\$43,160.00	To Record Public Health Vending Program Grant
50220:Utility Services	265 Police Grants Fund	Police Special Programs		52250 Telephone, Internet and Cable	\$720.00	\$0.00	To Record Public Health Vending Program Grant
50250:Special Services	265 Police Grants Fund	Police Special Programs		52174 Hardware and Software Maintenance Services	\$2,400.00	\$0.00	To Record Public Health Vending Program Grant
50510:Insurance	265 Police Grants Fund	Police Special Programs		55190 Insurance Other Premiums	\$600.00	\$0.00	To Record Public Health Vending Program Grant
50340:Operating Supplies	265 Police Grants Fund	Police Special Programs		53420 Lab and Medical Supplies	\$13,940.00	\$0.00	To Record Public Health Vending Program Grant

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2023 Budget as outlined above.

Approved:

Katie Rosenberg Mayor



CITY OF WAUSAU
SOLE SOURCE PURCHASE JUSTIFICATION
REQUIRED FORM PURCHASE OF GOODS OR SERVICES EXCEEDING \$10,000

Purchase of goods or services for no more than \$25,000 may be made without competition when it is agreed *in advance* between the Department Head and the Finance Director. Sole source purchasing allows for the procurement of goods and services from a single source without soliciting quotes or bids from multiple sources. Sole source procurement cannot be used to avoid competition, rather it is used in certain situations when it can be documented that a vendor or contractor holds a unique set of skills or expertise, that the services are highly specialized or unique in character or when alternate products are unavailable or unsuitable from any other source. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. The Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, legal services provided by an attorney, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or economical operation or aesthetics, or compatibility is an overriding consideration, the purchase is from another governmental body, continuity is achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, the purchase is more economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$10,000 shall be evaluated and determined by the Department Head.
2. Sole source purchase of \$10,001 to \$25,000 a formal written justification shall be forwarded to the Finance Director who will concur with the sole source or assist in locating additional competitive sources.
3. Sole source purchase exceeding \$25,000 must be approved by the Finance Committee.

☐

Ongoing Sole Source – 365 days

☐

One Time Sole Source Request

1. Provide a detailed explanation of the good or service to be purchased and vendor.

All City Management Services has been the contracted provider of crossing guard services to the City of Wausau for the last three years. This sole source request is to have All City Management Services continue to provide this service. The Wausau School District pays 29.75 percent of the total cost.

2. Provide a brief description of the intended application for the service or goods to be purchased.

All City Management Services will provide crossing guard staff at the assigned locations.

3. State why other products or services that compete in the market will not or do not meet your needs or comply with your specifications.

We are not aware of another provider of this service working in the State of Wisconsin.

4. Describe your efforts to identify other vendors to furnish the product or services.

Online searches and discussions with other municipalities in the State of Wisconsin.

5. How did you determine that the sole source vendor's price was reasonable?

We have been contracting with this organization for two years and increases are reasonable in our labor market. The current proposed price was negotiated down from price requested.

6. Which of the following best describes this sole source procurement? Select all that apply.

- ☒ Product or vendor is uniquely qualified with capability not found elsewhere.
- ☐ Urgency due to public safety, serious financial injury or other. (explain)
- ☐ The procurement is of such a specialized nature that by virtue of experience, expertise, proximity or ownership of intellectual property
- ☐ Lack of acceptable quotes or bids.
- ☐ Product compatibility or the standardization of a product.
- ☐ Continuation of a phased project.
- ☐ Proposal development is uneconomical.

Department: *Wausau Police Department*

Preparer: *Matthew Barnes*

Vendor Name: *All City Management Services*

Expected amount of purchase or contract: *\$168,181.00*

Department Head Signature:



Date: *07/25/2023*

Finance Director Signature:

Date:

Client Worksheet 2023 - 2024

City of Wausau
515 Grand Avenue
Wausau, WI 54403

TOTAL PROJECTED HOURS	5,580.00	TOTAL ANNUAL PROJECTED COST	\$168,181.20
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AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the "Agreement") is dated June 30, 2023 and is between the CITY OF WAUSAU (hereinafter called the "City"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a period commencing on or around July 1, 2023 and ends on June 30, 2024 and for such term thereafter as the parties may agree upon by written amendment to this contract. Service shall begin on a best availability basis until such a time as Contractor has hired, trained and deployed Crossing Guards to all sites requested by the City. Contractor shall update City as to personnel ready to deploy. City agrees to provide site locations for Contractor to then assign and deploy Crossing Guards. Contractor shall assume liability for only those sites agreed to by both Contractor and the City by written amendment stating effective date of assignment.
2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a "Crossing Guard". Contractor will perform criminal background checks and confirm employment eligibility through E-Verify on all prospective personnel. The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the City. Contractor shall make every reasonable effort to maintain stability and continuity of Contractor's staff assigned to perform the services required under this Agreement. Contractor shall make every reasonable effort to hire City's current Crossing Guards that are found to meet Contractor's established hiring guidelines.
3. The City's representative in dealing with the Contractor shall be designated by the City of Wausau.
4. The City shall determine the locations where Crossing Guards shall be furnished and the number of Crossing Guards to be furnished at each location by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.
5. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement. Effective November 1, 2021 if Contractor fails to provide services to a location where Crossing Guards are required, when school is in session as specified by adopted school calendars for Wausau School District, the Contractor shall pay or credit to City Thirty-five Dollars (\$35.00), per shift/report, per person, per location that is staffed by City

personnel. It is understood this penalty will be assessed in the interest of assuring that each location has the required coverage at all times during the period of this Agreement.

6. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the provisions of this Agreement and all applicable laws of the state and municipality in which the Services are to be performed.
7. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state and municipality in which the Services are to be performed and best practices pertaining to general pedestrian safety in school crossing areas.
8. Crossing Guard Services (the “Services”) shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under City’s jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.
9. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand held Stop signs and any other safety equipment which may be necessary.
10. The Contractor shall at all times provide workers' compensation insurance covering its employees in accordance with the laws and statutory limits of the State of Wisconsin. The Contractor shall further provide and maintain commercial general and automotive liability insurance for Crossing Guard activities. The Contractor will provide to the City a Certificate of Insurance naming the City and its officials, officers and employees as additional insureds together with an additional insured endorsement signed by the insurer’s representative. Such insurance shall include commercial general and automobile liability with a combined single limit of not less than \$1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the City, its officers, agents and interest of the City. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice has been given to the City.
11. Contractor agrees to defend, indemnify and hold harmless the City, its officers, employees, agents elected and appointed officials and representatives, from and against any and all actions, suits, claims for damages to persons or property, judgements, penalties, obligations, debts, demands, charges or liabilities (each a “Claim” and collectively, the “Claims”) that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the negligent acts or omissions, or willful misconduct, of Contractor, its agents, employees, subcontractors, representatives or invitees.
 - a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.

- b) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.
 - c) In the event that a court determines that liability for any Claim was caused or contributed to by the negligent act or omission or the willful misconduct of City, liability will be apportioned between Contractor and City based upon the parties' respective degrees of culpability, as determined by the court, and Contractor's duty to indemnify City will be limited accordingly.
 - d) Notwithstanding anything to the contrary contained herein, Contractor's indemnification obligation to City for Claims under this Agreement will be limited to the maximum combined aggregate of Contractor's general liability and umbrella insurance policies in the amount of \$6,000,000 (Six Million Dollars).
- 12. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.
 - 13. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the City.
 - 14. The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty Dollars and Fourteen Cents **(\$30.14)** per hour, per Crossing Guard during the term. Based on a minimum of fifteen (15) sites and upon a projected (5,580) hours of service the cost shall not exceed One Hundred and Sixty-eight Thousand, One Hundred and Eighty-one Dollars (\$168,181.00) per year, unless Contractor fails to perform service.
 - 15. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice.
 - 16. Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide City with 60 days-notice of its request to increase pricing. City agrees to review and respond to said notice within 30 days of receipt.
 - 17. The City shall have an option to renew this Agreement. In the event this Agreement is extended beyond the end of the term set forth above, the compensation and terms for the Services shall be established by mutual consent of both parties.
 - 18. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and

signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

CITY

CONTRACTOR

City of Wausau

All City Management Services, Inc.

By _____
Signature

By _____
D. Farwell, Corporate Secretary

Print Name and Title

Date _____

Date _____



Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Memorandum

From: Anne Jacobson

To: Finance Committee

Date: August 15, 2023

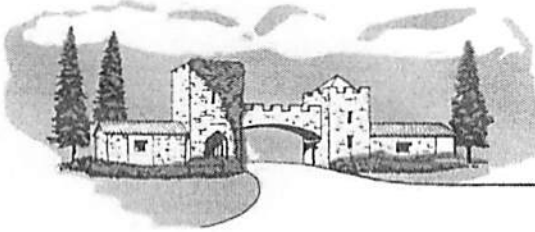
Re: Withdrawal of Funds from Wausau Cemetery Perpetual Trust Fund

Purpose: To review a request from the Wausau Cemetery Association for a distribution of funds for ongoing maintenance.

Facts: The Wausau Cemetery Association has submitted a request for a \$50,000 draw from the Wausau Cemetery Perpetual Trust fund. The Cemetery is looking to utilize the funds for ongoing maintenance.

Please see the attached staff memo from June 2, 2020 for the history of the fund.

Recommendation: Approval.



Pine Grove Cemetery

WAUSAU CEMETERY ASSOCIATION

1501 GRAND AVENUE
WAUSAU, WISCONSIN 54403

TELEPHONE 842-4560
(AREA CODE 715)

August 2, 2023

Maryanne Groat
Finance Director
City of Wausau
407 Grant Street
Wausau, WI 54403

Ms. Groat:

The Wausau Cemetery Association requests permission to take a distribution from its Perpetual Care Trust Account for purposes of sustaining the financial needs of Pine Grove Cemetery on Grand Avenue in Wausau. The trust balance as of August 1st, 2023, was \$751,940 and is administered by Associated Bank with headquarters on Stewart Avenue in Wausau. The immediate need would be in the neighborhood of \$50,000, but the WCA could discuss options for more should it be decided to determine an amount useful for a longer term.

I understand that you are currently on vacation. I will contact you by phone or in person early next week to set a time for a meeting with you and representatives from the cemetery association. I am including with this letter a copy of the agreement that was amended in June of 2020 when we last asked for a distribution to pay for some equipment. My interpretation of that amended agreement allows city officials to grant or reject our request without going through the finance committee or the city council, but those bodies would likely be informed. The trust belongs to the WCA but the trust was set up to protect the city's potential interest, should it end up controlling the cemetery, by giving it the power of permission for the cemetery to access its account.

I hope a meeting can be set up next week.

Regards,

Allan G. Solomonson, President

alsolo@charter.net phone 715-842-7672

FIRST AMENDMENT

AGREEMENT

This First Amendment to that Agreement (this "Amendment") is made as of this 11th day of June, 2020 by and between CITY OF WAUSAU, a Wisconsin municipal corporation, ("CITY") and Associated Trust Company, N.A., ("TRUSTEE").

- A. CITY and TRUSTEE are parties to that certain Agreement dated October 5, 2015 (the "Agreement"). Pursuant to Paragraph 4.(c) of the Agreement provides that the Trustee disburse directly to the Wausau Cemetery Association annually, the net income of the Trust as determined on December 31 of each year. Sub. (d) provides that "the Trustee may distribute principal from the Trust only as provided in Paragraph 11 or as otherwise permitted under applicable law." Paragraph 11 states "This Agreement may be modified by the City upon giving sixty (60) days' notice to the Trustee; provided, however, that such modifications must be acceptable to the Trustee."
- B. CITY and TRUSTEE desire to amend the Agreement to alter and add certain provisions thereof on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and TRUSTEE agree as follows:

1. Paragraph 4. (d) shall be amended to read as follows:

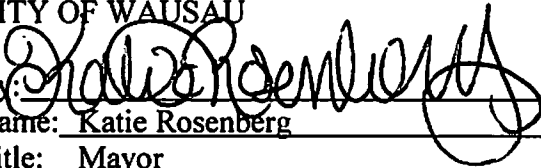
The Trustee may distribute principal from the Trust, upon the written request of the Wausau Cemetery Association, on a case-by-case basis, so long as the City of Wausau consents to such distribution.

2. Amendment may be executed in any number of counterparts, all of which are considered one and the same Amendment notwithstanding that all parties hereto have not signed the same counterpart. Signatures of this Amendment which are transmitted by either or both electronic or telephonic means (including, without limitation, facsimile and email) are valid for all purposes.
3. CITY and TRUSTEE represent and warrant that each has the necessary approvals and authority to enter into this Amendment, and shall indemnify and hold each other harmless for any breach of this representation. CITY and TRUSTEE acknowledge and agree that this Amendment fulfills all requirements that the Agreement may only be amended in a signed writing.
4. Except for those provisions which are inconsistent with this Amendment and those terms, covenants and conditions for which performance has heretofore been completed, all other terms, covenants and conditions of the Agreement shall remain

unmodified and in full force and effect and CITY and TRUSTEE hereby ratify the Agreement, as amended hereby.

IN WITNESS WHEREOF, this Amendment is executed as of the date first written above.

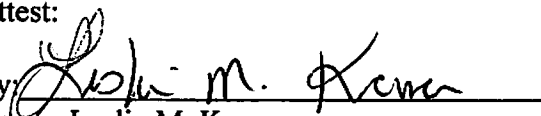
CITY OF WAUSAU

By: 

Name: Katie Rosenberg

Title: Mayor

Attest:

By: 

Name: Leslie M. Kremer

Title: City Clerk

ASSOCIATED TRUST COMPANY, N.A.

By: 

Name: Collin M. Ritzinger

Title: Fiduciary Officer & VP

FINANCE COMMITTEE

Date and Time: Tuesday, June 9, 2020 @ 5:15 pm., Council Chambers

Members Present Rasmussen, Martens, Herbst, and Watson, Ryan

Others Present: Groat, Rosenberg, Jacobson, Kremer, Bliven, Klein, Kujawa, Polley, Larson, Van Krey, Gary Gisselman

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The meeting was called to order by Chairperson, Lisa Rasmussen.

Minutes of the previous meeting(s). (5/26/20)

Motion by Watson second by Herbst, to approve the minutes of the meeting on 5/26/20. Motion carried 5-0.

Discussion and possible action regarding Municipal Court Software Acquisition

Groat stated the reason for presenting this is due to irregularity in the RFP process. She explained an RFP was sent to several companies inviting them to submit. Shortly prior to RFP deadline, a call was received from TIPSS software indicating they would not submit an RFP, as it is not something they are accustomed to doing. Groat felt it is in the City's best interest to get as many RFPs as possible. TIPSS was Municipal Court's first choice and is the most widely used software in Wisconsin. Municipal Court software is needed for many activities that are involved in the Municipal Court process. The current software does not have a lot of workflow built in so there is a lot of manual labor involved. TIPSS indicated they could not submit an RFP due to COVID and because they not accustomed to submitting proposals due to their widely known reputation in Wisconsin. Groat indicated she let them know they should submit some type of proposal to be considered. The proposal they submitted did not contain everything we normally request in an RFP, but we do have leeway in what we can accept. She noted TIPSS is located in Madison with an integration in the Wisconsin statewide system and uses the same payment system as the City of Wausau, which would also fit nicely into our workflow system.

Rasmussen commented the fact that a company is known in Wisconsin and has good references is a huge plus. She questioned if any benchmarks in the RFP were not met. Groat advised that all critical information requested was submitted so the proposal did not lack information that would be necessary to make a decision. Groat commented that IT and Municipal Court already had two demonstrations from TIPSS in the past and it has been a company we have wanted to work with for quite some time.

Motion by Ryan, second by Herbst to recommend we move ahead with contracting with Titan Public Safety Solutions Inc. for the TIPSS software. Motion carried 5-0.

Discussion and possible action on amendment to agreement between City of Wausau and Associated Trust Company, N.A. and withdrawal of funds from Wausau Cemetery Perpetual Trust fund

Rasmussen stated the City of Wausau has operated as the flow through under this Agreement for quite some time for the maintenance and care of Pine Grove Cemetery. The request is to make a principal withdrawal for equipment needed.

Motion by Martens and second by Watson to approve the amendment to agreement and withdrawal of funds. Motion carried 5-0.

Discussion and possible action on Intergovernmental Agreement for Law Enforcement Services for the two0two0 Democratic National Convention in Milwaukee, Wisconsin

Rasmussen stated in the spirit of mutual aid, police departments from throughout the state are asked to send help. Deb Ryan expressed she understands that salary and travel expenses are covered by the City of Milwaukee for any officers we would send, but wondered if that includes overnight accommodations. Lt. John Phillips of the City of Wausau Police Department stated there would be zero fiscal impact because the Milwaukee Police Department is covering housing and meals as well.

Motion by Ryan, second by Herbst to recommend entering into the Intergovernmental Agreement. Motion carried 5-0.

Discussion and possible action regarding Budget modification for two019 Townline Road Project

Ryan questioned why Canadian National Railroad would not be responsible for taking care of the section of track at this location. Lindman explained that the majority of cost for improvements and maintenance to railways within city limits does fall upon the City.

Motion by Martens and second by Watson to approve the Budget modification. Motion carries 5-0.



Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

TO: Members of the Finance Committee and Common Council
FROM: Anne Jacobson, City Attorney *AJ*
DATE: June 2, 2020
RE: Cemetery Trust Fund Agreement

Purpose: To review a request from the Wausau Cemetery Association for a distribution of principal for maintenance equipment costs.

Background: The City needs to amend its agreement with the Wausau Cemetery Association if it is to allow distributions from principal.

On June 19, 1968, the City of Wausau and Wisconsin Valley Trust Company, as Trustee, entered into an agreement establishing a trust known as the "City of Wausau Cemetery Perpetual Care." The City delivered assets to the Trustee to be invested and managed and the income returned to the City to be disbursed to the Cemetery Association for the perpetual maintenance and care of the Pine Grove Cemetery. The Investment Committee of the Common Council maintained control over the sale of delivered securities and the investment in anything other than fixed income securities. The agreement had no term, and 60 days' notice to the other party was required for modification or termination.

On August 8, 2000, the City approved a new agreement with M & I Trust Company, renaming the trust "Wausau Cemetery Perpetual Care," and making other revisions not germane to this request.

On September 11, 2001, the City approved an agreement between the City and the Wausau Cemetery Association for lease of a snow disposal site, as the Association was seeking annual financial assistance from the city at that time. Given that municipalities are required to take control of cemeteries, pursuant to Wis. Stats. §157.115, that have been abandoned or for which a cemetery authority has failed to manage or care, the Council authorized payment to the Cemetery Association for 2001-2002 of \$40,000 with an annual increase based upon CPI.

In March of 2015, the administrator of the trust at BMO Harris (successor to M & I) was retiring and they planned to continue charging the Association \$5,000 as their fee to manage the trust, but wanted to exit the market. According to the terms of the agreement, the City is to name the successor trustee. Therefore, on June 10, 2015, the City approved an agreement with Associated Trust Company, N.A., and made revisions to the prior agreement's terms to comply with statutory requirements.

On April 28, 2015, the Finance Committee directed that quotes be obtained to manage this fund account and the request for quotes was sent to eleven firms. On June 4, 2015, only one firm had responded by the deadline – Associated Bank.

On June 10, 2015, the City approved Associated Bank, N.A., and Associated Trust Company, N.A., to be named the successor trustee to manage the trust known as the Wausau Cemetery Perpetual Care. They proposed to manage the account for an 0.84% administrative fee per annum, excluding the additional cost of holding mutual funds, internal to funds themselves, charged and retained by the fund companies.

Discussion: On May 20, 2020, I received the attached request from the President of the Wausau Cemetery Association, requesting the City authorize withdrawal of principal from the perpetual care fund, in the clarified amount of \$65,000, for repair and purchase of new equipment – a utility vehicle, replacement of mowers and other equipment, and to cover costs for replacing and improving safety equipment, replacing office flooring, and unexpected plumbing repairs.

Most of their operating funds come from the City's lease payment for the snow disposal site, which amount was just under \$60,000 last year. The perpetual care fund totaled \$700,000 as of 12/31/19, and last week, when I spoke with the trustee, the fund held \$678,000.

Paragraph 4.(c) of the Agreement provides that the Trustee disburse directly to the Wausau Cemetery Association annually, the net income of the Trust as determined on December 31 of each year. Sub. (d) provides that "the Trustee may distribute principal from the Trust *only as provided in Paragraph 11 or as otherwise permitted under applicable law.*" Paragraph 11 states "This Agreement may be modified by the City upon giving sixty (60) days' notice to the Trustee; provided, however, that such modifications must be acceptable to the Trustee."

The Trustee, Attorney Colin Retzinger, is agreeable to amending Paragraph 4. (d) to provide that "The Trustee may distribute principal from the Trust, upon the written request of the Wausau Cemetery Association, on a case-by-case basis, so long as the City of Wausau consents to such distribution."

Recommendation: Given the Cemetery Association's demonstrated stewardship of the City's annual lease payment and use to cover operating costs, and given the management and growth of the perpetual care fund, and the Association's deferred maintenance equipment repair and/or replacement, the Trustee felt the fund could handle a \$65,000

withdrawal of principal on this occasion for demonstrated needs, but will need the City's consent.

Attached: Agreement, Perpetual Care Fund request

Maryanne Groat
Finance Director
City of Wausau
City Hall
407 Grant Street
Wausau, WI 54403

Re: Wausau Cemetery Association and Pine Grove Cemetery
Perpetual Care Fund

Dear Ms. Groat:

I am writing as the president of the Wausau Cemetery Association. As you know, our Board is responsible for overseeing and maintaining Pine Grove Cemetery.

I am sure that you are also aware that the past six months have been a trying time for our Board, as we have worked to return a semblance of working order to the cemetery after the tragic murder of our manager, Patty Grimm, on October 2, 2019. Our operation seems to be working smoothly now, first with our interim manager Pat Haskins and continuing with the hiring of a new manager, Kaci Kalbes. We also have hired a foreman to replace Bill Buhse, who was severely injured in the tragic event.

As you also are aware, I am sure, the Association is in need of funds to replace old equipment that no longer can be repaired. Our crew has done an admirable job over the years of repairing the equipment over and over in order to delay the purchase of new equipment, but we have reached the point where that is no longer possible. We are currently in need of a utility vehicle to haul dirt and other material back and forth from grave sites. We have gotten along with using our back hoe for this purpose, but it definitely is not a satisfactory solution. We also need to replace some mowers and other equipment. Since October we have also had to replace and improve safety equipment, replace office flooring, arrange for unscheduled plumbing repairs. We are hoping that a fundraising effort by a local citizen may aid us in our efforts, but these efforts are in their infancy and success is not assured.

As you are aware, we receive funds from the City of Wausau through the current lease agreement, which we greatly appreciate and rely upon. Last year these funds totaled just under \$60,000. Most of our operating funds come out of this amount. Of course, we do receive funds from burial fees and grave sales, but we cannot rely on a great amount from this source. We also have the perpetual care fund required by statute that is on deposit at Associated Bank. We are restricted to accessing the yearly interest from this fund, and are unable to withdraw funds from it on our own volition. However, Associated Bank has informed us that the City of Wausau can give its permission to withdraw such funds. On behalf of our board, I would like to ask you to authorize such a withdrawal. An amount of \$50,000 to \$70,000 to be withdrawn in lump sum or incrementally would allow us much leeway in

replacing our equipment, all of which would come under the definition of perpetual care. As of December 31, 2019, the fund totaled about \$700,000.

I would suggest that we set up a meeting, whether in person at some point, by telephone, or by videoconference, with you and some members of our board along with our new manager, Kaci Kolbes, at a date satisfactory to you. Unfortunately, I cannot meet in the near future as I am recovering from a broken knee cap that has compromised my mobility. Of course, if you are familiar with the issue and desire to give permission forthwith, there would be no need for a meeting. Please call me at 715-842-7672 (alsolo@charter.net) or Kaci at the cemetery office, 715-842-4560 (wausaucemetery@gmail.com).

Thank you very much for considering our request. I look forward to hearing from you.

A handwritten signature in black ink, appearing to read "Allan G. Solomonson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Allan G. Solomonson, president
Wausau Cemetery Association

August 17, 2023

SALE DAY REPORT FOR:

City of Wausau, Wisconsin

**\$11,170,000 General Obligation Promissory Notes,
Series 2023B**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Philip Cosson,
Senior Municipal Advisor

Brian Roemer,
Municipal Advisor

Jon Cameron,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: For public purposes, including paying the cost of street, sidewalk, storm water and parking ramp improvement projects, tax incremental district projects, improvements to motor pool facilities and other capital improvements (collectively, the "Project").

RATING: Moody's Investor's Service "Aa3"

NUMBER OF BIDS: 9

LOW BIDDER: Raymond James & Associates, Inc., St. Petersburg, Florida

COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

LOW BID:* 3.5170%

HIGH BID: 3.6651%

Summary of Sale Results:	
Principal Amount*:	\$11,170,000
Underwriter's Discount:	\$108,908
Reoffering Premium:	\$723,550
True Interest Cost:	3.5170%
Costs of Issuance:	\$75,727
Yields:	3.12%-3.54%
Total Net P&I	\$13,463,778

NOTES: Bond Trust Services Corporation, Roseville, Minnesota will serve as Paying Agent on the Notes.

The Notes maturing April 1, 2031, and thereafter are callable April 1, 2030, or any date thereafter.

CLOSING DATE: September 7, 2023

**DESIGNATED
OFFICIAL ACTION:** Award the sale of \$11,170,000 General Obligation Promissory Notes, Series 2023B.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Tax Impact Schedule
- Rating Report
- BBI Graph

BID TABULATION

\$11,170,000 General Obligation Promissory Notes, Series 2023B

City of Wausau, Wisconsin

SALE: August 17, 2023

AWARD: RAYMOND JAMES & ASSOCIATES, INC.

Rating: Moody's Investor's Service "Aa3"

Tax Exempt - Non-Bank Qualified

NAME OF BIDDER	MATURITY (April 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
RAYMOND JAMES & ASSOCIATES, INC. St. Petersburg, Florida	2024	5.000%	3.540%	\$11,786,591.35	\$2,301,121.98	3.5170%
Morgan Stanley	2025	5.000%	3.510%			
FHN Financial Capital Markets	2026	5.000%	3.360%			
Fidelity Capital Markets	2027	5.000%	3.240%			
UBS Financial Services Inc	2028	5.000%	3.190%			
Ramirez & Co., Inc.	2029	5.000%	3.170%			
Advisors Asset Management	2030	5.000%	3.140%			
AmericanVeteransGroup,PBC SDVOB	2031	5.000%	3.120%			
SumRidge Partners	2032	4.000%	3.260%			
	2033	4.000%	3.360%			
LOOP CAPITAL MARKETS Chicago, Illinois						3.5488%
TD SECURITIES (USA) LLC New York, New York						3.5600%
BAIRD Milwaukee, Wisconsin						3.5645%
HUNTINGTON SECURITIES, INC Chicago, Illinois						3.6170%
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio						3.6396%

* Subsequent to bid opening the individual maturity amounts were adjusted.
Adjusted Price - \$11,784,642.15 Adjusted Net Interest Cost - \$2,293,777.85

NAME OF BIDDER	MATURITY (April 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
JANNEY MONTGOMERY SCOTT LLC Philadelphia , Pennsylvania						3.6491%
STONEX FINANCIAL INC Atlanta, Georgia						3.6618%
J.P. MORGAN SECURITIES LLC New York, New York						3.6651%

Table 2 Capital Improvements Financing Plan

City of Wausau, WI

	Preliminary		FINAL		Preliminary		FINAL				
	2023		2023		2023		2023				
	G.O. Notes		G.O. Notes	Streets Portion	TID 8 Portion	TID 11 Portion	TID 12 Portion	Motor Pool Portion	Taxable G.O. Notes	Taxable G.O. Notes	TID 3 Portion
CIP Projects ¹											
Streets	3,491,300		3,491,300	3,491,300					-	-	
TID 8	2,550,000		2,550,000		2,550,000				-	-	
TID 11	2,400,000		2,400,000			2,400,000			-	-	
TID 12	2,500,000		2,500,000				2,500,000		-	-	
TID 3	-		-					150,000	1,200,000	1,200,000	1,200,000
Motor Pool	150,000		150,000					150,000	-	-	
Additional Funds for Projects	-		113,886	39,788	23,080	22,607	27,938	473	-	-	
Subtotal Project Costs	11,091,300		11,205,186	3,531,088	2,573,080	2,422,607	2,527,938	150,473	1,200,000	1,200,000	1,200,000
CIP Projects ¹	11,091,300		11,205,186	3,531,088	2,573,080	2,422,607	2,527,938	150,473	1,200,000	1,200,000	1,200,000
Premium											
Underwriter's Premium (built into rates)	0		(723,550)	(227,306)	(158,509)	(149,320)	(179,275)	(9,140)	0	0	0
Premium Dep. To Debt Service	0		614,642	192,986	133,500	125,774	154,705	7,678	0	0	0
Net Premium	0		(108,908)	(34,320)	(25,009)	(23,546)	(24,570)	(1,463)	0	0	0
Estimated Issuance Expenses	189,250		184,635	58,184	42,398	39,919	41,654	2,479	79,350	49,565	49,565
Municipal Advisor (Ehlers)	21,500		21,500	6,775	4,937	4,648	4,850	289	21,500	21,500	21,500
Bond Counsel	18,000		18,000	5,672	4,133	3,892	4,061	242	18,000	12,500	12,500
Disclosure Counsel	11,700		11,700	3,687	2,687	2,530	2,640	157	11,700	8,125	8,125
Rating Fee	25,500		23,850	7,516	5,477	5,156	5,381	320	14,500	2,650	2,650
Maximum Underwriter's Discount	111,700	9.75	108,908	34,320	25,009	23,546	24,570	1,463	12,800	4,113	4,113
Paying Agent	850		677	213	155	146	153	9	850	677	677
Subtotal Issuance Expenses	189,250		184,635	58,184	42,398	39,919	41,654	2,479	79,350	49,565	49,565
TOTAL TO BE FINANCED	11,280,550		11,280,913	3,554,952	2,590,469	2,438,980	2,545,022	151,489	1,279,350	1,249,565	1,249,565
Estimated Interest Earnings	(110,913)	4.00%	(110,913)	(34,952)	(25,469)	(23,980)	(25,022)	(1,489)	(461)	(461)	(461)
Assumed spend down (months)		3							1 week		
Rounding	363		-						1,111	896	896
NET BOND SIZE	11,170,000		11,170,000	3,520,000	2,565,000	2,415,000	2,520,000	150,000	1,280,000	1,250,000	1,250,000

Notes:

1) Project Total Estimates

Table 3
Allocation of Debt Service - 2023 G.O. Notes
City of Wausau, WI

Year Ending	Streets Portion					TID 8 Portion					TID 11 Portion					TID 12 Portion					Motor Pool Portion					Year Ending	Totals			
	Principal	Rates	Interest	Pre. Dep. To D.S.	Total	Principal	Rates	Interest	Pre. Dep. To D.S.	Total	Principal	Rates	Interest	Pre. Dep. To D.S.	Total	Principal	Rates	Interest	Pre. Dep. To D.S.	Total	Principal	Rates	Interest	Pre. Dep. To D.S.	Total		Principal (4/1)	Interest	Pre. Dep. To D.S.	Total
2023					0					0					0					0					0	2023				
2024	200,000	5.00%	173,880	(173,880)	200,000	205,000	5.00%	125,382	(125,382)	205,000	190,000	5.00%	118,023	(118,023)	190,000	0	5.00%	126,933	(126,933)	0	10,000	5.00%	7,377	(7,377)	10,000	2024	605,000	551,595	(551,595)	605,000
2025	225,000	5.00%	152,075	(19,106)	357,969	225,000	5.00%	106,475	(8,118)	323,357	210,000	5.00%	100,350	(7,750)	302,600	0	5.00%	119,000	(27,771)	91,229	15,000	5.00%	6,275	(301)	20,974	2025	675,000	484,175	(63,047)	1,096,128
2026	350,000	5.00%	137,700		487,700	235,000	5.00%	94,975		329,975	220,000	5.00%	89,600		309,600	275,000	5.00%	112,125		387,125	15,000	5.00%	5,525		20,525	2026	1,095,000	439,925	0	1,534,925
2027	365,000	5.00%	119,825		484,825	245,000	5.00%	82,975		327,975	230,000	5.00%	78,350		308,350	285,000	5.00%	98,125		383,125	15,000	5.00%	4,775		19,775	2027	1,140,000	384,050	0	1,524,050
2028	370,000	5.00%	101,450		471,450	255,000	5.00%	70,475		325,475	235,000	5.00%	66,725		301,725	300,000	5.00%	83,500		383,500	15,000	5.00%	4,025		19,025	2028	1,175,000	326,175	0	1,501,175
2029	380,000	5.00%	82,700		462,700	260,000	5.00%	57,600		317,600	245,000	5.00%	54,725		299,725	310,000	5.00%	68,250		378,250	15,000	5.00%	3,275		18,275	2029	1,210,000	266,550	0	1,476,550
2030	390,000	5.00%	63,450		453,450	270,000	5.00%	44,350		314,350	255,000	5.00%	42,225		297,225	320,000	5.00%	52,500		372,500	15,000	5.00%	2,525		17,525	2030	1,250,000	205,050	0	1,455,050
2031	410,000	5.00%	43,450		453,450	280,000	5.00%	30,600		310,600	265,000	5.00%	29,225		294,225	330,000	5.00%	36,250		366,250	15,000	5.00%	1,775		16,775	2031	1,300,000	141,300	0	1,441,300
2032	415,000	4.00%	24,900		439,900	290,000	4.00%	17,800		307,800	275,000	4.00%	17,100		292,100	345,000	4.00%	21,100		366,100	15,000	4.00%	1,100		16,100	2032	1,340,000	82,000	0	1,422,000
2033	415,000	4.00%	8,300		423,300	300,000	4.00%	6,000		306,000	290,000	4.00%	5,800		295,800	355,000	4.00%	7,100		362,100	20,000	4.00%	400		20,400	2033	1,380,000	27,600	0	1,407,600
Total	3,520,000		907,730	(192,986)	4,234,744	2,565,000		636,632	(133,500)	3,068,132	2,415,000		602,123	(125,774)	2,891,350	2,520,000		724,883	(154,705)	3,090,179	150,000		37,052	(7,678)	179,374	Total	11,170,000	2,906,420	(614,642)	13,463,778

Notes:

Preliminary Difference	11,170,000	2,308,636	0	13,478,636
	0	599,784	(614,642)	(14,858)

Table 4
Financing Plan Tax Impact
City of Wausau, WI

Year Ending	Existing Debt													2023 G.O. Notes 11,170,000 Dated: 9/7/2023 Total Principal and Interest		2023 Taxable G.O. Notes 1,250,000 Dated: 9/7/2023 Total Principal and Interest		Proposed Debt				Debt Service Levy		Taxes			Year Ending
	Total Debt Payments	G.O. Debt Expense	Less: TID 3	Less: TID 6	Less: TID 7	Less: TID 8	Less: TID 10	Less: TID 11	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT) - 1%	Tax Rate Per \$1,000 Home	Annual Taxes \$300,000 Home	Less: TID 8	Less: TID 11	Less: TID 12	Less: TID 3	Total Net Debt Service Levy	Levy Change From Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing					
2023	11,566,269	0	(1,841,955)	(2,799,375)	(40,600)	(688,361)	(141,029)	(912,163)	4,368,412		3,188,374,300	\$1.37	\$411.03	0					4,368,412	(72,309)	\$1.37	\$411	\$0.00	2023			
2024	11,066,348	0	(1,844,572)	(2,603,200)	0	(702,548)	(143,210)	(911,305)	4,086,102	(282,309)	3,220,258,043	\$1.27	\$380.66	605,000	256,827	(205,000)	(190,000)	0	(256,827)	4,296,102	(72,309)	\$1.33	\$400	\$20	2024		
2025	10,724,818	0	(1,837,951)	(2,587,925)	0	(688,011)	(140,210)	(912,310)	3,793,305	(292,797)	3,252,460,623	\$1.17	\$349.89	1,096,128	290,895	(323,357)	(302,600)	(91,229)	(290,895)	4,172,248	(123,854)	\$1.28	\$385	\$35	2025		
2026	8,764,467	0	(3,196,413)	0	0	(409,925)	(136,910)	(912,408)	3,350,336	(442,969)	3,284,985,230	\$1.02	\$305.97	288,150	288,150	(329,975)	(309,600)	(387,125)	(288,150)	3,858,561	(313,687)	\$1.17	\$352	\$46	2026		
2027	6,348,726	0	(1,542,180)	0	0	(406,975)	(138,235)	(917,875)	2,980,636	(369,700)	3,317,835,082	\$0.90	\$269.51	290,228	290,228	(327,975)	(308,350)	(383,125)	(290,228)	3,485,236	(373,325)	\$1.05	\$315	\$46	2027		
2028	6,035,079	0	(1,545,370)	0	0	(403,925)	(139,410)	(918,373)	2,664,486	(316,150)	3,351,013,433	\$0.80	\$238.54	291,840	291,840	(325,475)	(301,725)	(383,500)	(291,840)	3,154,961	(330,275)	\$0.94	\$282	\$44	2028		
2029	5,758,373	0	(1,536,970)	0	0	(400,663)	(140,435)	(912,520)	2,404,068	(260,419)	3,384,523,567	\$0.71	\$213.09	1,476,550	0	(317,600)	(299,725)	(378,250)	0	2,885,043	(269,919)	\$0.85	\$256	\$43	2029		
2030	5,062,726	0	(1,423,600)	0	0	(149,688)	(111,705)	(905,648)	2,108,526	(295,541)	3,418,368,803	\$0.62	\$185.05	1,455,050	0	(314,350)	(297,225)	(372,500)	0	2,579,501	(305,541)	\$0.75	\$226	\$41	2030		
2031	3,918,138	0	(923,613)	0	0	(52,113)	0	(902,813)	1,716,138	(392,388)	3,452,552,491	\$0.50	\$149.12	1,441,300	0	(310,600)	(294,225)	(366,100)	0	2,186,363	(393,138)	\$0.63	\$190	\$41	2031		
2032	2,199,849	0	0	0	0	(40,650)	0	(492,655)	1,343,239	(372,899)	3,487,078,016	\$0.39	\$115.56	1,422,000	0	(307,800)	(292,100)	(366,100)	0	1,799,239	(387,124)	\$0.52	\$155	\$39	2032		
2033	1,688,900	0	0	0	0	0	0	(490,408)	870,740	(472,499)	3,521,948,796	\$0.25	\$74.17	1,407,600	0	(306,000)	(295,800)	(362,100)	0	1,314,440	(484,799)	\$0.37	\$112	\$38	2033		
2034	1,523,798	0	0	0	0	0	0	(492,568)	704,475	(166,265)	3,557,168,284	\$0.20	\$59.41	0	0	0	0	0	0	704,475	(609,965)	\$0.20	\$59	\$0	2034		
2035	1,514,916	0	0	0	0	0	0	(489,244)	700,325	(4,150)	3,592,739,967	\$0.19	\$58.48	0	0	0	0	0	0	700,325	(4,150)	\$0.19	\$58	\$0	2035		
2036	822,745	0	0	0	0	0	0	0	499,225	(201,100)	3,628,667,366	\$0.14	\$41.27	0	0	0	0	0	0	499,225	(201,100)	\$0.14	\$41	\$0	2036		
2037	289,113	0	0	0	0	0	0	0	289,113	(210,113)	3,664,954,040	\$0.08	\$23.67	0	0	0	0	0	0	289,113	(210,113)	\$0.08	\$24	\$0	2037		
2038	291,550	0	0	0	0	0	0	0	291,550	2,438	3,701,603,580	\$0.08	\$23.63	0	0	0	0	0	0	291,550	2,438	\$0.08	\$24	\$0	2038		
2039	283,850	0	0	0	0	0	0	0	283,850	(7,700)	3,738,619,616	\$0.08	\$22.78	0	0	0	0	0	0	283,850	(7,700)	\$0.08	\$23	\$0	2039		
2040	0	0	0	0	0	0	0	0	0	(283,850)	3,776,005,812	\$0.00	\$0.00	0	0	0	0	0	0	0	(283,850)	\$0.00	\$0	\$0	2040		
2041	0	0	0	0	0	0	0	0	0	0	3,813,765,870	\$0.00	\$0.00	0	0	0	0	0	0	0	0	\$0.00	\$0	\$0	2041		
2042	0	0	0	0	0	0	0	0	0	0	3,851,903,529	\$0.00	\$0.00	0	0	0	0	0	0	0	0	\$0.00	\$0	\$0	2042		
Total	77,859,663	0	(15,692,662)	(7,990,500)	(40,600)	(3,942,857)	(1,091,144)	(10,170,286)	32,454,526					13,463,778	1,417,939	(3,068,132)	(2,891,350)	(3,090,179)	(1,417,939)				392	Total			

Notes:

Table 5**General Obligation Debt Capacity Analysis - Impact of Financing Plan***City of Wausau, WI*

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	Combined Principal Existing & Proposed					Year Ending
2022	3,680,737,900	184,036,895	69,854,779	38%			\$69,854,779	38%	\$114,182,116	2022
2023	3,717,545,279	185,877,264	59,814,779	32%	11,170,000	1,250,000	\$72,234,779	39%	\$113,642,485	2023
2024	3,754,720,732	187,736,037	50,144,779	27%	10,565,000	1,055,000	\$61,764,779	33%	\$125,971,258	2024
2025	3,792,267,939	189,613,397	40,569,779	21%	9,890,000	810,000	\$51,269,779	27%	\$138,343,618	2025
2026	3,830,190,618	191,509,531	32,760,000	17%	8,795,000	555,000	\$42,110,000	22%	\$149,399,531	2026
2027	3,868,492,525	193,424,626	27,170,000	14%	7,655,000	285,000	\$35,110,000	18%	\$158,314,626	2027
2028	3,907,177,450	195,358,872	21,750,000	11%	6,480,000	0	\$28,230,000	14%	\$167,128,872	2028
2029	3,946,249,224	197,312,461	16,470,000	8%	5,270,000	0	\$21,740,000	11%	\$175,572,461	2029
2030	3,985,711,717	199,285,586	11,760,000	6%	4,020,000	0	\$15,780,000	8%	\$183,505,586	2030
2031	4,025,568,834	201,278,442	8,090,000	4%	2,720,000	0	\$10,810,000	5%	\$190,468,442	2031
2032	4,065,824,522	203,291,226	6,065,000	3%	1,380,000	0	\$7,445,000	4%	\$195,846,226	2032
2033	4,106,482,767	205,324,138	4,505,000	2%	0	0	\$4,505,000	2%	\$200,819,138	2033
2034	4,147,547,595	207,377,380	3,075,000	1%			\$3,075,000	1%	\$204,302,380	2034
2035	4,189,023,071	209,451,154	1,620,000	1%			\$1,620,000	1%	\$207,831,154	2035
2036	4,230,913,302	211,545,665	830,000	0%			\$830,000	0%	\$210,715,665	2036
2037	4,273,222,435	213,661,122	560,000	0%			\$560,000	0%	\$213,101,122	2037
2038	4,315,954,659	215,797,733	280,000	0%			\$280,000	0%	\$215,517,733	2038
2039	4,359,114,206	217,955,710	0	0%			\$0	0%	\$217,955,710	2039
2040	4,402,705,348	220,135,267	0	0%			\$0	0%	\$220,135,267	2040
2041	4,446,732,401	222,336,620		0%			\$0	0%	\$222,336,620	2041

Notes:



Rating Action: Moody's removes negative outlook on Wausau, WI and affirms Aa3 issuer and GO; assigns Aa3 to GO notes

15 Aug 2023

New York, August 15, 2023 – Moody's Investors Service has assigned a Aa3 to the City of Wausau, WI's General Obligation Promissory Notes, Series 2023B and Taxable General Obligation Promissory Notes, Series 2023C. The two series have expected par amounts of \$11.2 million and \$1.3 million, respectively. Moody's also affirmed the city's Aa3 issuer rating and Aa3 rating on outstanding general obligation unlimited tax (GOULT) debt, water revenue debt and sewer revenue debt. Following the sale, the city will have about \$72 million in GOULT debt, \$46 million in debt pledged with water revenue and \$90 million debt pledged with sewer revenue. The negative outlook has been removed.

RATINGS RATIONALE

The Aa3 issuer rating reflects the city's role as a regional economic hub in north central Wisconsin (Aa1 stable) and its growing revenue base. The city benefits from a solid full value per capita, though other economic indicators including resident income levels and economic growth fall below the median for similarly rated peers. Financial reserves are adequate and somewhat muted from outstanding advances from the general fund to tax increment districts (TIDs) that are being repaid as increment becomes available. Fixed costs and long-term liabilities are elevated, driven by debt to support utility upgrades. The city's growing revenue base, particularly a significant water rate increase implemented in July 2023, will help to moderate the leverage ratio over the next several years.

The Aa3 GOULT rating is the same level as the issuer rating because of the city's full faith and credit pledge and availability of an unlimited property tax for debt service.

The Aa3 water revenue rating reflects the water enterprise's modest operating size, solid cash position and strong asset condition. The customer income profile and the ratio of debt to operating revenue is moderate. Annual debt service coverage in fiscal 2022 (year-end Dec. 31) was strong but will narrow considerably in 2023 to levels near the rate covenant once debt service begins on the system's new state drinking water fund loans. Coverage and cash will improve materially in 2024, the first full year following a significant rate increase that went into effect in the middle of 2023. The rating also incorporates certain limitations on rate increases, which are subject to approval by the Wisconsin Public Service Commission, and solid legal provisions.

The Aa3 sewer revenue rating reflects the sewer enterprise's modest operating size, solid cash position and strong asset condition. The customer income profile is moderate and the ratio of debt to operating revenue is elevated following a large issuance to upgrade the system's treatment plant. Annual debt service coverage is currently solid but will narrow considerably in 2023 as debt service ramps up on the system's new state clean water fund loans and will be near the rate covenant. The rating also incorporates the system's independent rate setting authority, track record of increasing rates and solid legal provisions.

RATING OUTLOOK

Moody's does not typically assign ratings to local government issuers with this amount of debt.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- Improvement of economic indicators to levels on par with higher rated peers (issuer and GOULT)

- Material increases in reserves (issuer and GOULT)
- Reduction in long-term liabilities and fixed costs (issuer and GOULT)
- Significant expansion and diversification of the customer base (water and sewer)
- Sustained improvement of debt service coverage (water and sewer)
- Moderation of system leverage (water and sewer)

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- Deterioration of available fund balance or liquidity (issuer and GOULT)
- Significant growth in overall leverage or fixed costs (issuer and GOULT)
- Further deterioration of debt service coverage (water and sewer)
- Material increase in system leverage (water and sewer)

LEGAL SECURITY

The Series 2023B and 2023C promissory notes and outstanding GOULT bonds and notes are general obligations of the city supported by the city's full faith and credit pledge to levy ad valorem property taxes to pay debt service unlimited as to rate or amount.

The water enterprise's water revenue bonds are secured by the net revenues of the city's water utility system.

The sewer enterprise's sewer revenue bonds are secured by the net revenues of the city's sewer utility system.

USE OF PROCEEDS

Proceeds from the Series 2023B notes will finance various capital improvements including street, sidewalk, storm water and certain TID projects. Proceeds from the series 2023C notes will finance acquisition of land in one of the city's TIDs.

PROFILE

The City of Wausau encompasses 20 square miles and serves as the county seat of Marathon County (Aa1), in northcentral Wisconsin. The city provides a full range of municipal services, including public safety, public works and municipal utilities, to an estimated population of about 39,000.

The water enterprise primarily serves nearly 30,000 customers within the city of Wausau and the former Village of Brokaw, which is now a part of the Village of Maine. Water is supplied from six groundwater wells, four clean water reservoirs and three elevated water tanks.

The sewer enterprise primarily serves over 15,000 customers within the cities of Wausau and Schofield. The system consists of a treatment facility and about 225 miles of sewer lines.

METHODOLOGY

The principal methodology used in the issuer and general obligation ratings was US Cities and Counties Methodology published in November 2022 and available at <https://ratings.moodys.com/rmc-documents/386953>. The principal methodology used in the revenue ratings was US Municipal Utility Revenue Debt Methodology published in April 2022 and available at <https://ratings.moodys.com/rmc-documents/386721>. Alternatively, please see the Rating

Methodologies page on <https://ratings.moodys.com> for a copy of these methodologies.

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For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found on <https://ratings.moodys.com/rating-definitions>.

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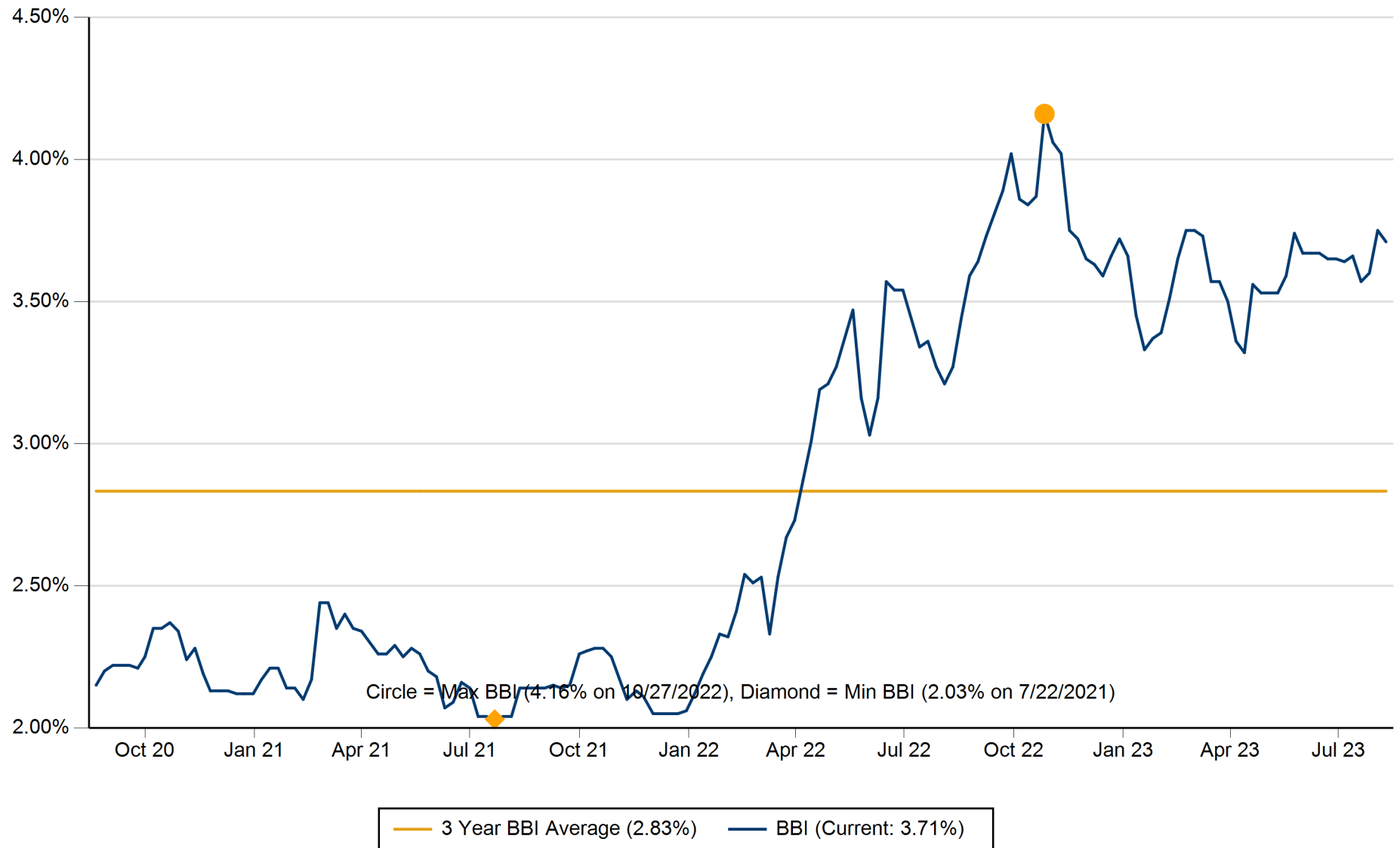
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3 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates August, 2020 - August, 2023



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer



August 17, 2023

SALE DAY REPORT FOR:

City of Wausau, Wisconsin

**\$1,250,000 Taxable General Obligation
Promissory Notes, Series 2023C**



Prepared by:

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Waukesha, WI 53188

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Municipal Advisor

Jon Cameron,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: For public purposes, including paying the cost of land acquisition in tax incremental districts (the "Project").

RATING: Moody's Investor's Service "Aa3"

NUMBER OF BIDS: 5

LOW BIDDER: Piper Sandler & Co., Chicago, Illinois

COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

LOW BID:* 5.0607%

HIGH BID: 5.3855%

Summary of Sale Results:	
Principal Amount*:	\$1,250,000
Underwriter's Discount:	\$4,113
True Interest Cost:	5.0554%
Costs of Issuance:	\$45,452
Yields:	4.80%-5.50%
Total P&I	\$1,417,939

NOTES: Bond Trust Services Corporation, Roseville, Minnesota will serve as Paying Agent on the Notes.

* Subsequent to bid opening, the issue size was decreased to \$1,250,000.00.

CLOSING DATE: September 7, 2023

DESIGNATED OFFICIAL ACTION: Award the sale of \$1,250,000 Taxable General Obligation Promissory Notes, Series 2023C.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Tax Impact Schedule
- Rating Report
- BBI Graph

BID TABULATION

\$1,280,000* Taxable General Obligation Promissory Notes, Series 2023C

City of Wausau, Wisconsin

SALE: August 17, 2023

AWARD: PIPER SANDLER & CO.

Rating: Moody's Investor's Service "Aa3"

Taxable - Non-Bank Qualified

NAME OF BIDDER	MATURITY (April 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
PIPER SANDLER & CO. Chicago, Illinois	2024	5.500%	5.500%	\$1,275,792.45	\$173,081.88	5.0607%
	2025	5.200%	5.250%			
	2026	5.000%	5.000%			
	2027	4.850%	4.850%			
	2028	4.800%	4.800%			
BAIRD Milwaukee, Wisconsin						5.1040%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota						5.1335%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin						5.2314%
BERNARDI SECURITIES, INC. Chicago, Illinois						5.3855%

* Subsequent to bid opening the issue size was decreased to \$1,250,000.

Adjusted Price - \$1,245,886.57 Adjusted Net Interest Cost - \$172,052.76 Adjusted TIC - 5.0554%

Table 2 Capital Improvements Financing Plan

City of Wausau, WI

	Preliminary 2023		FINAL 2023						Preliminary 2023		FINAL 2023	
	G.O. Notes		G.O. Notes	Streets Portion	TID 8 Portion	TID 11 Portion	TID 12 Portion	Motor Pool Portion	Taxable G.O. Notes		Taxable G.O. Notes	TID 3 Portion
CIP Projects¹												
Streets	3,491,300		3,491,300	3,491,300					-		-	
TID 8	2,550,000		2,550,000		2,550,000				-		-	
TID 11	2,400,000		2,400,000			2,400,000			-		-	
TID 12	2,500,000		2,500,000				2,500,000		-		-	
TID 3	-		-					150,000	1,200,000		1,200,000	1,200,000
Motor Pool	150,000		150,000					150,000	-		-	
Additional Funds for Projects	-		113,886	39,788	23,080	22,607	27,938	473	-		-	
Subtotal Project Costs	11,091,300		11,205,186	3,531,088	2,573,080	2,422,607	2,527,938	150,473	1,200,000		1,200,000	1,200,000
CIP Projects¹	11,091,300		11,205,186	3,531,088	2,573,080	2,422,607	2,527,938	150,473	1,200,000		1,200,000	1,200,000
Premium												
Underwriter's Premium (built into rates)	0		(723,550)	(227,306)	(158,509)	(149,320)	(179,275)	(9,140)	0		0	0
Premium Dep. To Debt Service	0		614,642	192,986	133,500	125,774	154,705	7,678	0		0	0
Net Premium	0		(108,908)	(34,320)	(25,009)	(23,546)	(24,570)	(1,463)	0		0	0
Estimated Issuance Expenses	189,250		184,635	58,184	42,398	39,919	41,654	2,479	79,350		49,565	49,565
Municipal Advisor (Ehlers)	21,500		21,500	6,775	4,937	4,648	4,850	289	21,500		21,500	21,500
Bond Counsel	18,000		18,000	5,672	4,133	3,892	4,061	242	18,000		12,500	12,500
Disclosure Counsel	11,700		11,700	3,687	2,687	2,530	2,640	157	11,700		8,125	8,125
Rating Fee	25,500		23,850	7,516	5,477	5,156	5,381	320	14,500		2,650	2,650
Maximum Underwriter's Discount	111,700	9.75	108,908	34,320	25,009	23,546	24,570	1,463	12,800	3.50	4,113	4,113
Paying Agent	850		677	213	155	146	153	9	850		677	677
Subtotal Issuance Expenses	189,250		184,635	58,184	42,398	39,919	41,654	2,479	79,350		49,565	49,565
TOTAL TO BE FINANCED	11,280,550		11,280,913	3,554,952	2,590,469	2,438,980	2,545,022	151,489	1,279,350		1,249,565	1,249,565
Estimated Interest Earnings	(110,913)	4.00%	(110,913)	(34,952)	(25,469)	(23,980)	(25,022)	(1,489)	(461)	2.00%	(461)	(461)
Assumed spend down (months)		3								1 week		
Rounding	363		-						1,111		896	896
NET BOND SIZE	11,170,000		11,170,000	3,520,000	2,565,000	2,415,000	2,520,000	150,000	1,280,000		1,250,000	1,250,000

Notes:

1) Project Total Estimates

Table xx

Allocation of Debt Service - 2023 Taxable G.O. Notes

City of Wausau, WI

Year Ending	TID 3 Portion			
	Principal	Rates	Interest	Total
2023				0
2024	195,000	5.50%	61,827	256,827
2025	245,000	5.20%	45,895	290,895
2026	255,000	5.00%	33,150	288,150
2027	270,000	4.85%	20,228	290,228
2028	285,000	4.80%	6,840	291,840
2029				0
Total	1,250,000		167,939	1,417,939

Year Ending	Totals		
	Principal (4/1)	Interest	Total
2023	0	0	0
2024	195,000	61,827	256,827
2025	245,000	45,895	290,895
2026	255,000	33,150	288,150
2027	270,000	20,228	290,228
2028	285,000	6,840	291,840
2029	0	0	0
Total	1,250,000	167,939	1,417,939

Notes:

Preliminary	1,280,000	174,006	1,454,006
Difference	(30,000)	(6,067)	(36,067)

Table 4
Financing Plan Tax Impact
City of Wausau, WI

Year Ending	Existing Debt													2023 G.O. Notes 11,170,000 Dated: 9/7/2023 Total Principal and Interest		2023 Taxable G.O. Notes 1,250,000 Dated: 9/7/2023 Total Principal and Interest		Proposed Debt Abatement				Debt Service Levy		Taxes			Year Ending
	Total Debt Payments	G.O. Debt Expense	Less: TID 3	Less: TID 6	Less: TID 7	Less: TID 8	Less: TID 10	Less: TID 11	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT) - 1%	Tax Rate Per \$1,000 Home	Annual Taxes \$300,000 Home	Less: TID 8	Less: TID 11	Less: TID 12	Less: TID 3	Total Net Debt Service Levy	Levy Change From Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing					
2023	11,566,269	0	(1,841,955)	(2,799,375)	(40,600)	(688,361)	(141,029)	(912,163)	4,368,412		3,188,374,300	\$1.37	\$411.03	0				4,368,412		\$1.37	\$411	\$0.00	2023				
2024	11,066,348	0	(1,844,572)	(2,603,200)	0	(702,548)	(143,210)	(911,305)	4,086,102	(282,309)	3,220,258,043	\$1.27	\$380.66	605,000	256,827	(205,000)	(190,000)	0	(256,827)	4,296,102	(72,309)	\$1.33	\$400	\$20	2024		
2025	10,724,818	0	(1,837,951)	(2,587,925)	0	(688,011)	(140,210)	(912,310)	3,793,305	(292,797)	3,252,460,623	\$1.17	\$349.89	1,096,128	290,895	(323,357)	(302,600)	(91,229)	(290,895)	4,172,248	(123,854)	\$1.28	\$385	\$35	2025		
2026	8,764,467	0	(3,196,413)	0	0	(409,925)	(136,910)	(912,408)	3,350,336	(442,969)	3,284,985,230	\$1.02	\$305.97	288,150	288,150	(329,975)	(309,600)	(387,125)	(288,150)	3,858,561	(313,687)	\$1.17	\$352	\$46	2026		
2027	6,348,726	0	(1,542,180)	0	0	(406,975)	(138,235)	(917,875)	2,980,636	(369,700)	3,317,835,082	\$0.90	\$269.51	290,228	290,228	(327,975)	(308,350)	(383,125)	(290,228)	3,485,236	(373,325)	\$1.05	\$315	\$46	2027		
2028	6,035,079	0	(1,545,370)	0	0	(403,925)	(139,410)	(918,373)	2,664,486	(316,150)	3,351,013,433	\$0.80	\$238.54	1,501,175	291,840	(325,475)	(301,725)	(383,500)	(291,840)	3,154,961	(330,275)	\$0.94	\$282	\$44	2028		
2029	5,758,373	0	(1,536,970)	0	0	(400,663)	(140,435)	(912,520)	2,404,068	(260,419)	3,384,523,567	\$0.71	\$213.09	1,476,550	0	(317,600)	(299,725)	(378,250)	0	2,885,043	(269,919)	\$0.85	\$256	\$43	2029		
2030	5,062,726	0	(1,423,600)	0	0	(149,688)	(111,705)	(905,648)	2,108,526	(295,541)	3,418,368,803	\$0.62	\$185.05	1,455,050	0	(314,350)	(297,225)	(372,500)	0	2,579,501	(305,541)	\$0.75	\$226	\$41	2030		
2031	3,918,138	0	(923,613)	0	0	(52,113)	0	(902,813)	1,716,138	(392,388)	3,452,552,491	\$0.50	\$149.12	1,441,300	0	(310,600)	(294,225)	(366,100)	0	2,186,363	(393,138)	\$0.63	\$190	\$41	2031		
2032	2,199,849	0	0	0	0	(40,650)	0	(492,655)	1,343,239	(372,899)	3,487,078,016	\$0.39	\$115.56	1,422,000	0	(307,800)	(292,100)	(366,100)	0	1,799,239	(387,124)	\$0.52	\$155	\$39	2032		
2033	1,688,900	0	0	0	0	0	0	(490,408)	870,740	(472,499)	3,521,948,796	\$0.25	\$74.17	1,407,600	0	(306,000)	(295,800)	(362,100)	0	1,314,440	(484,799)	\$0.37	\$112	\$38	2033		
2034	1,523,798	0	0	0	0	0	0	(492,568)	704,475	(166,265)	3,557,168,284	\$0.20	\$59.41	0	0	0	0	0	0	704,475	(609,965)	\$0.20	\$59	\$0	2034		
2035	1,514,916	0	0	0	0	0	0	(489,244)	700,325	(4,150)	3,592,739,967	\$0.19	\$58.48	0	0	0	0	0	0	700,325	(4,150)	\$0.19	\$58	\$0	2035		
2036	822,745	0	0	0	0	0	0	0	499,225	(201,100)	3,628,667,366	\$0.14	\$41.27	0	0	0	0	0	0	499,225	(201,100)	\$0.14	\$41	\$0	2036		
2037	289,113	0	0	0	0	0	0	0	289,113	(210,113)	3,664,954,040	\$0.08	\$23.67	0	0	0	0	0	0	289,113	(210,113)	\$0.08	\$24	\$0	2037		
2038	291,550	0	0	0	0	0	0	0	291,550	2,438	3,701,603,580	\$0.08	\$23.63	0	0	0	0	0	0	291,550	2,438	\$0.08	\$24	\$0	2038		
2039	283,850	0	0	0	0	0	0	0	283,850	(7,700)	3,738,619,616	\$0.08	\$22.78	0	0	0	0	0	0	283,850	(7,700)	\$0.08	\$23	\$0	2039		
2040	0	0	0	0	0	0	0	0	0	(283,850)	3,776,005,812	\$0.00	\$0.00	0	0	0	0	0	0	0	(283,850)	\$0.00	\$0	\$0	2040		
2041	0	0	0	0	0	0	0	0	0	0	3,813,765,870	\$0.00	\$0.00	0	0	0	0	0	0	0	0	\$0.00	\$0	\$0	2041		
2042	0	0	0	0	0	0	0	0	0	0	3,851,903,529	\$0.00	\$0.00	0	0	0	0	0	0	0	0	\$0.00	\$0	\$0	2042		
Total	77,859,663	0	(15,692,662)	(7,990,500)	(40,600)	(3,942,857)	(1,091,144)	(10,170,286)	32,454,526					13,463,778	1,417,939	(3,068,132)	(2,891,350)	(3,090,179)	(1,417,939)				392	Total			

Notes:

Table 5**General Obligation Debt Capacity Analysis - Impact of Financing Plan***City of Wausau, WI*

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	Combined Principal Existing & Proposed					Year Ending
2022	3,680,737,900	184,036,895	69,854,779	38%			\$69,854,779	38%	\$114,182,116	2022
2023	3,717,545,279	185,877,264	59,814,779	32%	11,170,000	1,250,000	\$72,234,779	39%	\$113,642,485	2023
2024	3,754,720,732	187,736,037	50,144,779	27%	10,565,000	1,055,000	\$61,764,779	33%	\$125,971,258	2024
2025	3,792,267,939	189,613,397	40,569,779	21%	9,890,000	810,000	\$51,269,779	27%	\$138,343,618	2025
2026	3,830,190,618	191,509,531	32,760,000	17%	8,795,000	555,000	\$42,110,000	22%	\$149,399,531	2026
2027	3,868,492,525	193,424,626	27,170,000	14%	7,655,000	285,000	\$35,110,000	18%	\$158,314,626	2027
2028	3,907,177,450	195,358,872	21,750,000	11%	6,480,000	0	\$28,230,000	14%	\$167,128,872	2028
2029	3,946,249,224	197,312,461	16,470,000	8%	5,270,000	0	\$21,740,000	11%	\$175,572,461	2029
2030	3,985,711,717	199,285,586	11,760,000	6%	4,020,000	0	\$15,780,000	8%	\$183,505,586	2030
2031	4,025,568,834	201,278,442	8,090,000	4%	2,720,000	0	\$10,810,000	5%	\$190,468,442	2031
2032	4,065,824,522	203,291,226	6,065,000	3%	1,380,000	0	\$7,445,000	4%	\$195,846,226	2032
2033	4,106,482,767	205,324,138	4,505,000	2%	0	0	\$4,505,000	2%	\$200,819,138	2033
2034	4,147,547,595	207,377,380	3,075,000	1%			\$3,075,000	1%	\$204,302,380	2034
2035	4,189,023,071	209,451,154	1,620,000	1%			\$1,620,000	1%	\$207,831,154	2035
2036	4,230,913,302	211,545,665	830,000	0%			\$830,000	0%	\$210,715,665	2036
2037	4,273,222,435	213,661,122	560,000	0%			\$560,000	0%	\$213,101,122	2037
2038	4,315,954,659	215,797,733	280,000	0%			\$280,000	0%	\$215,517,733	2038
2039	4,359,114,206	217,955,710	0	0%			\$0	0%	\$217,955,710	2039
2040	4,402,705,348	220,135,267	0	0%			\$0	0%	\$220,135,267	2040
2041	4,446,732,401	222,336,620		0%			\$0	0%	\$222,336,620	2041

Notes:



Rating Action: Moody's removes negative outlook on Wausau, WI and affirms Aa3 issuer and GO; assigns Aa3 to GO notes

15 Aug 2023

New York, August 15, 2023 – Moody's Investors Service has assigned a Aa3 to the City of Wausau, WI's General Obligation Promissory Notes, Series 2023B and Taxable General Obligation Promissory Notes, Series 2023C. The two series have expected par amounts of \$11.2 million and \$1.3 million, respectively. Moody's also affirmed the city's Aa3 issuer rating and Aa3 rating on outstanding general obligation unlimited tax (GOULT) debt, water revenue debt and sewer revenue debt. Following the sale, the city will have about \$72 million in GOULT debt, \$46 million in debt pledged with water revenue and \$90 million debt pledged with sewer revenue. The negative outlook has been removed.

RATINGS RATIONALE

The Aa3 issuer rating reflects the city's role as a regional economic hub in north central Wisconsin (Aa1 stable) and its growing revenue base. The city benefits from a solid full value per capita, though other economic indicators including resident income levels and economic growth fall below the median for similarly rated peers. Financial reserves are adequate and somewhat muted from outstanding advances from the general fund to tax increment districts (TIDs) that are being repaid as increment becomes available. Fixed costs and long-term liabilities are elevated, driven by debt to support utility upgrades. The city's growing revenue base, particularly a significant water rate increase implemented in July 2023, will help to moderate the leverage ratio over the next several years.

The Aa3 GOULT rating is the same level as the issuer rating because of the city's full faith and credit pledge and availability of an unlimited property tax for debt service.

The Aa3 water revenue rating reflects the water enterprise's modest operating size, solid cash position and strong asset condition. The customer income profile and the ratio of debt to operating revenue is moderate. Annual debt service coverage in fiscal 2022 (year-end Dec. 31) was strong but will narrow considerably in 2023 to levels near the rate covenant once debt service begins on the system's new state drinking water fund loans. Coverage and cash will improve materially in 2024, the first full year following a significant rate increase that went into effect in the middle of 2023. The rating also incorporates certain limitations on rate increases, which are subject to approval by the Wisconsin Public Service Commission, and solid legal provisions.

The Aa3 sewer revenue rating reflects the sewer enterprise's modest operating size, solid cash position and strong asset condition. The customer income profile is moderate and the ratio of debt to operating revenue is elevated following a large issuance to upgrade the system's treatment plant. Annual debt service coverage is currently solid but will narrow considerably in 2023 as debt service ramps up on the system's new state clean water fund loans and will be near the rate covenant. The rating also incorporates the system's independent rate setting authority, track record of increasing rates and solid legal provisions.

RATING OUTLOOK

Moody's does not typically assign ratings to local government issuers with this amount of debt.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- Improvement of economic indicators to levels on par with higher rated peers (issuer and GOULT)

- Material increases in reserves (issuer and GOULT)
- Reduction in long-term liabilities and fixed costs (issuer and GOULT)
- Significant expansion and diversification of the customer base (water and sewer)
- Sustained improvement of debt service coverage (water and sewer)
- Moderation of system leverage (water and sewer)

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- Deterioration of available fund balance or liquidity (issuer and GOULT)
- Significant growth in overall leverage or fixed costs (issuer and GOULT)
- Further deterioration of debt service coverage (water and sewer)
- Material increase in system leverage (water and sewer)

LEGAL SECURITY

The Series 2023B and 2023C promissory notes and outstanding GOULT bonds and notes are general obligations of the city supported by the city's full faith and credit pledge to levy ad valorem property taxes to pay debt service unlimited as to rate or amount.

The water enterprise's water revenue bonds are secured by the net revenues of the city's water utility system.

The sewer enterprise's sewer revenue bonds are secured by the net revenues of the city's sewer utility system.

USE OF PROCEEDS

Proceeds from the Series 2023B notes will finance various capital improvements including street, sidewalk, storm water and certain TID projects. Proceeds from the series 2023C notes will finance acquisition of land in one of the city's TIDs.

PROFILE

The City of Wausau encompasses 20 square miles and serves as the county seat of Marathon County (Aa1), in northcentral Wisconsin. The city provides a full range of municipal services, including public safety, public works and municipal utilities, to an estimated population of about 39,000.

The water enterprise primarily serves nearly 30,000 customers within the city of Wausau and the former Village of Brokaw, which is now a part of the Village of Maine. Water is supplied from six groundwater wells, four clean water reservoirs and three elevated water tanks.

The sewer enterprise primarily serves over 15,000 customers within the cities of Wausau and Schofield. The system consists of a treatment facility and about 225 miles of sewer lines.

METHODOLOGY

The principal methodology used in the issuer and general obligation ratings was US Cities and Counties Methodology published in November 2022 and available at <https://ratings.moodys.com/rmc-documents/386953>. The principal methodology used in the revenue ratings was US Municipal Utility Revenue Debt Methodology published in April 2022 and available at <https://ratings.moodys.com/rmc-documents/386721>. Alternatively, please see the Rating

Methodologies page on <https://ratings.moodys.com> for a copy of these methodologies.

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found on <https://ratings.moodys.com/rating-definitions>.

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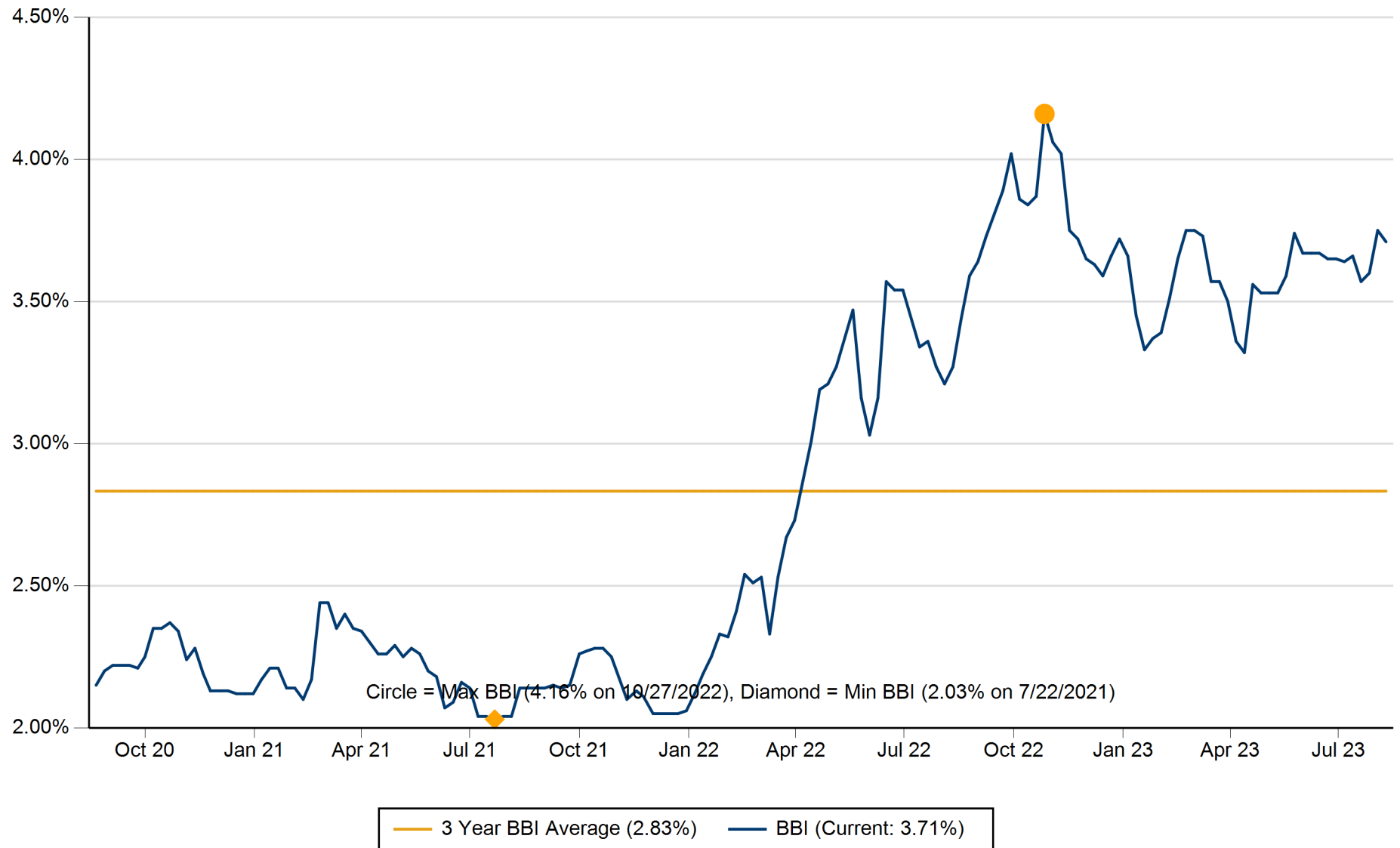
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3 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates August, 2020 - August, 2023



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer



WATER, SEWER, STORMWATER AND BROADBAND INFRASTRUCTURE - FINANCIAL DETAIL

Community Development

ONE TIME EXPENSE	2022	2023	2024	2025	2026	Total
Planning /Design						-
LandAcquisition						-
Construction/Maintenance			1,076,266			1,076,266
Equipment/Vehicle/Furnishings Purchase						-
Other(Describe)						-
Total Costs	\$ -	\$ -	\$ 1,076,266	\$ -	\$ -	\$ 1,076,266

FUNDING SOURCES

ARPA Funding						-
Donations						-
User Fees						-
Debt Issuance						-
Other Grant Income						-
Other (Describe)						-
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ -	\$ -	\$ 1,076,266	\$ -	\$ -	\$ 1,076,266

ONGOING NEW OPERATIONAL EXP	2022	2023	2024	2025	2026	Total
Staff Costs						-
Contractual Services						-
Supplies/Materials						-
Maintenance						-
Other (Describe)						-
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES

ARPA Funding						-
Donations						-
User Fees						-
Other Grant Income						-
Other (Describe)						-
Total Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

IDENTIFY ONGOING FUNDING SOURCE FOR NEW OPERATIONAL EXPENSES AFTER THE ARPA GRANT PERIOD

No ongoing funding needed, one-time investment in site prepapration.

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed

None anticipated. This site work will need to happen for development to occur.

CITY OF WAUSAU

AMERICAN RESCUE PLAN - SLFRF APPLICATION

Water Sewer and Broad Band Infrastructure

Water, Sewer and Broadband infrastructure this category is available to address the consequences of deferred maintenance in drinking water systems, treatment of sewage and stormwater along with resiliency measures to adapt to climate change. In addition the funds may be used for broad band investment and cybersecurity investments. Common examples would include:

- * Sewage and Stormwater projects must be eligible under the EPA's Clean Water State Revolving Fund
- *Water projects must be eligible under the EPA's Drinking Water State Revolving Fund
- *Broad band infrastructure must respond to lack of reliable service or affordable service
- *Cybersecurity investment and modernization is eligible to new or existing infrastructure.



Project Title	2024 W&S Projects		
Department	DPWU	Contact Name:	Eric Lindman
Priority 1-6 (low-high)	5 - Urgent		

6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority

Project Type (Check all that apply)

☒	Sewage Infrastructure	☐	Broadband Infrastructure
☐	Stormwater Infrastructure	☐	Cybersecurity Investment
☒	Water Infrastructure		

PROJECT DESCRIPTION

Provide a description of the project, purchase or service attach additional information if needed

2024 infrastructure projects are currently in design and will be bid this winter for spring construction. Staff would like the below projects considered for ARPA funding to help reduce utility borrowing in 2024. I placed a few different projects in this one request for the Committee's consideration of funding any individual project so each has its own cost.

Eau Claire Blvd W&S - Eau Claire Blvd is a full street reconstruction project which will be done in 2024. This project will replace water main, sewer main and all lead services within the projects area. Water and sewer mains are from the 1920's with lead water service lines at each residence. The total cost of water and sewer is estimated at \$1.34 million.

Cherry St Lift Station - This project is a full rehabilitation of the Cherry St lift station. Process piping electrical controls, construction fo a new wetwell and pumps/piping with a new onsite genrator for backup power. The existing building will be demolished and removed along with other underground infrastructure no longer needed. Cost of this project is \$750,000.

Monroe Booster Station - This booster station needs control and pump upgrades along with heating and back up power supply. Monroe Booster Station is located at Pleasant View park just north of Townline Rd and serves this area of the community in higher elevation areas and maintains adequate pressure zones and water supply. project cost is estimated at \$560,000.

GAC Treatment for PFAS Removal - The project is currently under contract and will begin construction in September. Construction contract in in the amount of about \$15,000,000 and the request is for \$2,000,000 of ARPA to reduce any long term borrowing ont he project.

WATER, SEWAGE AND STORMWATER PROJECT- CHECK THOSE THAT APPLY

☒	Addresses critical health or safety hazard.	☐	This project was identified and deferred on prior years capital/operating budget
☒	Required to achieve or miantain an adequate level of service	☐	Expands existing service into an undeveloped area.
☒	Provides new service, facility, system or equipment.	☒	Repairs, replaces or prevents a breakdown of an existing infrastructure

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project, purchase or acquisition

Each of these projects is necessary to maintain a fully functional water and wastewater utility system. Projects are related directly to public safety and health and these projects also include improvements to add resiliency and redundancy to the systems.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

Deferring these projects creates a trisk to public health and safety and high risk of failure. Failure of these facilities would have ahigh likelihood of limiting access to drinking water and safe conveyance of wastewater.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance, future debt avoidance or operational cost or income benefits

Having back up power supply at this location is essential for ensuring redundancy for both the water and wastewater sytems. Reliability and redundancy is essential for utilities to operatie and provide safe drinking water and adequate wastewater during emergency events.

WATER, SEWER, STORMWATER AND BROADBAND INFRASTRUCTURE - FINANCIAL DETAIL									
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DPWU

ONE TIME EXPENSE	2022	2023	2024	2025	2026	Total	
Planning /Design							-
LandAcquisition							-
Construction cost (Eau Claire Blvd)			1,340,000				1,340,000
Construction cost (Cherry St Lift Station)			750,000				750,000
Construction cost (Monroe Booster Station)			560,000				560,000
Construction cost (GAC Treatment - PFAS)			2,000,000				2,000,000
Total Costs	\$ -	\$ -	\$ 4,650,000	\$ -	\$ -	\$ -	\$ 4,650,000

FUNDING SOURCES

ARPA Funding	-
---------------------	---

Donations									-
User Fees									-
Debt Issuance									-
Other Grant Income									-
Other (Describe)									-
Total Sources	\$	-	\$	-	\$	-	\$	-	\$ -
Shortfall	\$	-	\$	-	\$ 4,650,000	\$	-	\$ -	\$ 4,650,000

ONGOING NEW OPERATIONAL EXP	2022	2023	2024	2025	2026	Total
Staff Costs						-
Contractual Services						-
Supplies/Materials						-
Maintenance						-
Other (Describe)						-
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES

ARPA Funding	-
---------------------	---

Donations											-	
User Fees											-	
Other Grant Income											-	
Other (Describe)											-	
Total Funding Sources	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Shortfall	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

IDENTIFY ONGOING FUNDING SOURCE FOR NEW OPERATIONAL EXPENSES AFTER THE ARPA GRANT PERIOD

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed

DPWU

[illegible]

CITY OF WAUSAU

AMERICAN RESCUE PLAN - SLFRF APPLICATION

PUBLIC SECTOR CAPACITY- EFFECTIVE SERVICE DELIVERY

Effective Service delivery category is designed to improve the efficacy of public health and economic programs through tools like program evaluation, data and outreach AND address administrative needs caused or exacerbated by the pandemic.Task: Task: Common examples would include:

- *Program evaluation and data analysis
- *Technology infrastructure to improve access to and the user experience of government IT systems
- *Technology improvements to increase public access and delivery of govt programs and services
- *Administrative costs associated with programs responding to the public health emergency



Project Title		Council Chambers video and room control upgrade	
Department		Clerk and City-County IT	Contact Name: Gerard Klein
Priority 1-6 (low-high)		3	
6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority			
Project Type (<i>Refer to the Department of Treasury Expenditure Category and enter the EC Code next to the appropriate area</i>)			
	Program evaluation and data analysis	3.4	Technology improvements to increase public access and delivery of govt programs & services
3.4	Technology infrastructure to improve access to and user experience of govt IT systems		Administration costs

SPENDING/PROGRAM DESCRIPTION
attach additional information if needed

We would add a big TV behind the mayor and two medium sized TVs for the audience. Add a Video controller (such as a Cisco C60). Replace the microphones and the Crestron room control. Integrate the Crestron with the Cisco Video gear so meetings can start and end video calls with the push of a button on the Crestron Touchpad instead of the Extra PC running Webex like we are using now. The feed from whatever is being presented (such as a Powerpoint) would be electronically fed to the Public Access TV production. Construction changes would be needed both on the wall behind the mayor and along the countertop surfaces.

JUSTIFICATION

Describe the proposed programs impact on public sector effective service delivery and how delay or deferral of the proposal will impact government service delivery

The room controls in the room are at least 20 years old. It does not support modern solutions for video production and live video feeds. The voting system controls are custom wired. In 2019 we invested about \$15,000 in new cameras and new video production gear which we would keep and integrate. The current method to show Powerpoints is to point a camera at the overhead projector which results in poor image quality.

OTHER AVAILABLE FUNDING SOURCES FOR THE PROGRAM (check all that apply)

	We have applied repeatedly for Capital funding for this and have been denied		Other (Describe)	
--	--	--	------------------	--

PUBLIC SECTOR CAPACITY- EFFECTIVE SERVICE DELIVERY

Council Chambers video and room control upgrade

ONE TIME EXPENSE	2023	2024	2025	2026	2027	Total			
Planning /Design	3,000					3,000			
LandAcquisition						-			
Construction/Maintenance	12,000					12,000			
Equipment/Vehicle/Furnishings Purchase	125,000					125,000			
Other(Describe)						-			
Total Costs	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000			
<u>FUNDING SOURCES</u>									
ARPA Funding	140,000					140,000			
Donations						-			
User Fees						-			
Debt Issuance						-			
Other Grant Income						-			
Other (Describe)						-			
Total Sources	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000			
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

ONGOING NEW OPERATIONAL EXP	2023	2024	2025	2026	2027	Total
Staff Costs						-
Contractual Services	5,000					5,000
Supplies/Materials						-
Maintenance						-
Other (Describe)						-
Total	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FUNDING SOURCES						
ARPA Funding						-
Donations						-
User Fees						-
Other Grant Income						-
Other (Describe)						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed	

Council Chambers video and room control upgrade

[illegible]

CITY OF WAUSAU
AMERICAN RESCUE PLAN - SLFRF APPLICATION
REPLACING LOST PUBLIC SECTOR REVENUE
SPENDING ON GOVERNMENT SERVICES

Government Services include *any* service traditionally provided by a government. Common examples would include:

- *Road building and maintenance and other infrastructure
- *Construction of government buildings
- *General government administration and staff
- *Provision of police, fire, and other public safety including purchase of fire trucks and police vehicles
- *Environmental remediation



Project Title	Department-Wide Sit-Stand Configuration		
Department	Police	Contact Name:	Ben Graham
Priority 1-6 (low-high)	3		
6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority			

Project Type (Check all that apply)

☒ One Time Expense	☐ Ongoing Operational Expenses
--	---

PROJECT DESCRIPTION

Provide a description of the project, purchase or service attach additional information if needed

Each year, the Department receives requests from its staff for sit-stand desk options to enhance the workspace and improve employee health (i.e. alleviate back-pain). Sit-stand desks ensure a workspace is ergonomic and grants an employee the option to reduce sedentary habits and increase mobility.

We are seeking ARPA funds to covert all remaining desks department-wide into motorized sit-stand configurations. 41 workstations remain. We currently have a quote to convert 1 desk, which is estimated at \$1,200 (includes product and installation).

PROJECT PURPOSES: (Check all statements that apply)

☐ Addresses critical health or safety hazard.	☐ Serves to eliminate blight
☐ Provides developed area with a comparable level of city services or facilities.	☐ Encourages economic development
☒ Maintains or enhances systems that support existing city services.	☐ Encourages revitalization, community aesthetics, or historic preservation
☐ Provides new service, facility, system or equipment.	☐ Provides other rehabilitation, replacement or new construction.
☐ Expands existing service into an undeveloped area.	☐ This project was identified and deferred on prior years capital/operating budget
☐ Repairs, replaces or prevents a breakdown of an existing city facility, system, service or equipment.	☐ Improves resident quality of life in terms of recreational activities, personal enrichment or living conditions
☐ Supports a revenue generating service	☐ Increases FTE's within the department
☐ Contributes to a safe community	☐ Other

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project, purchase or acquisition

Employee health and retention have been topics of conversation and concern, not only in our Department, but city-wide. Providing a more ergonomic, adaptive, and comfortable workspace would pay dividends in employee health and satisfaction.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

If deferred or denied, we would continue to convert existing workstations on an annual basis based on available funding.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance, future debt avoidance or operational cost or income benefits

Some studies have shown that affording employees a sit-stand option increases health (i.e. employee burns more calories and experiences less back pain) and increases productivity.

LOSS REVENUE - SPENDING ON GOVERNMENT SERVICES - FINANCIAL DETAIL

Department-Wide Sit-Stand Configuration

ONE TIME EXPENSE	2022	2023	2024	2025	2026	Total
Planning /Design						-
LandAcquisition						-
Construction/Maintenance						-
Equipment/Vehicle/Furnishings Purchase	50,000					50,000
Other(Describe)						-
Total Costs	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
FUNDING SOURCES						
ARPA Funding	50,000					50,000
Donations						-
User Fees						-
Debt Issuance						-
Other Grant Income						-
Other (Describe)						-
Total Sources	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	-

ONGOING NEW OPERATIONAL EXP	2022	2023	2024	2025	2026	Total
Staff Costs						-
Contractual Services						-
Supplies/Materials						-
Maintenance						-
Other (Describe)						-
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
FUNDING SOURCES						
ARPA Funding						-
Donations						-
User Fees						-
Other Grant Income						-
Other (Describe)						-
Total Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	-
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	-

IDENTIFY ONGOING FUNDING SOURCE FOR NEW OPERATIONAL EXPENSES AFTER THE ARPA GRANT PERIOD

n/a

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed

n/a

Department-Wide Sit-Stand Configuration

[illegible]

ARPA FUNDING

	Total	Expenses 12/31/2022	Carryover Balance
Landmark Project	350,000	-	350,000
Public Access Server for Closed Caption	47,402	47,402	-
Internet Firewall Replacement	33,800		33,800
Core Switch Replacement	50,000	49,130	870
Financial ERP Software Replacement	850,000	186,513	663,487
Temporary Water Supplies	230,000	230,000	
PFAS Pilot Study	240,375	210,435	29,940
LED Street Lighting Conversion	881,971	818,703	63,268
Skate Park	225,000	126	224,874
EEC Negative Economic Impact	84,100	-	84,100
CCITC - Fiber Connection Project	140,000	8,743	131,258
Community Outreach Specialist Position	140,000	32,201	107,799
FireFighter Positions	771,000	-	771,000
Wastewater Treatment Screening Improvement Proj	800,000	-	800,000
Abel Stormwater Liftstation	800,000	-	800,000
Community Partners Campus Facility Project	162,756	162,756	-
Catholic Charities and Open Door	829,120	-	829,120
Infill New Construction	600,000	-	600,000
Affordable Rental Units	500,000	-	500,000
Homebuyer Education Counseling and Closing Assist	34,000	-	34,000
Water Main Replacement - 2023			
10th Ave	420,000	-	420,000
Grant St	100,000	-	100,000
Henrietta	320,000	-	320,000
Lead Service Line Replacement Plan	89,680	69,560	20,120
Corrosion Control Study	609,241	39,620	569,621
PFAS Treatment Process Design	658,695	140,554	518,141
Sewer Main Replacement - 2023			
10th Ave	320,000	-	320,000
Grant St	85,000	-	85,000
Henrietta	200,000	-	200,000
Water Main Replacement - 2022	1,414,409	1,392,173	
Sewer Main Replacement - 2022	691,099	663,948	
Sewer Force Main Project	359,184	359,184	
ARPA West Wausau Tower Backup Power Supply	250,000		250,000
Lead Service Line Replacement	500,000		500,000
Sewer Lift Station Upgrade Design	239,000	83,650	155,350
Obligated	\$ 14,025,832	\$ 4,494,699	\$ 9,481,748
Allocation			\$ 15,586,461
Balance Available			\$ 1,610,015

UNFUNDED PROJECTS	STATUS	AMOUNT
Fire Station Land Acquisition	Unfunded	815,000
Police Sit Stand Configuration	Unfunded	50,000
Council Chamber Upgrades	Unfunded	140,000
700 Grand Avenue	Unfunded	1,076,266
17th Avenue	Funded by TID 8	1,180,000
Drinking Fountain	Budget Mod	81,000
Solar Array Study	Funded by Utility	235,355
Fixed Station Automated License Plate Readers (5 years)	Yr 1 funded by grant	255,000



Wausau Fire Department

606 East Thomas Street
Wausau, WI 54403
Telephone (715) 261-7900
Fax (715) 261-7910



Katie Rosenberg, Mayor

Robert Barteck, Fire Chief

TO: Finance Committee
FROM: Robert Barteck, Fire Chief *RB*
DATE: August 18, 2023
SUBJECT: Purchase of 811 & 815 Grand Ave

Purpose

To discuss the use of ARPA funds for the purchase of 811 & 815 Grand Ave as the future site of Fire Station One.

Recommendation

It is recommended that the Finance Committee approve the use of ARPA funding to begin negotiations for purchasing 811 and 815 Grand Ave.

Facts or Considerations

Background

Central Fire was completed in May 1962 and was considered one of the “most modern fire stations in the country” when completed (Attached 1962 Wausau Herald front page). The total cost of the building and property was \$338,189, which equals \$5,544 per year from 1962 to 2023. It has served this community well but no longer meets the needs of the departments and community needs. The 61-year-old station is long overdue for replacement. During the 2017 study of the three fire stations, Station Two and Station One, both were found to be substandard and need replacement. Remodeling or renovation of either of those stations was found to be cost-prohibitive. Station Two was felt to be the higher priority and was replaced with a new station on Hwy 52 Parkway. Station One remains extremely problematic and is desperately in need of replacement. The 2017 study determined that Station One was short on space for the current fleet of apparatus, lacks proper facilities and privacy for female firefighters, lacks adequate bathroom facilities, lacks sufficient office space for administrative staff, lacks training space, lacks sufficient safety features of modern fire stations, and is in a state of decay that is cost-prohibitive to improve as a fire station. The COVID pandemic further exemplified the problems with Station One. Due to the lack of adequate bathrooms, locker rooms, and one wide-open bunk room, it was impossible to prevent the spread of COVID from employee to employee. Comparatively new Station Two had zero employee-to-employee transmissions because of the separate sleeping quarters and adequate room in living areas.

Female Firefighters: When Central was completed in 1962, the station was not designed to accommodate female firefighters. Minimal changes were made to add a small single shower, toilet, and sink in a small women's locker room adjacent to the open bunk room. Today as I write this memo, we have three female firefighter/paramedics on duty at Central. The total lack of accommodations for the female firefighters in Central tells those firefighters that our department does not welcome them. The fire in Central on August 17, 2023, in the women's locker room temporarily displaced them from access to what little private space they had at Central and forced them to go next door to use the police department's women's locker room until repaired.

Fire/Rescue • Emergency Medical • Hazardous Materials • Public Education & Service



Wausau Fire Department

606 East Thomas Street
Wausau, WI 54403
Telephone (715) 261-7900
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Katie Rosenberg, Mayor

Robert Barteck, Fire Chief

2017 Fire Station Site Study: 2017 Fire Bugles Designs aided the city by studying five potential fire station construction sites. Several options for the future of Station One and Two were on the table, and each site had its advantages and disadvantages. (Attached is a memo from Chief Kujawa discussing the options.) After the study and cost/benefit analysis was completed, the 52 Parkway site was chosen to build a replacement for station two. It was decided to pursue the replacement of station one on the 811 & 815 Grand Ave property soon after station two was built. Six years have passed since that decision, and the property at 811 & 815 Grand has not been acquired, and station one is deteriorating and falling further behind in meeting the needs of the fire department.

2017 Call Response Study: Attached is a call response study conducted by Five Bugles Design. The study explored options of fire station positions throughout the city. Fire Station One's (Central) location was found to be in the exact right location to ensure equal distribution of timely response within its district and equal distribution between the other two fire station districts. When replaced, Central Fire needs to be within a close geographical location from the Grand Ave and Thomas St intersection to ensure the call response distribution remains balanced. While call volume has increased since 2017 the distribution of those calls has not changed. When replaced, Central Fire needs to be within 1-3 blocks of its current location.

Discussion

In 2017 aided by Five Bugles Design, city leadership, and Chief Kujawa identified the flower shop property as the best location for the eventual replacement of Fire Station One. Several potential sites throughout Wausau were investigated for potential sites for fire stations, and several options were presented to the council that led to replacing Station Two and deferring Station One for future replacement. The included 2017 call response study conducted showed that Station One is located in the ideal location for timely response in the district. Any movement of Station One should be close to the current site. Ideally, the property would have frontage on Grand Avenue near the Thomas Street Bridge. The flower shop property is the only vacant open property within this small city region that meets those criteria. The property is large at 2.19 acres in size, has frontage on Grand Avenue and Floral Lane, and is within one block of Thomas Street. The property is on the open market and available for purchase or lease. Security Realty represents the seller and confirmed on 8/11/2023 that the property is still available.

This property would be an ideal site for replacing Fire Station One. Once the city owns the property, it can begin planning the eventual replacement on a timeline of its choosing. Fire Station One no longer meets the need of the Wausau community and needs to be replaced as soon as possible. Using federal ARPA funding for this one-time purchase is an ideal use of the money for the Wausau community. It will reduce the total cost of replacing the station to city taxpayers by the price paid for the property. Alternative sites for replacing Fire Station One would involve buying an existing residence or commercial building at a much higher overall price. The floral shop property is the ideal location and is a vacant property, therefore, causing the least disruption in the neighborhood.

Rational

The planning for the replacement of Central Fire must continue. The project was placed on the back burner after the replacement of Fire Station Two was decided upon. The problems within Central Fire have become exacerbated over the recent years, and it is at the point of breaking. The city either puts a large amount of

Fire/Rescue • Emergency Medical • Hazardous Materials • Public Education & Service



Wausau Fire Department

606 East Thomas Street
Wausau, WI 54403
Telephone (715) 261-7900
Fax (715) 261-7910



Katie Rosenberg, Mayor

Robert Barteck, Fire Chief

money into keeping Central alive and operating or builds a replacement station that meets the current and future needs of the department and community. The station has many failing electrical, plumbing, and HVAC systems. On August 17, a fire occurred on the second floor of the station that was directly correlated to an old, out-of-date light fixture. The lack of a modern fire detection and alarm system exacerbated the fire's effects and caused heavy fire and smoke damage to the second floor. A modern system would have alerted firefighters to the presence of the fire much earlier, and it could have been extinguished more quickly.

The purchase of 811 & 815 Grand Ave has high-cost avoidance and future debt avoidance factors that need to be considered. To purchase 2.1 acres in this specific small area of the city would require purchasing homes and/or businesses, displacing residents/tenants, and then razing those properties to build on. The flower shop is the only vacant property within many blocks of the intersection of Grand Ave and Thomas St. The fire department is a revenue-creating department, and building a replacement station would continue to support the department.

Impact

The property at 811 and 815 Grand Ave is on the open market, and given the current aggressive real estate market, the property could be purchased before the city does. The purchase of the property is the first step in many years-long processes for the eventual replacement of Station One. Securing the most suitable site for the eventual replacement allows the planning and design work to proceed, and when funding is secured, the project can proceed more quickly. If the city passes on this opportunity, it could cause more problems in the future when the city seeks to buy a property for the replacement of Station One and no vacant properties are available in the close vicinity of the current station. In addition, the Police Department has run out of room within its building and will need to find the space to expand in future years. If Central Fire is moved to another location, this will allow the police department additional property for an expansion of some sort. The purchase of this property puts the city in a strong strategic position for future expansions of both fire and police departments to ensure the continuation of fiscally responsible service to the community.

Coordination

The Fire Department will work with the Finance Director, City Assessor, Public Works, City Attorney, and Economic Development Department for the negotiation and purchase of the property.

Drafted: Robert Barteck

Attachments:

- ARPA Request Form
- May 1962 Wausau Herald Frontpage
- 2017 Response Study
- 2017 Kujawa memo
- 2022 Central Fire Facilities Assessment Report

CC: Mayor and Finance Director

CITY OF WAUSAU

AMERICAN RESCUE PLAN - SLFRF APPLICATION

REPLACING LOST PUBLIC SECTOR REVENUE

SPENDING ON GOVERNMENT SERVICES

Government Services include *any* service traditionally provided by a government. Common examples would include:

- *Road building and maintenance and other infrastructure
- *Construction of government buildings
- *General government administration and staff
- *Provision of police, fire, and other public safety including purchase of fire trucks and police vehicles
- *Environmental remediation



Project Title	Fire Station One Replacement Land Purchase		
Department	Fire Department	Contact Name:	Robert Barteck - Fire Chief
Priority 1-6 (low-high)	6		

6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority

Project Type (Check all that apply)

☒ One Time Expense X	☐ Ongoing Operational Expenses
--	---

PROJECT DESCRIPTION

Provide a description of the project, purchase or service attach additional information if needed

This request is to purchase the property located at 811 and 815 Grand Avenue, at Floral Lane and Grand Avenue. It is the site of the former Wausau Floral that is located one block South of Fire Station One. The Fire Department leadership has long identified the flower shop property as a likely location for the eventual replacement of Fire Station One. Response studies conducted showed that Station One is located in the ideal location for timely response in their response district. Any movement of Station One should be close to the current site. Ideally, the property would have frontage on Grand Avenue near the Thomas Street Bridge. The flower shop property is the only vacant open property within this small city region that meets those criteria. The property is large at 2.19 acres in size, has frontage on Grand Avenue and Floral Lane, and is within one block of Thomas Street (see attached map). The property is currently on the open market and available for purchase or lease. Security Realty is representing the seller. On 4/11/2022, the agent representing the seller stated in a phone call with me that the current price for the property is \$815,000, which equals \$8.67 per square foot. The city assessor's office confirmed that this price is within the market range for this particular property. This property would be an ideal site for the eventual replacement of Fire Station One. Once the city owns the property, it can begin planning the eventual replacement on a timeline of its choosing. Fire Station One no longer meets the need of the Wausau community and needs to be replaced as soon as possible. Using federal ARPA funding for this one-time purchase is an ideal use of the money for the Wausau community. It will reduce the ultimate total cost of replacing the station to city taxpayers by the price paid for the property. Alternative sites for the eventual replacement of Fire Station One would involve buying an existing residence or commercial building at a much higher overall price. The floral shop property is the ideal location and is a vacant property, therefore, causing the least disruption in the neighborhood.

PROJECT PURPOSES: (Check all statements that apply)

☒ Addresses critical health or safety hazard. ☐ Provides developed area with a comparable level of city services or facilities. ☒ Maintains or enhances systems that support existing city services. ☒ Provides new service, facility, system or equipment. ☐ Expands existing service into an undeveloped area.	☐ Serves to eliminate blight ☐ Encourages economic development ☒ Encourages revitalization, community aesthetics, or historic preservation ☐ Provides other rehabilitation, replacement or new construction. ☐ This project was identified and deferred on prior years capital/operating budget ☐ Improves resident quality of life in terms of recreational activities, personal enrichment or living conditions ☒ Increases FTE's within the department ☐ Other
--	--

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project, purchase or acquisition

Fire Station One no longer meets the needs of the Wausau Community. The 64-year-old station is long overdue for replacement. During the 2015 study of the three fire stations, Station Two and Station One, both were found to be substandard and in need of replacement. Remodeling or renovation of either of those stations was found to be cost-prohibitive. Station Two was felt to be the higher priority and was replaced with a new station on Hwy 52 Parkway. Station One remains extremely problematic and is desperately in need of replacement. The 2015 study determined Station One was short on space for the current fleet of apparatus, lacks proper facilities and privacy for female firefighters, lacks adequate bathroom facilities, lacks sufficient office space for administrative staff, lacks training space, lacks sufficient safety features of modern fire stations, and is in a state of decay that is cost-prohibitive to improve as a fire station. The COVID pandemic further exemplified the problems with Station One. The lack of adequate bathrooms, locker rooms, and the one wide open bunk room it was impossible to prevent the spread of COVID from employee to employee. The Fire Department is currently refreshing the use studies of Station One.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

The flower shop property is on the open market and given the current aggressive real estate market the property could be purchased before the city does. The purchase of the property is the first step in many years-long processes for the eventual replacement of Station One. It would behoove the city to be aggressive with the COVID relief funding and purchase the lot and have it available when the city is ready to commit to building a new station. If the city passes on this opportunity it could cause more problems in the future when the city seeks to buy a property for the replacement of Station One and no vacant properties are available in the close vicinity of the current station. In addition, the Police Department has run out of room within their building and would like to take over Station One to expand their space and allow indoor parking for their fleet. Office spaces, bunk room, etc could be remodeled to suit the unique needs of their department. The purchase of this property puts the city in a strong strategic position for future expansions of both fire and police departments to ensure the continuation of fiscally responsible service to the community.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance, future debt avoidance or operational cost or income benefits

This purchase has a high-cost avoidance and future debt avoidance factors that need to be considered. To purchase 2.1 acres in this specific small area of the city would require purchasing homes and/or businesses, displacing residents/tenants, and then razing those properties to build on. The flower shop property is already vacant so no displacement costs will be incurred. The fire department is a revenue-creating department and building a replacement station would continue to support the department.

LOSS REVENUE - SPENDING ON GOVERNMENT SERVICES - FINANCIAL DETAIL

Fire Station One Replacement Land Purchase

ONE TIME EXPENSE	2022	2023	2024	2025	2026	Total
Planning /Design						-
LandAcquisition						-
Construction/Maintenance						-
Equipment/Vehicle/Furnishings Purchase						-
Other(Describe)						-
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCES						
ARPA Funding						-
Donations						-
User Fees						-
Debt Issuance						-
Other Grant Income						-
Other (Describe)						-
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ONGOING NEW OPERATIONAL EXP	2022	2023	2024	2025	2026	Total
Staff Costs						-
Contractual Services						-
Supplies/Materials						-
Maintenance						-
Other (Describe) Land Purchase	815,000					815,000
Total Costs	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ 815,000
FUNDING SOURCES						
ARPA Funding						-
Donations						-
User Fees						-
Other Grant Income						-
Other (Describe)						-
Total Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ 815,000

IDENTIFY ONGOING FUNDING SOURCE FOR NEW OPERATIONAL EXPENSES AFTER THE ARPA GRANT PERIOD

This is not an ongoing operational project.

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed

The purchase of the property can be made within the 2022 calendar year.

Fire Station One Replacement Land Purchase

[illegible]

Facility Assessment for

Wausau Fire

**Department - Central
Station**

Wausau, WI



June 21, 2022

TITLE	SECTION
Introduction	1
Existing Conditions	2
Firemanic Considerations	3
Conclusion and Recommendations	4
Appendices	
Existing Building Plans	Appendix A
Photo Database of Existing Conditions	Appendix B
Code Violations	Appendix C

Introduction

Project Background

The Wausau Fire Department has engaged Five Bugles Design/Wendel (FBD) Companies to perform an existing facility assessment to Fire Station No. 01, which is also serves as the central fire station for the City of Wausau, WI.

This project consists of an existing facility assessment of their station located at 606 E. Thomas Street, Wausau, WI. The assessment will address a summary of the existing building conditions, which include site/civil, architectural, structural, mechanical and electrical reviews, as well as accessibility.

Wausau Fire Department/Community highlights include:

- Wausau Fire Department was established in 1869.
- Fire Station No. 01 currently houses the following Administrative Staff, the Fire Chief, the Deputy Fire Chief, the Fire Marshal, the Training Division Chief, the EMS Division Chief, the Lieutenant of Inspections, the Firefight/Inspector, and an Administrative Assistant
- Fire Station No. 01 currently houses the following line crew, the Battalion Chief, a Lieutenant, 2 Engineers and 6 Firefighters/Paramedics.
- All department members are cross trained as Emergency Medical Technicians (EMT's) with most possessing Paramedic certification, and some possessing Critical Care Paramedic.
- Wausau Fire Department has three strategically placed fire stations located throughout the City of Wausau, therefore response times to in-City calls average 4 minutes.
- The department operates 24 vehicles, including the regional hazardous materials response vehicles.

A walk-through of the facility with the architectural and engineering teams was conducted to inspect/document the existing building systems. The information collected has been summarized in the following report.

Existing Conditions

Architectural Existing Conditions

General Observations:

Wausau Fire Station No. 01, located at 606 E. Thomas Street on the east central side of Wausau, was constructed in 1962. During the time of its construction, the property which currently houses the fire station was purchased for \$67,000, and the building was constructed for \$271,189. There have been minor facility updates over the past six decades. In 1997 the police station was constructed, directly north of the existing fire station. Part of that project included two additional apparatus bays for the fire department. The station is a masonry building with a metal bar joist roof system.

This facility is currently comprised of seven single entry apparatus bays, with two additional maintenance bays. The southeast corner of the apparatus bays contains a training tower and general storage. The south portion of the building contains the three-story building which houses the administrative areas, living quarters, including an open dormitory and a fitness area in the lower level. There is also an attached maintenance garage to the southeast of the facility, which has an independent exterior access door.

Site:

Located at the intersection of Grand Avenue and Thomas Street on the east central side of Wausau, this site is surrounded on three sides by roadways, and landlocked by the existing Police Department to the north. The main entrance to the station is on the west side of the building, directly adjacent to the intersection of Grand Avenue and Thomas Street. There is no parking near the main entrance, therefore guests park in the parking lot located to the north and east of the Wausau Police Department and need to walk south to the Fire Department entrance. That entrance also has approximately 8" of height difference to grade which requires a step, therefore not accessible.

The east side of the building houses a concrete apron and existing maintenance garage. Expansion could be considered if the existing maintenance garage is razed. There is a 25' setback restriction from Seymour Street. Therefore, expansion to the east is a possibility, although would be a minimal expansion and would not accomplish the challenges with parking or wayfinding.



Figure 2-1: Existing site aerial



Figure 2-2: Front of Wausau Fire Station No. 01



Figure 2-3: Front of Wausau Fire Station No. 01

The west side of the building is directly adjacent to Grand Avenue with a very small response apron for fire apparatus; there are also concerns over traffic control when responding to an incident. Egress from the site poses a challenge for apparatus.

The north of the building houses the existing Wausau Police Department. Expansion to the north is not feasible.

The south abuts Thomas Street. Consequently, any potential expansion to the building at this site is not feasible.

The west and east half of the property is concrete, and primarily used for apparatus traffic when responding to a call and as a return apron. Due to the space constraints in the apparatus bay, the department needs to position several vehicles in a limited amount of space. When members arrive at the station, many are required to either double park, or park in the north parking lot of the Police Department.

The station has five exterior doors into the facility, which all have concrete pads to the exterior. The primary western entrance door is approximately 8" above grade and accessed via one step, therefore not an accessible entrance. There is an additional door to the north of the apparatus bay which leads directly into the Police Department. It appears this door is heavily used as it has closer access to toilet rooms.

The existing concrete aprons are in fair to poor condition, with numerous cracks throughout the site.

Exterior Envelope:

The exterior Wausau Fire Station No. 01 is primarily comprised of a masonry building with cast stone and metal accents as well as planters around the wall base.

The masonry appears to be in average condition, with minimal areas where tuckpointing should be repaired. Due to the age of the station, sealants appear to be beyond their lifespan and should be replaced. The masonry surrounds of the existing planters are damaged and deteriorating and should be removed.



Figure 2-4: Rear of Wausau Fire Station No. 01



Figure 2-5: Training tower & Maintenance Garage



Figure 2-6: Rear entry to Wausau Fire Station No. 01

Most of the service doors appear to be original to the station, which a vast amount of rust visible. The windows also appear to be original to the station although seem to have been updated with dual pane,



Figure 2-7: South of Wausau Fire Station No. 01



Figure 2-8: Roof of Wausau Fire Station No. 01

insulated glazing. The overhead doors along Grand Avenue and Seymour Street are in good condition.

The roof is a combination of membrane and ballasted roof systems. Both are in good condition.

Overall, the exterior envelope of the station is in good condition. Some of the items to address include:

- Some bricks are in need of replacement
- Grout needs tuckpointing in certain locations
- Sealants around doors and windows needs replacing
- A few entrance doors do not meet ADA guidelines.
- Exterior service doors are rusting and should be replaced.
- Replacement of all exterior windows

If a major remodel were to occur, consideration would need to be given to the exterior façade regarding appropriate insulation requirements to meet current code standards.



Figure 2-9: Aged service door

Interior Conditions:

Building Code and American Disabilities Act (ADA) Guidelines:

When evaluating commercial facilities, we need to consider applicable code/ADA, function, and physical condition.

In general, this facility does not meet current ADA guidelines. Noncompliant issues include, but are not limited to:

- Noncompliant approach to and from the facility
- Toilets are not proper height, do not have proper grab bars, do not have necessary clearances in toilet rooms or stalls
- Showers do not have proper clearances or heights, therefore are not accessible
- Many doors do not have required push/pull clearances
- Kitchen worksurfaces, sink and appliances are not the proper height
- Door hardware is not compliant
- Hallways are too narrow, and they do not allow for proper turn radii
- The building does not include an accessible route to the upper and lower levels; there is no elevator at the facility

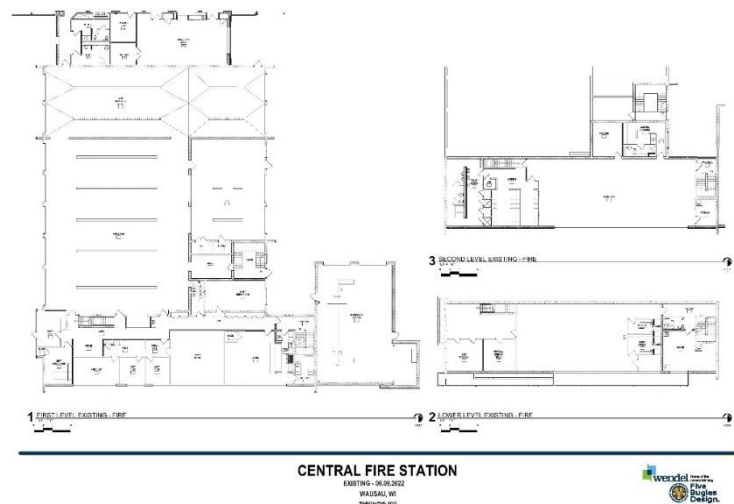


Figure 2-10: Existing floor plan

Additionally, building and energy codes have changed significantly since this facility was construction. If this same facility were constructed as-is today, it would not meet the current building codes. Three primary examples include the exterior envelope construction as it relates to energy, accessibility throughout the facility, and lastly the open dormitory being divided into private dormitories. See narratives below for more information about current build code system requirements.

The existing facility is not protected by a fire suppression system. Although acceptable from a code perspective when the existing building was constructed, this is no longer compliant and poses a risk to the staff who utilize the sleeping quarters.

Due to the age of the facility, prior to any renovation, asbestos testing should be performed. Areas containing asbestos, or mastic fibers can include, but are not limited to:

- Asbestos tile flooring (ensure that it was removed and not covered)
- Insulation around piping and ductwork
- Glue behind mirrors
- Grout in ceramic tile

If this building is to be renovated, it would have to be brought up to current building code and ADA guidelines. Items required for this upgrade include, but are not limited to, an elevator, new kitchen casework and appliances, new entrance systems, and new toilet and shower rooms. Consideration would need to be made in regards to the cost implications of a renovation to made this facility fully accessible for fire staff.

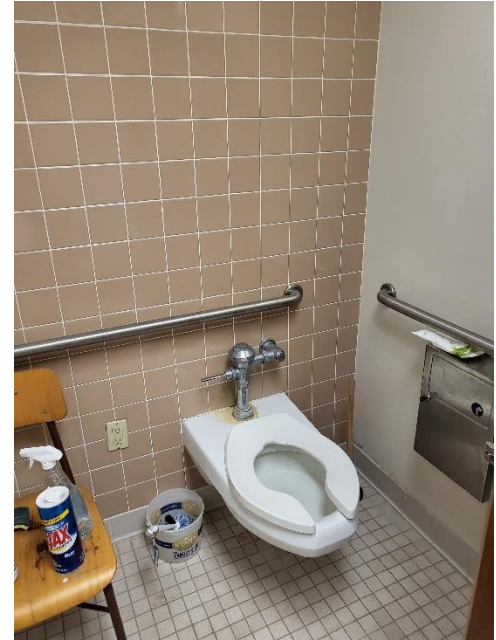


Figure 2-11: Toilet room

Building System Conditions

Plumbing

General Plumbing

The building Plumbing consists of the following:

- Men's and Women's toilet and locker rooms for fire fighters use.
- Systems serving this building are Storm, Sanitary, Domestic Water, Natural Gas and Compressed Air.
- Domestic water heating is by a gas water heater.
- RPZ backflow preventor on the boiler make up water.

Fire Suppression System

The fire department section of the building does not have a fire suppression system. With the occupants sleeping in the building, a fire suppression system is required from a code perspective.

Storm System

The building has multiple roof drains that services the different sections of the building. The roof drains discharge to below grade. The maintenance bay addition rain leaders discharge to grade. The storm system consists of cast iron and PVC piping. The piping appears to be in good condition.

Sanitary and Vent System

The sanitary waste and vent system consist of Cast Iron and PVC piping. The Cast Iron is original to the building, with PVC piping in areas of remodel or the latest additions. The piping in use appears to

be in good condition. Venting was installed to meet code at time of installation. The kitchen is not served by a grease waste system.

Domestic Water System

The 4" ductile iron water service enters the building in the vehicle maintenance room. The domestic water is metered by a 2" water meter with bypass, with city providing water pressure of 78 psi static. The domestic water system consists of copper piping. The piping in use appears to be in good condition. Water piping is partially insulated with fiberglass insulation.

Natural Gas System

The low-pressure natural gas system is supplied by WE Energy with the gas meter located on the south side of the building. The gas pressure serving the building is 7" water column. The gas system consists of black iron piping. The gas piping services the hot water heaters, boilers and the roof top units. The gas piping appears to be in good condition. The gas piping on the roof has surface rust.

Water Heating System

The building has one gravity feed gas fired water heater. The water heater has 80-gallon storage and is powered with natural gas with a gas load of 199,999 btuh. The water heater is considered a commercial model and is 19 years old. The water system has a hot water return line with recirculation pump. The water heater and recirculation pump are located in the boiler room and appear to be in good working condition.

Plumbing Fixtures

Sleeping/Living Quarters:

Men's and Women's Toilet/locker rooms on second floor consist of wall mounted water closets and urinals with hand operated flush valves. The men's room has (4) showers, (2) toilets and (3) lavatories. The women's room has (1) shower, (1) toilet and (1) lavatory. The lavatory sinks are wall mounted in the men's and counter mounted in the women's with double handle operated faucets. Men's and women's showers are individual showers with handheld shower heads. Fixtures are low water usage fixtures in which some do not meet ADA guidelines. The shower stalls in the Men's and Women's are built-in place showers. A single electric water cooler with bottle fill is located in locker room area of the Men's.

Unisex Toilet room on first floor consist of floor mounted water closets and hand operated flush valve and wall mounted lavatory sink with two handle operated faucet. Fixtures are high water usage fixtures that do meet ADA guidelines.

Kitchen Area has a double bowl counter mount sink with residential single handle gooseneck faucet and pull-out hand spray, garbage disposal and under counter residential dishwasher. Air-break for dishwasher is standpipe located under sink. The gas range is natural gas. Ice maker is located in the storage room and drains to an open site by the air gap connection.

Wall mount single use electric water cooler, with bottle fill on water cooler.

Janitor Closet on second floor has a cast iron mop sink with back splash mounted faucet, vacuum breaker, and screw on back flow preventer.

Men's toilet room located in the basement consists of wall mount water closet with hand operated flush valve, floor mounted urinal with hand operated flush valve, and wall mounted lavatory sink with double wheel handle faucet. These fixtures are original to the building.

Men's and women's locker rooms located in the basement consist of single person shower rooms. Both shower rooms are tile shower rooms that are elevated with one common floor drain. Both showers are fixed shower heads with pull handle shower valves.

Exercise area has a single unit electric water cooler. This water cooler does not have bottle fill and is mounted at 43" above finished floor.

Residential clothes washer is located in the boiler room. The unit is discharging into the sanitary. Unable to verify if this is properly vented. No water hammer arrestors are located on water supply.

Vehicle Maintenance:

Eyewash shower is located near the water service. Unit is ADA accessible; unit is served by cold water only.

Extractor, located in Southwest corner of the room, discharges to lint interceptor, and has cold and hot water connections.

Wall mount cast iron mop sink with back splash mount faucet and elevated vacuum breaker for backflow prevention.

Cold and hot water hose bibb located between garage doors has elevated vacuum breaker for backflow prevention.

One garage catch basin is located between the vehicle bays.

Compressed air drops with quick connects are located along the walls.

Apparatus Bay Area Original:

Multiple trench drains that run the length of each vehicle bay. Trench drains appear to drain directly into the sewer, with no catch basin or oil interceptor.

Hose bibbs with hose reels, with one located at the truck bay doors and one in the back between the front and back truck bays. These hose bibbs are on a deduct water meter and are missing back flow prevention or do not have backflow preventers.

Air hose connection are located around the truck bays with the air compressor located in the back truck bays on the Northside of the bay. The compressed air system consists of a high-pressure system and a low-pressure system. Air compressor is a 6 HP 80-gallon vertical tank type. Air Compressor was not operational at time of our visit and was not able to identify the age of the compressor, but it's believed to be over 10 years old.

Wall mount cast iron mop sink with back splash mount faucet and faucet mounted vacuum breaker for backflow prevention. Eyewash mounted next to the sink is cold water only and discharges into the mop sink. Water piping at the sink also serves the soap dispenser system. Cold and hot water serving the soap system are piped to one pipe connection with no check valves or backflow prevention.

North Apparatus Bay Area Addition:

Storm and sanitary systems serving this addition are connected to the police department addition.

One garage catch basin is located between the front and back vehicle bays and have floor drains discharging into the garage catch basin.

Cold and hot hose bibb with hose reels are located in the front and back of the vehicle bays. Hose bibbs have elevated vacuum breaker for backflow prevention.

Air hose connections are located around the truck bays.

Training Tower:

Has dry fire riser for practice and a trench drain located below grate style floor for hose drying. The trench drain was covered with plywood.

Exterior:

Wall hydrants are located around the perimeter of the building. The wall hydrants have wheel handle or keyless activation. Some wall hydrants do not have backflow preventors.

Irrigation system is located on the southside of the building with deduct water meter and elevated vacuum breaker for back flow prevention.

Rain nozzles from the rain leaders serving the addition discharge to grade directly to storm catch basins.

Gas service and gas meters are located on the south side of the building. One gas meter is for the fire station and the second is for the police station. Gas piping runs directly into building, up alongside the building, and then along the roof, to roof mounted units.

Commentary

In general, the facility is in fair/good working order. The hot water heater is old and past its expected service life. The toilet room fixtures are all low flow fixtures in the newer areas and appear to be in good working order, while older/original fixtures are higher flow fixtures and are in fair condition.

Majority of the plumbing fixtures do not meet ADA requirements.

There are issues of water noise in the sanitary piping in some locations, including the Chief's office.

Kitchen area does not have a grease interceptor. This would be required based on the number of people that reside and meals served at facility.

The plumbing fixtures that are original to the building, are high water consumption by today's standards.

This facility does not have truck fill connections.

Air Compressor appears to be older model and past its life expectancy.

Eyewash and eyewash/showers are to be supplied with tempered water per ANSI Z358.1 to aid user and prevent hypothermia.

Code Issues

Hose bibb in Apparatus Bay is missing backflow prevention; proper backflow prevention is required.

Hose bibbs with current backflow preventers cannot be under constant pressure. The hose bibbs that have hoses attached and are constantly under pressure (meaning the hose bibb is always on and controlled by the hose spray) require a different means of backflow prevention.

Trench drains in Apparatus Bays should discharge into a sand/oil type of interceptor to separate oil and sand before entering the storm system.

Eyewash discharges into mop sink. A mop sink is not an approved receptor for waste from other fixtures.

Soap dispenser system is connected directly to combined cold and hot water with no check valves or backflow prevention. When valves are open the domestic water is susceptible to cross contamination from the soap dispenser, and hot water back feeding into the cold-water system or vice versa.

Mechanical

General HVAC

The building HVAC consists of the following:

- Two high efficiency gas-fired hot water boilers that are located in the basement mechanical room.
- Hot water heating throughout a majority of the building. The mechanic's garage is gas heating.
- Heat pump units serve the office area with heating and cooling, along with perimeter hot water radiation.
- Two gas fired make-up air units (MAU), and hot water unit heaters (UH) serve the apparatus bay.
- A gas-fired unit provides make-up air and heating to the mechanic's garage.
- Code required exhaust systems.
- DDC temperature control system.

Heating

Two high efficiency condensing hot water boilers provide heat for the facility. The boilers are PK Mach Series Model C-450 with a 450 MBH input. The boilers are newer than the building

construction and appear in good shape. The boilers are vented thru the roof. Combustion air is piped to each boiler with PVC from sidewall intakes. The typical service life for this style of boiler is 15-20 years.

Hot water/heat pump supply and return piping is located overhead. The piping is exposed in the apparatus bay, and it is located in the ceiling space in the office area. The piping is insulated. Hot water is pumped through the piping system by two vertical inline Armstrong circulating pumps. Each pump has a variable frequency drive (VFD). The pumps are newer than the building construction and appear in good shape.

The first-floor office area is served by multiple heat pump units (HPU). The heat pumps are newer than the building construction. There is a mixture of ducted HPU's and individual room HPU's in the office area. The typical service life for an HPU is 15-20 years. It appears that the individual room HPU's are approximately 25 years old. Ducted HPU's serve the kitchen, and the front/core office area. Overhead supply air ductwork serves a mixture of ceiling and sidewall grilles in the office area. Outside air is ducted to the kitchen HPU with insulated flex duct from a wall cap located in the basement and terminates with an open-ended duct near the HPU return air opening. Outside air to the front office HPU was not evident (this may have been code compliant at the time of installation but is no longer code compliant). Return air is transferred back to the mechanical closets through low sidewall grilles. The mechanical closets serve as return air plenums. The remainder of the rooms contain a wall mounted HPU. Each HPU is controlled by a wall mounted thermostat/sensor. These units do not have outside air. This may have been code compliant at the time of installation, but current code required tempered outside air be supplied at the rate of 7.5 cfm/person in occupied spaces. Numerous issues with the temperature control of these HPU's was indicated, causing comfort issues. Some, but not all rooms with an exterior wall contains hot water wall fin. The wall fin appears to be original to the building construction and is in poor shape.

The second-floor dorm area is served by a ducted HPU, a vertical floor mounted unit ventilator (UV), and perimeter hot water wall fin. Overhead supply and return air ductwork serve ceiling grilles in the dorm. Outside air is provided to the HPU from a wall cap with insulated flex duct. Outside air for the UV is thru a wall louver that is connected directly to the UV. A wall mounted thermostat/sensor controls the space temperature. It is not clear if the UV is still used/operational, and if it is, how it is controlled.

The basement work-out room is served by a ducted HPU and perimeter wall fin. Overhead exposed supply air ductwork serves duct-mounted sidewall grilles. Return air is at the unit. Outside air is ducted from a wall cap to the HPU with insulated flex duct that terminates near the HPU return air opening.

The stairwell is heated by a hot water wall convector. The second-floor locker/toilet rooms are heated by hot water wall fin. Portions of the locker room wall fin has been covered by a decorative box that contains a slot in the top to allow heat out, but there is no opening in the bottom to provide the necessary convection needed for the heat to be properly dissipated to the space.

The apparatus bay is heated by hot water unit heaters and a structure mounted horizontal air handling unit (AHU). The AHU serves exposed supply air ductwork that contains duct-mounted sidewall grilles. Return air is at the unit. Outside air is ducted to the AHU from a roof hood. The

outside air ductwork is insulated, although some of the insulation has come loose. These units appear to be original to the building construction and are showing their age.

The oil room and the hose room are each heated by hot water radiation. The tower is heated by a hot water unit heater.

The mechanics garage is heated by an in-direct fired heating/make-up air unit hung at the structure. The unit is vented thru the roof. Exposed supply air ductwork contains duct-mounted side wall grilles. Return air is at the unit. Outside air is ducted to the unit from a wall louver. The outside air ductwork is insulated.

Cooling

Cooling is provided by the HPU's. The HPU's are a mixture of R-22 (which is no longer produced), and R-410a (which is also being phased out by 2025 for environmental purposes). These units are newer than the building construction and appear in good shape. Numerous issues with temperature control of these HPU's was indicated, causing comfort issues throughout the occupied areas. The typical service life for an HPU is 15-20 years.

There is no cooling in the apparatus bay area or the mechanic's garage.

Ventilation

The ducted HPU's in the office/dorm/basement areas of the building provide ventilation through overhead insulated ductwork serving a mixture of ceiling diffusers and sidewall grilles. Return air is transferred thru centrally located return grilles in the HPU closets. Outside air is typically ducted to the HPU's through insulated flex duct from wall caps. The front office HPU does not appear to have outside air. This is a code violation. Outside air is required under the current code at a rate of 7.5 cfm/person.

Individual wall mounted HPU's provide air through grilles located on the top of the unit, with return air entering the bottom of the unit. These units do not contain the code required ventilation of 7.5 cfm of tempered outside air per person. This may have been code compliant at the time of installation, but it is no longer code compliant.

The basement physical therapy room contains no HVAC. This is a code violation. An occupied space is required to be able to maintain a heating temperature of 68 degrees in winter, air movement at a minimum of 6 air changes, and outside air at a rate of 7.5 cfm/person.

The main toilet/shower/locker areas contain ceiling exhaust grilles, and a door grille for air transfer. Each toilet/shower/locker grouping is ducted to a powered roof ventilator (PRV). The second-floor janitors room exhaust has been blanked-off with sheet metal. The small individual toilet rooms contain ceiling exhaust grilles that are ducted to a PRV. This toilet room PRV also exhausts the staff breakroom. The hose room and the tower each are exhausted by a PRV. There is no exhaust in the second-floor room containing the cleaning supplies or the supply room near the shop, which is a code violation. The existing PRV's are of different vintages with some in good shape while others are showing their age. The typical service life for this type of fan is 20 years.

The kitchen has a commercial style Type 1 Accurex kitchen hood over the stove/range. This hood contains a fire suppression system, grease filters, and is controlled by an on/off switch located on the hood. The hood is ducted to a wall-mounted sidewall centrifugal fan. This fan is located directly under an overhang and is within 10' of an openable window, which are both code violations. This hood is rated for 130 cfm/foot. Based on the hood length, the cfm is over 500 cfm. Hoods with an exhaust rate over 400 cfm requires make-up air that balances with the exhaust air. There is no interlocked make-up air for this kitchen hood. Also, per code, any grease type cooking appliances shall be a minimum of 18" from combustible construction. The hood and stove are surrounded by wood cabinets and lay-in ceiling tile. These surfaces are required to be protected by stainless steel panels.

The apparatus bay is served by two roof-mounted, gas-fired make-up air units that appear to be in good shape. One unit is located over the original apparatus bay, while the other is located over the apparatus bay addition. The typical service life for a MAU is 20 years. The unit serving the original apparatus bay has a short section of supply air ductwork that discharges air into the space through an open-ended duct. The unit serving the apparatus bay addition has supply air ductwork with duct-mounted sidewall grilles. Code exhaust air in each apparatus area is provided by PRV's located on the roof of the bay that is ducted down to 18" A.F.F. The apparatus bay addition also contains two ceiling mounted destratification fans for general air movement.

A residential dryer, located in the mechanical room, is vented with ductwork to an exterior wall cap on the south side of the building.

The mechanics garage is served by an indirect-fired gas-fired unit hung at the structure. Venting is through the roof. Supply air is ducted through exposed ductwork with duct-mounted sidewall grilles. Return air is at the unit. Outside air is ducted from a sidewall louver. The space also contains two vehicle exhaust system hose reels that are vented through the roof. One of the exhaust hoses is deteriorating, including tears in the hose.

Temperature Controls

The facility HVAC systems are controlled by a DDC system manufactured by Allerton. The building control is supervised through a main terminal located at the City Hall.

Thermostats/sensors throughout the building are typically wall-mounted electric type. Most thermostats are located at approximately 60" A.F.F.

A temperature control panel is located in the apparatus bay.

Each MAU has a control panel with a MAU override button.

During the walk through, it was mentioned that heating and cooling is a problem in the office area, and that general comfort is an issue.

Commentary

The original HVAC equipment (approximately 60 years old) is past its estimated useful service life.

WI DSPS code requires that the storage rooms containing cleaning supplies be exhausted at 2 cfm/sq. ft. of floor space. The storage room on the second floor, and the supply room off the shop bays are currently in violation.

Janitors' rooms are to be exhausted at a rate of 2 cfm/sq. ft. or 75 cfm/fixture. The second-floor janitor's room exhaust has been blanked-off, which is a code violation.

For ADA access to thermostats/sensors, they are to be located at 48" A.F.F.

A number of the HPU's do not have the code required outside air as part of their system.

The basement PT room does not contain code required HVAC.

Staff indicated that humidity was an issue in the basement area containing the medical supplies and the PT room.

Temperature control throughout the office area was reported to be an issue, including air conditioning operating in the winter.

R-22 refrigerant is being phased out and is no longer available in new units. It is hard to find and expensive if needed due to a leak or a maintenance issue.

R-410a refrigerant is being phased out by 2025 for environmental reasons.

Condensate from the staff breakroom HPU is discharged onto the concrete by the main entry to the fire station. This causes freezing issues on the concrete which is a hazard for people using this entry.

There are no CO/NO2 detection systems in the apparatus bays or the mechanic's garage.

It is not clear how the AHU in the apparatus bay is used or controlled since heating appears to be provided by hot water unit heaters and ventilation is provided by MAU's and EF's.

The HPU closets are used as air plenums. All items in these spaces must be rated for use in an air plenum.

Much of the wall fin cover is showing its' age, along with pieces that are loose and missing.

The kitchen hood does not contain code required make-up air, and items are not 18" clear of combustible materials. The kitchen EF discharges under an overhang and is located within 10' of an openable window.

The mechanic's garage MAU venting contains some rust.

A vent cap is missing off a vent pipe discharging out the top of the chimney.

Sections of piping are missing pipe insulation or have damaged pipe insulation.

An exhaust duct that penetrates the wall between the mechanic's garage and the main building does not contain a code required fire damper.

The exhaust openings in the shower rooms are open-ended ducts with no grilles. A grille would provide a finished appearance and assist in keeping unwanted items out of the ductwork.

Typical ASHRAE equipment service life expectancies

- Boilers: 15-20 years
- Circulating pumps: 10 years
- Ductwork: 30 years
- Dampers: 20 years
- Exhaust fans: 20 years
- Centrifugal fans: 25 years
- Grilles/registers/diffusers: 27 years
- Unit heaters: 20 years
- Coils: 20 years
- Compressors: 20 years
- Insulation: 20-24 years
- Motors: 18 years
- DDC controls: 15-20 years

Electrical

General

The building electrical is served by Wisconsin Public Service with the main service located on the police department end of the building and main distribution panel in the basement of the police department. The generator in the police station's basement serves the police station and fire station. Panelboards, lighting, and lighting controls are what is expected for a 53-year-old fire station building minus the few remodeled areas and additions. Fire alarm devices are minimal and are only powered by battery. Carbon monoxide detectors plug into a standard duplex receptacle. No security system is present.

Assessment Process

The purpose of the electrical assessment is to determine how power is delivered and distributed throughout the building along with determining possible deficiencies and general equipment conditions of the lighting, fire alarm system, and security system. The telecom system was not part of the review. The assessment began with a visual examination during a walk-through with staff on May 11, 2022, followed by an evaluation of existing plans. The visual examination was limited to the main equipment and systems that were easily accessible and visible. Any electrical equipment or wiring located above ceilings or in walls was not included in this assessment.

Existing System Descriptions

Power

The existing service is a 400 Ampere 120/208V three-phase distribution panel back fed from the police station's electrical service and generator.

A 400 Ampere main distribution panel is located in the shop of the fire station. All panelboards are fed from this main distribution panel except for panel "FD1" that is in the newer apparatus garage. This panel is fed from the police station's distribution panel.

All electrical distribution equipment except for panel "FD1" are past their life expectancy and parts may be difficult to obtain.

Breakers on the overhead doors have a tendency of tripping and require a manual reset. This also happens to the breaker feeding the garbage disposal in the kitchen.

Lighting

Most of the interior lighting is comprised of fluorescent lamp type luminaires.

Lighting control throughout consisted of standard wall switches with a few areas utilizing wall mounted occupancy sensor switches.

Emergency egress lighting is powered by the generator and a single transfer switch. Most of the exit lights are original to the building. Exterior emergency egress lighting is not provided on this building.

Exterior lighting consisted of a few LED wall packs and metal halide wall packs. Some of the canopy lighting no longer works.

The existing lighting and emergency lighting in the building are beyond their life expectancy and due to a single transfer switch supplying emergency and standby power, do not meet code requirements. Lighting controls do not meet current energy Code.

Miscellaneous Systems

The residential battery backed up fire alarm devices do not meet the Code requirements.

The fire station's lack of a security system is an issue.

The fire station did install a new G2 annunciator system for fire calls.

Deficiencies, Limitations, & Immediate Repairs

- Overhead door breaker tripping could cause delays on getting to fire and rescue calls.

Life Expectancy & Considerations for Short Term Improvements

- All electrical equipment is beyond its life expectancy and is recommended to be replaced.
- By visual observation, it looks like the entire fire station is backed up by the generator and single transfer switch. A second transfer switch will need to be installed with a separate panelboard to feed all the egress lighting.
- Lighting and lighting controls throughout the building do not meet the current International Energy Conservation Code. It is recommended that new LED lighting and Code compliant lighting controls be installed.

- New interior and exterior egress lighting are recommended throughout.
- The fire alarm system is a very basic battery-operated system. It is recommended that new Code compliant initiating and annunciating devices be installed along with a new fire alarm control panel.
- Due to the age of the building, testing of the entire grounding system should be done. Grounding system failures are common in buildings of this era that used the conduit for grounding.

Summary

The systems in this building are dated and past their life expectancy. New electrical, lighting, security, and fire alarm should be considered for this building.

Typical Modern Facility

Lighting for a typical modern fire station would consist of LED fixtures throughout with digital lighting controls. Digital lighting controls would include timeclock functions, occupancy sensors, daylight harvesting sensors, dimming switches and scene controllers for optimal flexibility.

Receptacles should be plentiful throughout the building to support workstations and charging of electronic equipment. Surge protection for electronic workstations should be provided to protect equipment from substantial damage.

Fire alarm devices should be installed throughout to provide Code required coverage. A modern fire alarm system would be addressable and would allow the user and fire department to determine exactly where a trouble signal is emanating from.

Firematic Considerations

Operational Inefficiencies:

Apparatus Bay & Support

This facility is currently comprised of two drive-through apparatus bays, five back-in apparatus bays, with two small bays accessed from the backside of the station, and a mechanics garage, all configured in an L shape, with the administration and living quarters located between the bays.

The two drive-through apparatus bays are just under 100' deep, with doors on the east and west sides of the facility. Though these bays have the opportunity to house the largest apparatus, they are the furthest away from the administration and the living quarters. Responders need to traverse through the five back-in bays before arriving at these bays.

The five primary back-in bays are 64' deep. With the facility not running parallel with the road, the apron starts off increasing in depth, with the first bay having the shallowest apron, and the last bay having the deepest apron. Best practice would be for all the apparatus bays to have drive-through capabilities. If that is not achievable, the next safest solution would be to allow all apparatus to pull onto the front apron, turn around, and back into the bays. However, the existing front apron is too shallow to allow the department to do so. Additionally, the station's tight location to the corner, means that apparatus need to turn around using the heavily trafficked roadway, just off an intersection. This is most problematic for the first bay since that bay should be used for the most heavily used apparatus in order to reduce response times. This condition is dangerous and should be addressed.

In 1960, the minimum for vertical clearance for vehicles on interstate roadways was changed from 14'-0" (which was instated in 1956) to be 16'-0". This station being designed and constructed as that new federal rule was being updated, was designed for the smaller vehicles of the day, making the 12'-0" high doors acceptable. However, since the 1960's, the heights of fire and EMS apparatus has grown, with many apparatuses now more than 11'-6" high. Best practice for door heights are 14'-0".



Figure 3-1: Apparatus Bay



Figure 3-2: Apparatus Bay



Figure 3-3: Apparatus Bay

The overhead doors throughout the apparatus bay are primarily 12' W x 12' H with 2'-0" between each door and 2' from the first door to the exterior walls. The first bay, however, does have a wider door, likely to aid turning out of and backing into the bay on such a short apron.

Today, a great deal of emphasis is placed on proper clearances and direct pathways to apparatus in contemporary stations to ensure fast and safe response times, as well as the ability to adequately clean and maintain apparatus inside the station. Because of this, best practice is to have the overhead doors be 14'W x 14'H with 3'4" between each door. A minimum of 5' should exist between any wall and an apparatus bay door to allow safe and functional circulation around parked apparatus.

With the floor-to-floor height of approximately 13'-0" and the ceiling height in the apparatus bay of approximately 12'-0" there is not enough room above each apparatus to provide staff the ability to clean and maintain items on the top of the apparatus or to lift the cab to allow for maintenance. This is a standard feature in stations design today.

The apparatus bay is not equipped with a vehicle exhaust system. Vehicle exhaust systems can either be systems that are flexible ducting that attaches onto the exhaust pipes when vehicles enter into the bay, venting the contaminants directly outside, or systems that are mounted onto each apparatus, cleaning the air before entering the bay. These systems go above and beyond the building code required for air exchange ventilation systems and comply with NFPA standards.

Decontamination and PPE recommendations have changed significantly since the design and construction of this facility. Currently the WFD has their PPE gear lockers located throughout apparatus bay. This location causes the PPE to be exposed to harmful UV light which deteriorates it at an accelerated pace. It also exposes the PPE in the apparatus bay to harmful carcinogens caused by the exhaust fumes. It can also lead to extended response times since individuals have to move through a very crowded apparatus bay to get to their PPE. Best practice would allow a department to



Figure 3-4: Apparatus Bay



Figure 3-5: Apparatus Bay

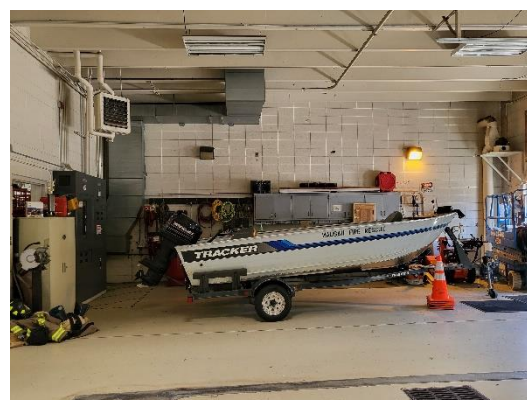


Figure 3-6: Apparatus Bay

clean their PPE, keep it clean (off the apparatus bay floor), and have limited exposure to UV light. Finally, this room should be sized so people can don their PPE without being overcrowded.

Additional apparatus support spaces found in a contemporary fire station are a work room and the self-contained breathing apparatus (SCBA) clean/fill station. Without a dedicated space for SCBA, the department has located the SCBA in a workshop, located off the maintenance garage. This garage was not part of the original construction and is inaccessible from the fire station. In order to access the SCBA room, responders need to walk through the hose storage space, through the training tower, leave the facility, cross a small exterior alcove, and enter back into the facility. This is not a functional situation, particularly when the department is training, and during inclement weather. The maintenance garage primarily houses smaller, non-response vehicles. Since the SCBA clean/fill station is used to clean and fill SCBA equipment, its exposure to the carcinogens from the trucks is not best practice and increases the safety risk to fire fighters.



Figure 3-7: SCBA

Current best practice for fire stations is to divide the facility into what are referred to as hot and cold zones of contamination, with a transition / warm zone in between. These zones are compartmentalized and have mechanical systems with positive and negative pressured systems to keep the carcinogens and contaminants contained to specific areas. Hot zones are those with a high level of contamination potential, including the apparatus bay, workshop, and any potential mezzanines. These spaces are negatively pressurized and are designed to have higher levels of fresh air intake into the mechanical systems. The transition / warm zone and all cold zones are positively pressurized. Transitions zones include gear laundry, gear turnout (PPE lockers), decon hallway(s), decon toilet / showers, SCBA cleaning, and clean / residential laundry. The cold zones are all the living and administration areas. The mechanical systems, in addition to the overall

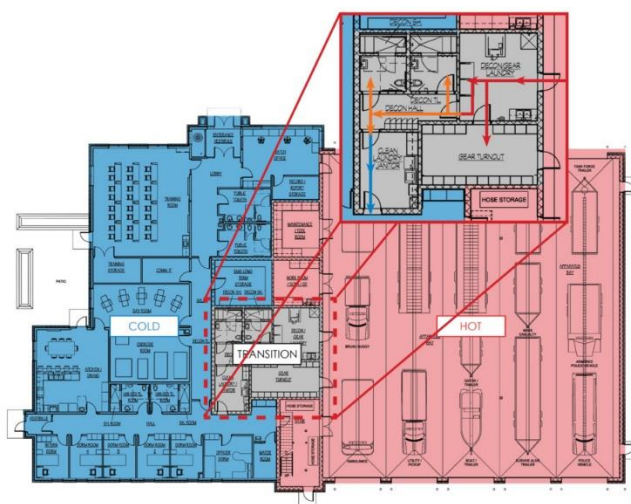


Figure 3-8: Transition zone

design and layout of this station does not allow for a proper decon process.

First Floor:

A two-story with basement administration facility links the five apparatus bays with the maintenance garage. Directly off the front apparatus bay is the Watch Office, which also is the only visible door to the public approaching the station. This condition is potentially hazardous with civilians walking in the response apron while trying to approach the station. The watch office, though located ideally for the department, is undersized for their needs. Directly outside the watch office is a small open office and access to the shift commander's office. The close proximity of these two offices allows the shift crew to be close together, and to create separation from the other administrative staff.

Though the shift commander and fire chief offices share a wall, the day-staff administration offices are all accessed off the files and copy area. These offices include a fire chief office, two assistant chief offices, and one large open office housing one (1) administrative assistant, three (3) fire inspectors, one (1) EMS Chief, and one (1) hoteling desk space. The private offices are all sized adequately, however, the open office is undersized, and very loud with so many people working in such a small space. With the approval of staffing expansion in recent weeks, a need for addition offices and meeting rooms is necessary. The station does not provide adequate administrative spaces for the current staff, in addition to the need for the prevention division, training division chief, and administrative assistance.



Figure 3-9: Watch Office

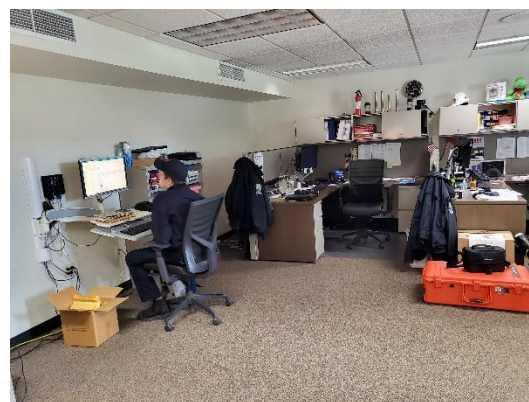


Figure 3-10: Open Office

The station is lacking any sort of conference rooms, meeting rooms or training rooms. Conference rooms are necessary for sensitive conversations and for debriefing before and after shifts. Additionally, the station is lacking any sort of training classroom. With the training tower on premises, a training classroom would allow the department to do their classroom learning, and immediately have access to the training tower to put new concepts and ideas into practice.

A large kitchen is located just past the administration. The dining area is appropriately sized; however, the galley kitchen is difficult for multiple users to use at the same time. The departments refrigerators and pantry are all located off the kitchen, in a dedicated storage space.

A small staff breakroom has been converted into a day room. The day room is a bit undersized for a department of this size and has only one door, which swings into the room. These conditions seem minor at first, however, all three conditions together make exiting more challenging and slower in emergency situations.

Second Floor:

The second level of the facility is dedicated to living quarters. Immediately upon walking up the east stair, windows from the stair align with windows into the women's restroom.

The majority of the second floor is a large, open dormitory. Though open dorms for the departments where common practice in the 1960's when this facility was constructed, they are no longer desirable.



Figure 3-11: Day Room



Figure 3-12: Women's Locker Room

The fire industry was historically male-only. All men staying in one dorm did not seem like a major concern. However, the WFD currently has three women housed at this station. Having mixed genders in one open room causes concerns and uncomfortable situations.

Having one open dorm also means that if one alarm goes off, everyone hears it. In theory, this was a good thing to make sure that all responders were aware of the call. However, the Wausau Fire Department EMS calls consume 85% of the total department call volume. Having individuals woken up several times a night for calls they don't need to respond to causes a lack of continuous sleep. Research has shown that continuous nights of poor sleep can lead to mistakes in the field and mental health concerns such as depression. Suicide is now one of the top three causes of fire fighter deaths. Best practice is to create spaces that will allow responders to have a comfortable, home-like sleeping environment. Individual dorm rooms, that can be wired for direct and personalized alerting can significantly help responders achieve a full night's sleep.

In addition to gender and sleeping conditions, open dormitories can lead to the outbreak of illness, such as COVID 19, or other concerns such as flees and lice. Employee to employee COVID 19 cases within the department, comparing the central fire station to fire station no. 02, were non-existent at fire station no. 02 where individual dorm rooms are provided.

Two locker rooms are provided on the second floor: men and women. With this configuration, it eliminates any consideration for nonbinary responders to comfortably join the department. Additionally, it allows for a room for the majority of the department to be in one room, with just the three women in a room of their own. This can cause the feeling of being left out and not having a seat at the table. In addition, the existing locker rooms are undersized for the number of staff in the facility. By pulling lockers out of formal locker rooms and creating single-user all-gender toilet/shower rooms, the department can comfortably house any gendered individuals, and allows equality throughout the department.



Figure 3-13: Dormitory



Figure 3-14: Dormitory

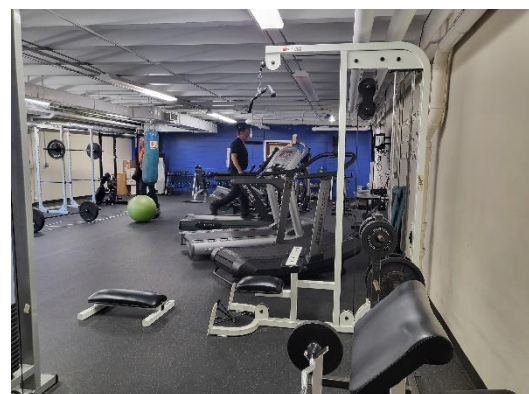


Figure 3-15: Fitness Room

Basement:

The basement of the facility is dedicated to physical exercise equipment. Though it appears to be properly sized, the ceiling heights are low, and can cause conflicts with certain power movements.

EMS storage is provided in the lower level, which is very inefficient for staff when restocking their apparatus.

Finally, the responders have lockers in the basement for their exercise-related items, and one on the second floor for all other items. Consolidation of these lockers would be more efficient for the responders and would save space.



Figure 3-16: Lower Level Locker Room

Conclusions and Recommendations

The following recommendations and conclusions are offered as an organized effort to provide information to decision makers and to help assist them in that process.

When considering the existing Wausau fire Department - Central Station, and taking the departments overall goals of having an efficient, healthy, well-designed station into consideration, we feel that it comes down to one determination: do you have another use for the current Central Station?

It is possible to make the current Central Station a healthy, efficient, well-designed station by means of a complete renovation. However, even with this renovation, there would be compromises:

- The Department and administrative staff would need to be relocated for 8 to 10 months during construction.
- Considerations would need to occur to alter the existing building to become completely accessible
 - With those modifications in mind, the station's living quarters would not be sized appropriately for the number of fulltime staff
- Station remains near an un-desirable intersection
- Station remains with an inefficient egress apron

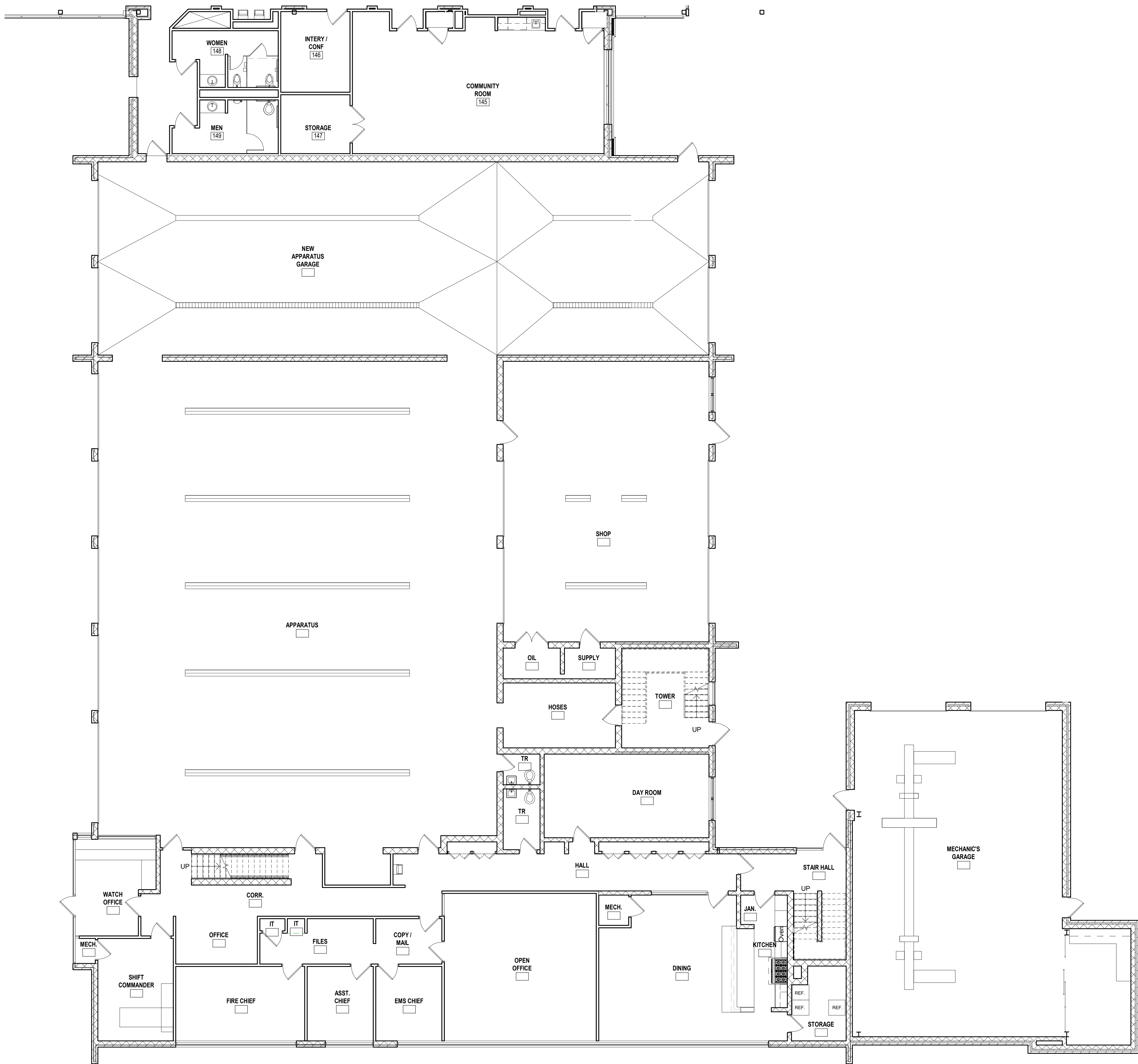
However, if the City had the ability to repurpose the existing station and construct a replacement, there are some notable advantages:

- Create a healthy, well-designed, efficient station:
 - Create state-of-the-art personal decontamination zone
 - Right-size station, aligning space with department needs
 - All apparatus bays to be drive-through – creating maximum flexibility
 - Ability to have an additional apparatus bay
 - Construct a more energy efficient facility
- Department can remain in facility while new facility is constructed

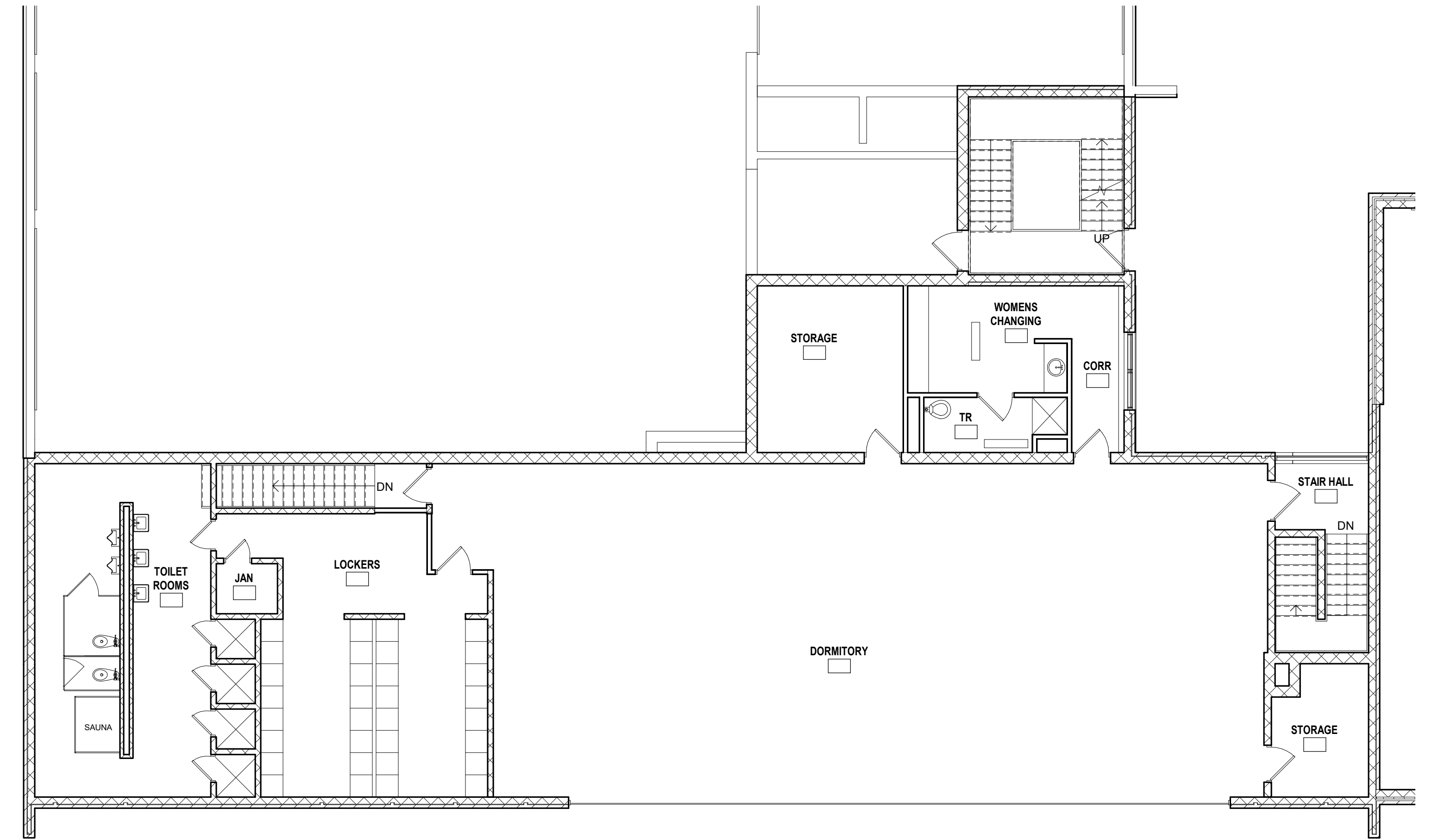
The City of Wausau Police Department currently occupies all available property to the north of the fire department and currently have space need deficiencies in their facility that was completed in 1997. Expansion options are not feasible due to both departments needs and the amount of real estate available on the site. A conceptual study completed in 2017 showed various space needs for the police department that included squad parking, a functional sallyport and needs for additional administrative spaces.

Due to the existing connection of the fire station and police station facilities, options should be considered for either the Wausau Police Department to occupy and remodel the current Central Fire Station to meet their growing needs for space or raze the existing fire station for future additions. This all depends on the programable space requirements the police department may have and how occupying that space would affect security and building flow. The Fire Chief and Police Chief are in alignment that these options are the best long-term option for the city and could be explored further.

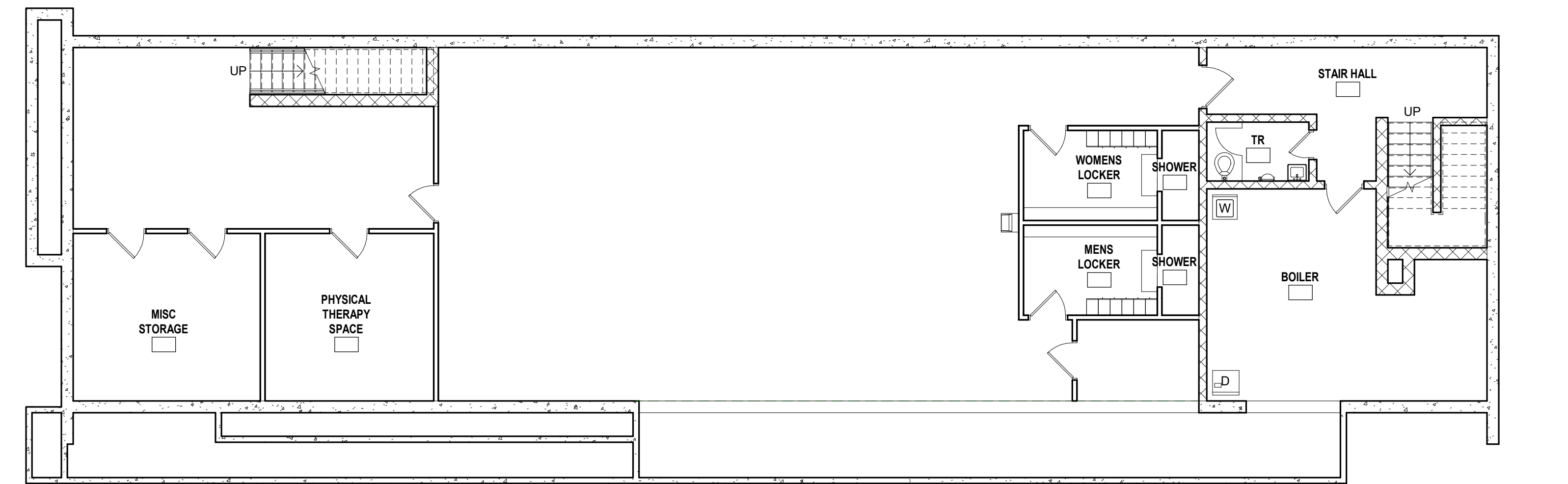
Existing Building Plans



1 FIRST LEVEL EXISTING - FIRE
 1/8" = 1'-0"
 0' 4' 8' 16'



3 SECOND LEVEL EXISTING - FIRE
 1/8" = 1'-0"
 0' 4' 8' 16'



2 LOWER LEVEL EXISTING - FIRE
 1/8" = 1'-0"
 0' 4' 8' 16'

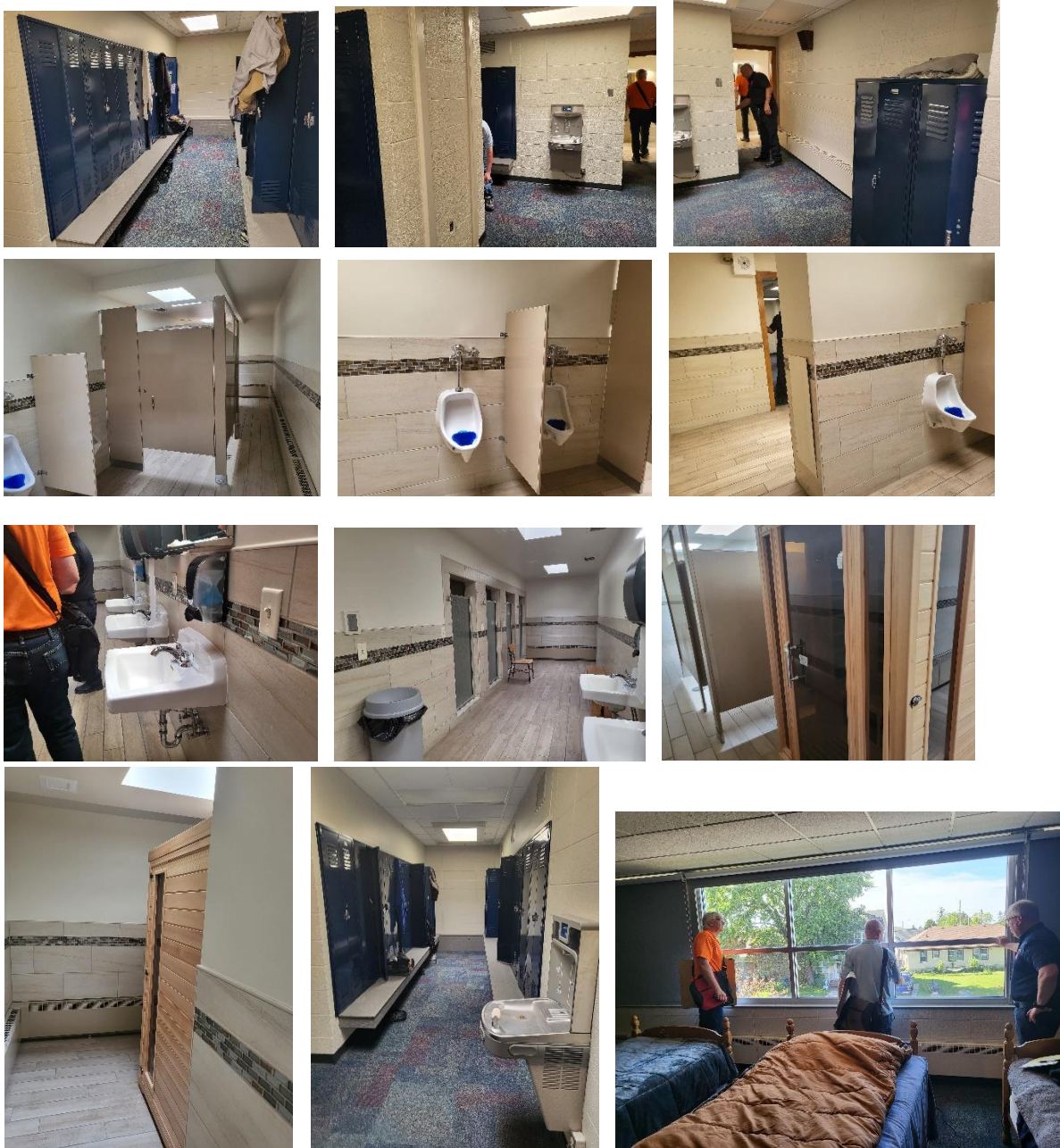
CENTRAL FIRE STATION

EXISTING - 06.16.2022

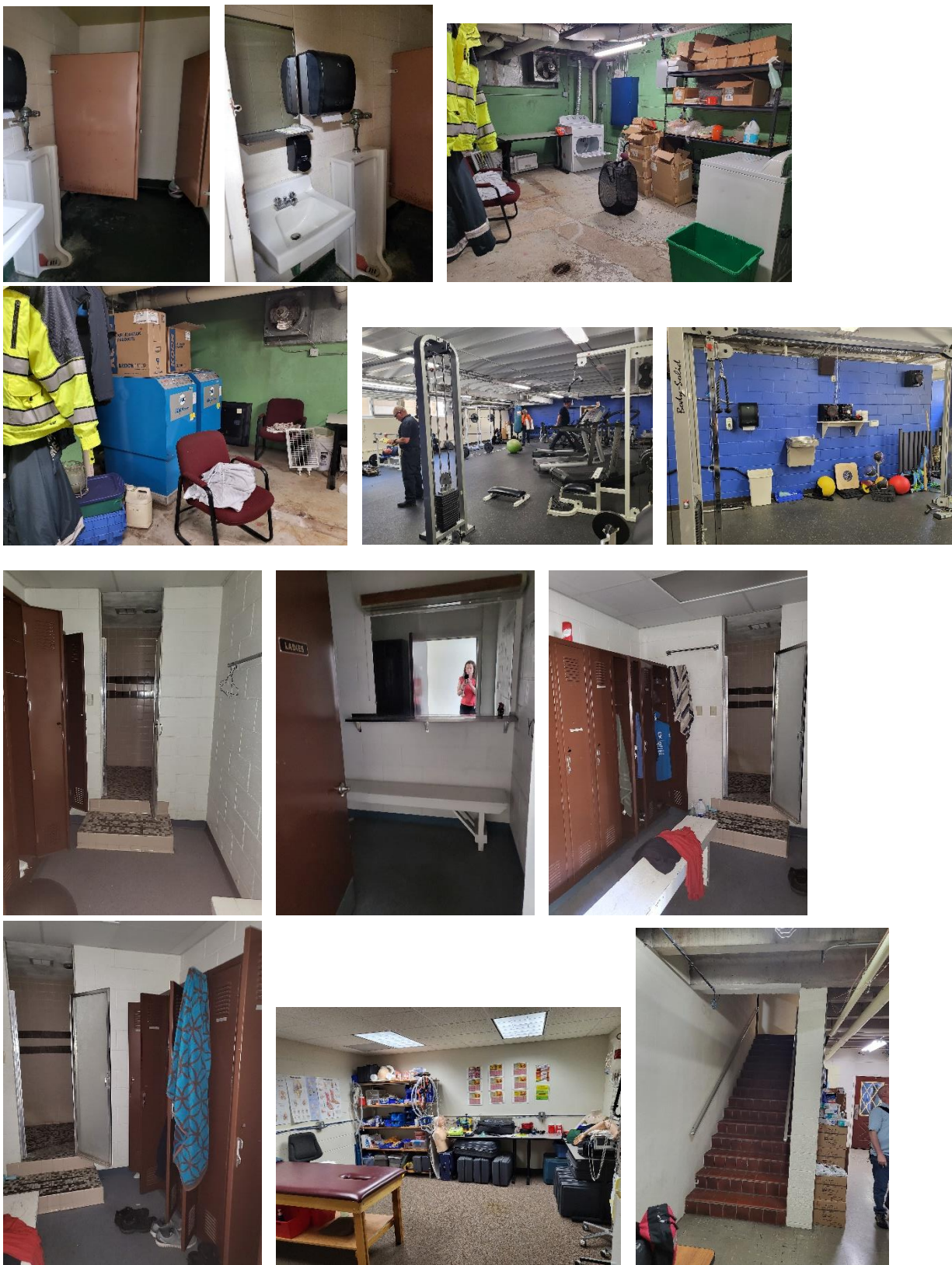
WAUSAU, WI

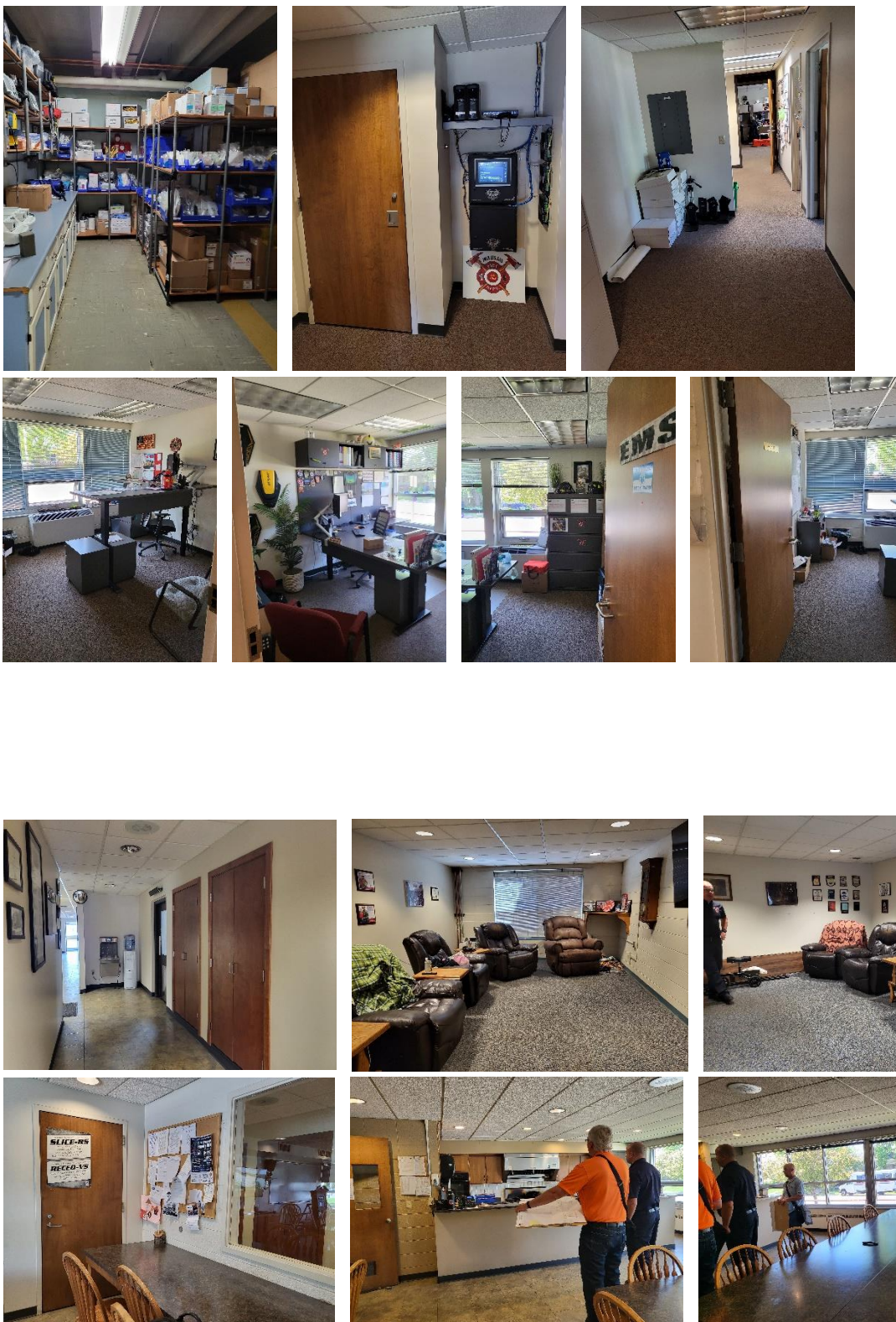
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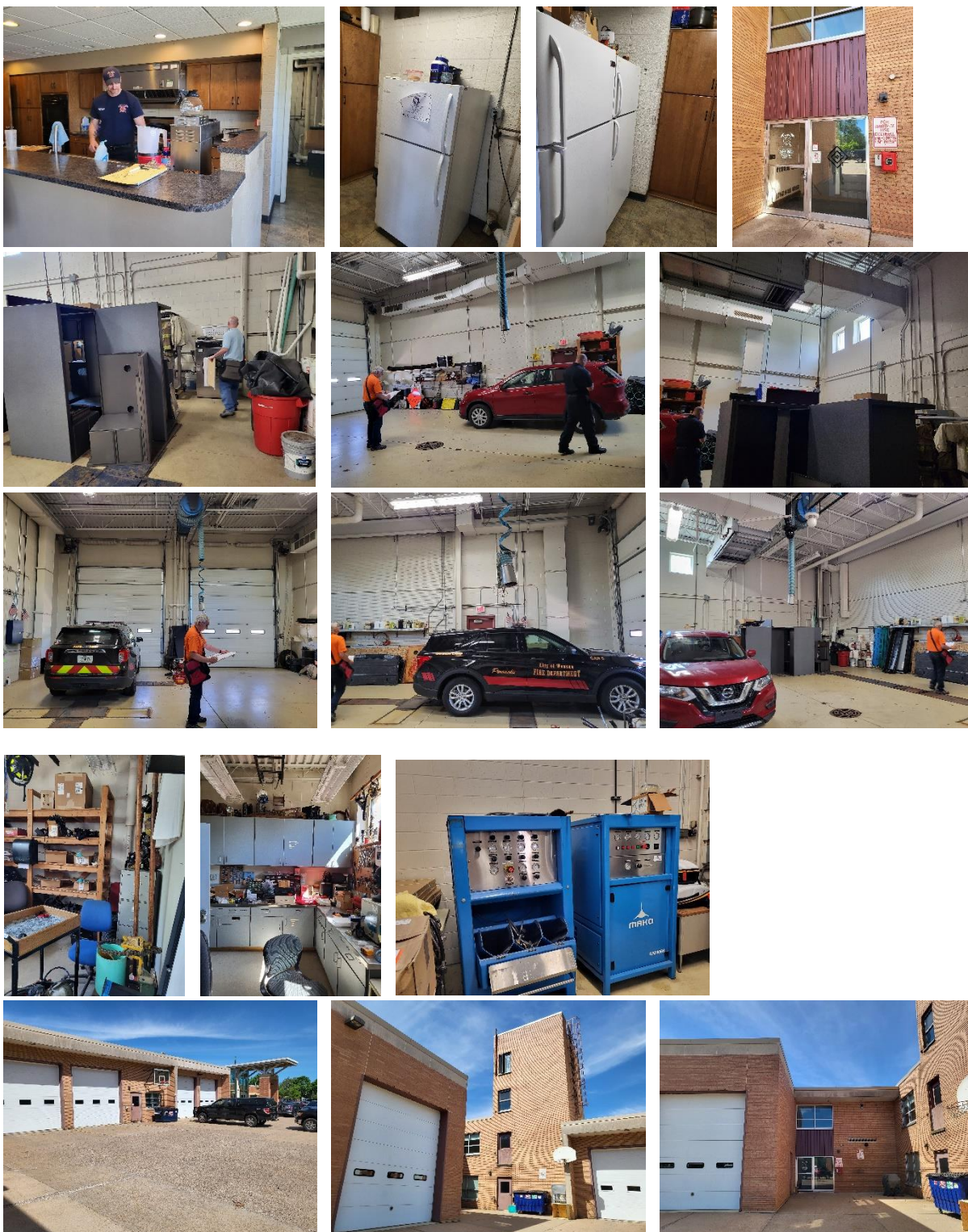
Photos



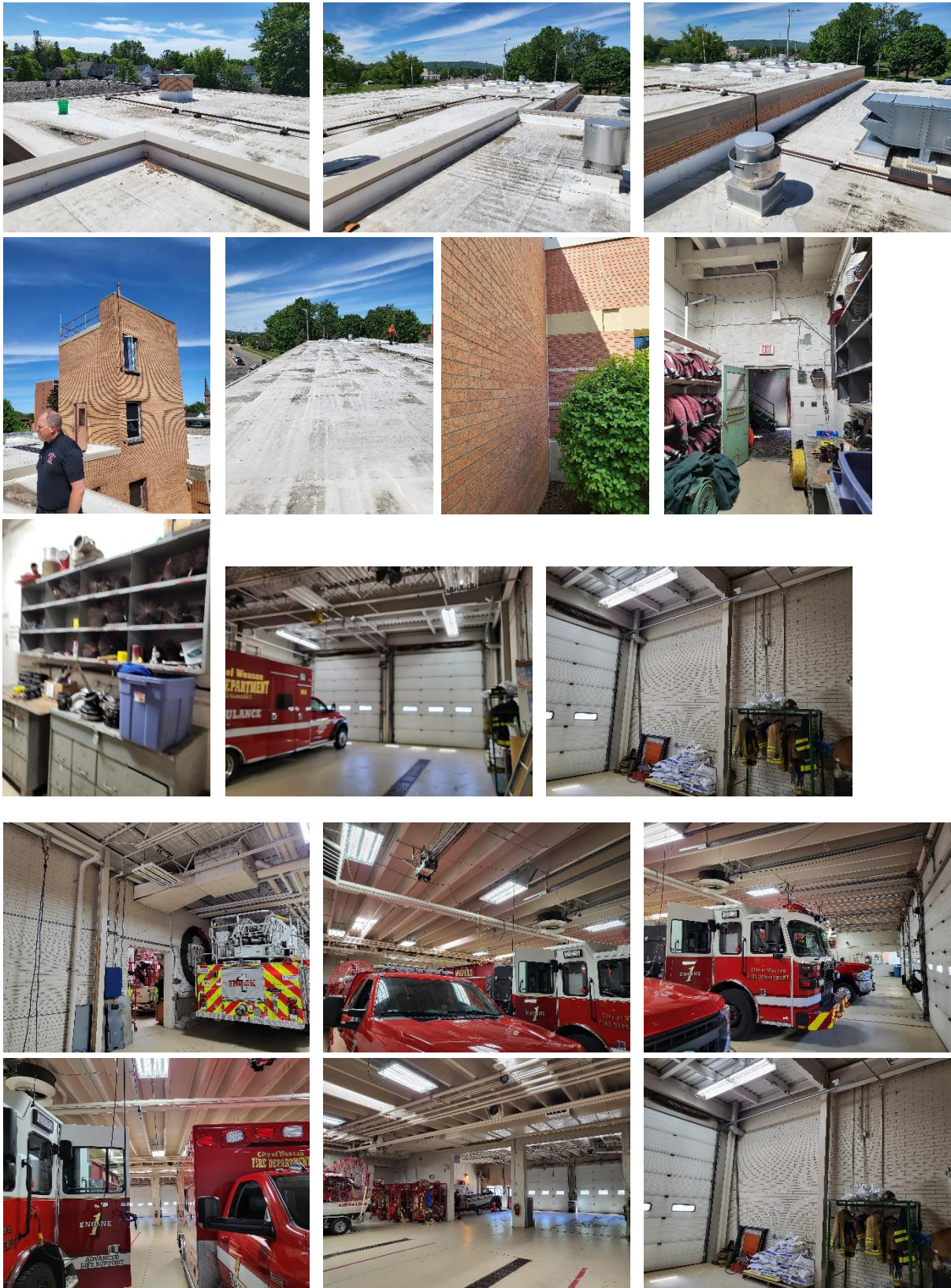


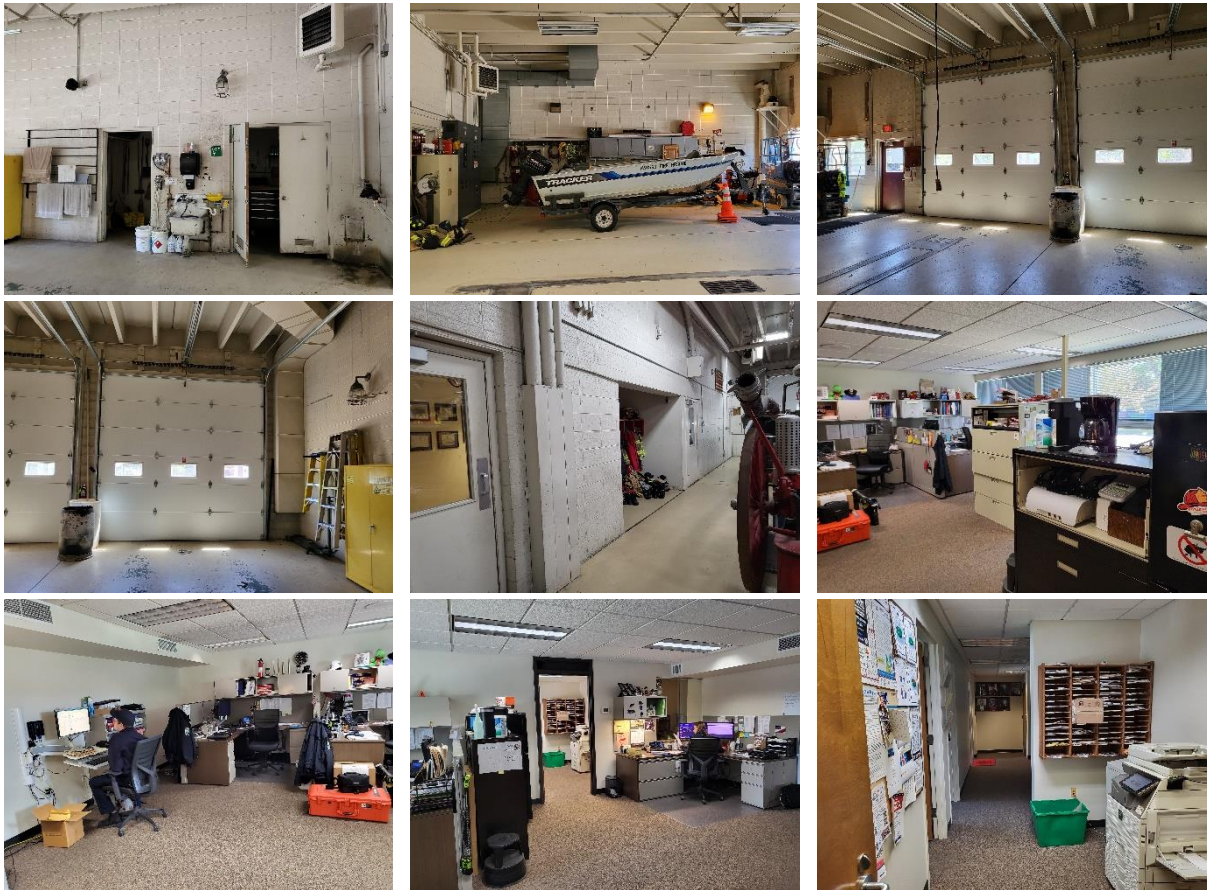












Code Violations

	Code Violation Description	Discipline	Code Section
1	Elevator Requirement	Architectural	IBC 1103.1 & 1104.4
2	Accessible Entrance	Architectural	ANSI A117.1 Section 404
3	Door Clearances	Architectural	ANSI A117.1 Section 404.2.3
4	Hallway Clearances	Architectural	ANSI A117.1 Section 404
5	Kitchen Clearances	Architectural	ANSI A117.1 Section 804
6	Toilet Room Requirements	Architectural	ANSI A117.1 Section 604
7	Shower Requirements	Architectural	ANSI A117.1 Section 608
8	Hose bibb in Apparatus bay is missing backflow prevention	Plumbing	SPS 382.41
9	Hose bibbs with current backflow preventers cannot be under constant pressure	Plumbing	SPS 382.41
10	Trench drain in Apparatus bays should discharge into a sand/oil interceptor	Plumbing	SPS 382.34 (4)
11	Kitchen sink & dishwasher should discharge into a grease interceptor	Plumbing	SPS 382.34 (5)
12	Eyewash discharges into mop sink, which is not an approved receptor	Plumbing	SPS 382.33 (8)
13	Soap dispenser system is connected directly water supply without check valves, which causes it to be susceptible to cross	Plumbing	SPS 382.41
14	Outside air ventilation requirement	Mechanical	WI SPS 364.0403(5)(a)
15	Minimum temperature requirement	Mechanical	IMC 309
16	Exhaust air & minimum air change requirement	Mechanical	WI SPS Table 364.0403
17	Kitchen requirements	Mechanical	IMC 506.3
18	two transfer switches required	Electrical	NEC 700
19	lighting energy allowance	Electrical	IECC/SPS 363
20	lighting controls	Electrical	IECC/SPS 363
21	fire alarm requirements	Electrical	NFPA 101

Staff Report

Date: October 9, 2017
To: Common Council
From: Tracey Kujawa, Fire Chief
RE: Fire Department Station Options



Purpose

The purpose of this staff report is to inform you of the options to consider while deliberating upon the replacement of Station 2. As we studied the replacement of Station 2 it became much more complicated and comprehensive than originally understood. In this report we have made an effort to include all essential information so that you, the decision makers, can formulate a resolution taking into account all perspectives and circumstances. The document is structured to explain the current situation and deficiencies followed by conceivable options, with identified opportunities and challenges for each of the options. We feel it important to proceed in this manner so that the future needs of the Wausau Fire Department and the City of Wausau can be confronted and considered while making this significant decision.

Recommendation

The replacement of Station 2 is long overdue and as you know, last year the Council approved hiring Five Bugles Design to perform a site location study and space needs analysis, progressing to the development of schematic designs. While in the midst of the Station 2 project we began considering the deficiencies of Station 1 or Central Station (Grand Avenue and East Thomas Street). This building is 55 years old and just like Station 2, we have outgrown this Station, and efficiencies in both design and building services are lacking. At the time Station 1 was built Wausau Fire Department had fewer employees, provided fewer specialty services and retained smaller vehicles and less equipment. When considering all of this, we felt it imperative that the Station 2 project become more encompassing to not only address the current issues but the future needs of the Department when making this decision.

As was already stated, the Wausau Fire Department has outgrown Station 1 compromising the efficiency of the services being provided and safety of our personnel. Our work areas are crowded, there is minimal storage and utilities and systems are failing i.e. plumbing, garage doors, notification system, heating and cooling systems. Through the space needs analysis it has been determined, that even with a full remodel of Station 1, the current footprint will not allow for the most effective building layout. The bays will still be too small and drive through bays will be limited, adequate office space would not be obtainable, parking will still be an issue,

entry into the building will remain confusing and storage space would still be lacking. It is important to note that Station 1 is part of a Public Safety Building so it would be logical that during this process we look at the future growth needs of the Wausau Police Department as well. Although their building was more recently constructed, the Wausau Police Department anticipates the need for additional office space, parking and storage. In summary, both Departments are in need of additional space but are limited to the confines of the current footprint; reinforcing the logic that it would be beneficial to study this as an all-encompassing project.

With the need to replace Station 2 as well as Station 1, along with the future needs of the Police Department, it is fundamentally necessary to consider all options with the goal of making the most fiscally responsible decision while meeting the future needs of both the Police and Fire Departments.

Items to Consider

- Currently, both Stations 1 and 2 are in need of repair/replacement.
- Station 1 does not have the footprint to be able to accommodate the current administrative staff and equipment with a remodel or even if demolished and rebuilt.
- The location of Station 1 was found to be ideal specific to response times, both currently and in the future, and therefore it is not desirable to move the location of this Station.
- Current land earmarked for a new Station 2 (52 Parkway, northwest of Kwik Trip) is not large enough for a Station 1 (administrative offices) replacement.
- Other locations to consider are on Stewart Avenue – west of Stettin Clinic or possibly on the same parcel as Kwik Trip near Menards.
- The Police Department will need additional space in the future as well.
- If Station 2 is replaced without consideration of the situation involving Station 1 and the future needs of the Police Department; replacement of Station 1 will require a new location which would not be ideal and more costly.
- Predicted growth of the City is currently to the west and to the east

Additional Central Station Concerns:

1. No inviting access point for visitors, no designated entrance.
2. Reception area/desk is currently located in the middle of the hall; not at an entrance where most often you will find a reception area.
3. Negligible parking for fire department personnel; basically no convenient parking for visitors.
4. Currently there are doors for entrance into the building off of Grand (front) and Seymour (back) but very confusing to visitors; many will walk all the way to the front not knowing there is actually a door in the back.
5. No classroom/training or conference room.

6. Current administration space consists of 1400 ft²; 260 ft² of the total 1400 ft² is a hallway leaving a net administration space of 1140 ft².
 - a. Recommended office space needs for 10 employees with private office space and meeting rooms is about 2000 ft².
 - b. Recommended office space needs for 10 employees with an open floor concept is about 1500 ft².
 - c. We currently have an open office floor concept for much of the staff which is not conducive to an effective work environment; we would highly recommend, at minimum, 2,000 ft² which is substantially less than currently provided or available.
7. Consideration for future office space needs. i.e. Training Officer, Community Paramedic, and EMS Lieutenant.
 - a. Recommended office space for future needs is estimated at 2600 ft².

Options to Consider

Option 1: Phases 1 and 2

Phases	Cost
Phase 1: Build a station to replace Station 1 on the west side (administrative building).	\$8,784,478 - \$9,504,111 (does not include land acquisition)
Phase 2: Make future plans to raze Station 1 and rebuild Station 1 on current site (minus administrative offices). Cost includes the addition and renovations for the Police Department to accommodate their growth and space needs.	\$7,003,337 - \$7,757,455
Total Cost	\$15,787,815 – 17,261,566

Option 1: Phase 1 and 3

Phases	Cost
Phase 1: Build a station to replace Station 1 on the west side (administrative building).	\$8,784,478 - \$9,504,111 (does not include land acquisition)
Phase 2: Make future plans to raze Station 1 and relocate Station 1 (minus administrative offices). Cost includes the addition and renovations for the Police Department to accommodate their growth and space needs.	\$7,003,337 - \$7,757,455 (does not include land acquisition)
Total Cost	\$15,787,815 – 17,261,566 (in addition requires acquisition of two land parcels)

Opportunities and Challenges:

Opportunities	Challenges
Would be able to construct a building utilizing the property in an effective and efficient manner.	On-going maintenance and up keep costly until building is razed and replaced.
Space would be available for the Police Department for future growth.	Cost.
Building would be constructed according to current space and equipment needs.	Will need to relocate for at least one year if razing and rebuilding on same site – fairly costly.
Would have adequate parking and an entrance to the building.	If the building is razed and rebuilt it will be difficult to build to accommodate for the future because of the limitation in acreage.
Addresses the current and future needs of both Public Safety Departments and the City	
The Police and Fire Departments can remain at the current location.	
Many times razing and rebuilding is less costly when compared to a total remodel.	
If building on different site will not need to relocate for a year.	
If building is relocated, future growth of both police department and parking will not be compromised.	
If a Station 1 is built on a different site there will be an opportunity to architecturally design a building for the site selected.	

Option 2:

Phases	Cost
Phase 1: Replace Station 2 utilizing the 52 Parkway location.	\$3,827,805 - \$4,150,858 (no land acquisition required)
Total Cost:	\$3,827,805 - \$4,150,858

Opportunities and Challenges:

Opportunities	Challenges
There is funding budgeted – \$3,800,000.	Location is not ideal (52 Parkway)
Land is earmarked on 52 Parkway – City owned.	Loss in the opportunity to resolve the existing deficiencies of Station 1 by moving the

	administrative building to the west side to alleviate the current and future space needs for both Public Safety entities.
Pacify immediate needs of Station 2 replacement.	Would most likely have to find a different location for Station 1 in the future; which would not be ideal.
	Will continue with an administrative building that is inefficient with minimal future options.
	The Fire Department continues to get busier with more response requests and community needs for services i.e. Community Paramedic, Rescue Task Force (RTF), and Tactical EMS (TEMS).
	Minimal options for Police Department growth.
	Required to design the building to fit the site; not the most efficient design (number of bays/dorm room location).
	No possibility for future expansion.

Options 3:

Phases	Cost
Phase 1: Build a station to replace Station 1 on the west side (administrative building).	\$8,784,478 - \$9,504,111 (does not include land acquisition)
Phase 2: Remodel Station 1 to accommodate personnel minus administrative staff.	\$5,164,169 - \$5,935,723
Total Cost	\$13,948,647 - \$15,439,834

Opportunities and Challenges:

Opportunities	Challenges
West side Station will address the current administrative staff crowding resulting in more proficient work spaces.	Although the current footprint will work, it is not ideal for a remodel: space is too big for satellite station, bays will still be too small and will only have two drive through bays, still will not have an entrance to the building or adequate parking,
Space needs analysis was performed so building will be able to adequately accommodate staff, equipment and vehicles.	Cost.
Will alleviate the need to find a place in the future for a new Station 1.	Current construction will not allow for drive through bays.

Option 4:

Phases	Cost
Phase 1: Build a Station to replace Station 1 on the west side (administrative office) but have it a phased project.	Unknown
Phase 2: After completion of west side Station either raze or remodel the Station on Grand Avenue and East Thomas Street.	See above for remodel or razing building

Opportunities and Challenges:

Opportunities	Challenges
Eventually, will address the overall needs of the Department.	Planning and coordination of phases more difficult, more time expended by staff to get the project completed
The project can be financed over a longer period of time.	Construction costs increase as time progresses
	Continued failures of the current Station 1 for an extended period of time
	The possibility of the additional phases not transpiring i.e. change in Council, Mayor, management staff, financing

I am hopeful that this information will assist you in making the most comprehensive decision for the Wausau Fire Department and the City of Wausau.

Thank you.

Wausau's New Fire Station Is Called 'Most Modern in Nation'

"Most modern fire station in the nation," is the way Fire Chief Wilbur Petzold describes the new Central Fire Station at Grand Ave. and Lemke St., which will be open for public inspection from 1:30 to 9 p.m. Saturday and Sunday.

"It should be," he added, "because city officials and members of the Wausau Area Chamber of Commerce fire prevention committee visited many new stations to pick up the latest ideas and to learn from mistakes made in other cities."

Chief Petzold said the building is very functional and comfortable.

The comfort of firemen is important, the chief said, because they spend 24 hours on duty at a time. They eat two of their meals at the station and spend the night there.

"Most men are willing to leave their places of employment after eight hours," the chief noted. "If a fire breaks out near the end of a shift firemen often work more than 24 hours at a stretch."

Of the 46 men in the department, 34 will be stationed at the new building.

As might be expected the sta-

tion, designed by Architect Mel Seaquist, is completely fire resistant with foundations, supported floors and roof made of concrete. The walls are masonry. Pre-stressed concrete was used in the roof and floors.

The one-story part of the building includes the apparatus room and the garage. The two-story section includes administrative offices, sleeping and dining quarters and recreation rooms. A drill tower rises 40 feet into the air.

Much Floor Space

The building, over-all, is 122 feet by 111 feet with 22,315 square feet of floor space and 278,587 cubic feet of space. Ramps at the front and back are of concrete and cover 11,250 square feet.

The apparatus room is 78 by 64 feet and is free of supporting pillars. It can easily accom-

Dedication Program

The first tours of the "open house" will follow a brief dedicatory program, starting promptly at 1:30 p.m. Saturday. Jack De Haven, chairman fire prevention committee will be master of ceremonies.

Opening prayer: Rev. W. H. Ortwein, of St. Paul's Evangelical Church.

Remarks: Victor G. Geisel, president of Wausau police and fire commission.

Presentation of Flag by Burns Post 388, V.F.W.

Raising of Flag by V.F.W. colorguard.

Cutting of ribbon by Mayor Ben C. Schuck.

Benediction: Rev. Anthony W. Fischer, of St. Anne's Catholic Church.

modate 10 pieces of equipment. The garage is 45 by 33 feet and adjoins the apparatus room to the east.

Large overhead doors permit apparatus to roll out of the building freely. The garage is equipped with similar doors and if traffic is busy returning engines and trucks can return to the apparatus room through the garage.

On the first floor of the two-story section of the building is located the reception room, control center, chief and assistant chiefs offices, inspectors office and

dark room, ambulance crew dormitory, dining room and kitchen and recreation room.

On the second floor are dormitories, classroom, showers and washrooms.

Hobby Room

The basement under the two-story part will be used as the boiler room and as a hobby room.

The building has many large windows using insulation glass. They are screened.

Floors and wainscoting of the washrooms and kitchen are of ceramic tile. Other floors, except for the garage and apparatus room, are of resilient tile.

The building is heated with a hot water boiler fed by natural gas. However, in the event of an emergency the pushing of a button will convert the boiler to burning oil.

The contracts for the building, except for interior furnishings, totaled \$271,189, or \$12.15 per square foot, or 90 cents a cubic foot.

The site covering an area of 240 by 143 feet cost \$67,000. Five houses had to be purchased and moved to prepare the site.

The National Board of Underwriters — which sets rates for fire insurance premiums — decided on the site as the most suited if No. 1 and 4 stations were to be abandoned. The site met all their requirements.

The furnishings of the reception room were provided by the Wausau Insurance Board.



DEDICATORY PROGRAM AND 'OPEN HOUSE' AT NEW FIRE STATION SATURDAY AFTERNOON
New \$300,000 Station Located at Grand Ave. and Lemke St.

Volunteers in '69

City Fire Department Nearly 100 Years Old

By WIN FREUND
Record-Herald Staff

The new Central Fire Station is the latest step in the growth of the Wausau fire department, which was begun nearly 100 years ago.

The volunteer fire department really got under way in July 1869, following a fire which wiped out a block of business places. A hand engine was promptly purchased after the fire and it was named "W.D. McDoe," for a pioneer.

Most of the buildings were new and some were quite pretentious. The owners had a second blow coming. Marchetti wrote: "... As the insurance companies in which they were insured turned out wholly or partly insolvent, the loss was severely felt by the owners, but with pioneer grit they all went at once to work to rebuild."

Village Endangered

Wausau Fire Company No. 1 was already formed at the time

Fifth and Scott Sts. When the new station was moved to First and Forest Sts., the old building on Scott became a barn and stable.

When the alarm bell was rung the volunteers rushed to the station, pulled out the engine and two hose carts, each with 500 feet of hose and hurried to the fire.

"No time was lost waiting for horses, the fire engine responding promptly," according to historian Marchetti.

Control Room Called Heart Of Station

The heart of the new Central Fire Station at Grand Ave. and Lemke St. is the control center, which will be manned 24 hours a day.

"It will not be left unattended at any time," Chief Wilbur Pet-



Trophy Case Not

of Washington Street between Second and Third Streets. It started during the night in the home of John Cramer. With only water pails to fight the fire it spread to the harness shop of Ernest Felling, then to the residence and toy shop of Jacob Kolter, then to Kolter's music hall—the finest then in Wausau and completed only the year before.

Used Wet Blankets

The fire threatened the home of Frank Mathie, but it was saved by tearing down the addition nearest the burning music hall and keeping wet blankets on the roof of the main building.

Louis Marchetti, in his history of Wausau, said the buildings on the south side of the street were saved with wet blankets. He said nearly the whole population was in the line from the Wisconsin River to handle water in pails to the fire.

property and on more than one occasion the entire village.

On Oct. 8 of that year the engine helped save the Clarke Mill, which caught fire in the night. Helped by the citizenry the fire was confined to the mill proper. Other buildings and lumber were saved.

B. G. Plumer, whose property was in the greatest danger, gave the firemen a silver trumpet, which surmounts the trophy case of the new fire station.

Contained Fires

Marchetti, in praising the early fire fighters, pointed out several times that they saved adjoining buildings while the burning building went down to the ground.

The first engine house stood on the corner of the Courthouse Square, and later was moved to

shore of the slough or from platforms erected on convenient places on the banks of the river. Later cisterns were built at the intersections of streets to furnish water.

When the water works was built the hand engine was sold to the Village of Athens.

August Lemke, who died in 1901, was hose captain for many years and the eulogy said at his grave told something of the man:

"... Often have we seen him surrounded by smoke and flame, drenched through and through in the cold of a winter night and never flinch. He never sent a man to a place of danger where he would not go himself. He served his city and county well in other places, but he was one of those silent, modest men, who would rather shun than seek publicity..."

A sizable trophy case was built into the wall of the new Central Fire Station. It is overcrowded already.

The Wausau fire department is probably the "winningest" department in the nation. For the past 11 years it has been on top, or near the top, in two nationwide fire protection contests. One is sponsored by the National Fire Protection Association and the other by the U. S. Chamber of Commerce.

This year, for example, the department was on top in its population class in both contests. This means they were rated highest among the many cities in the 20,000 to 50,000 population class. Several times Wausau was first in Wisconsin, contending against cities of all classes.

All the awards have been mounted and placed on display.

station, Third and Forest St., a big bell clanged when the fire department telephone rang. This brought all firemen to attention and they were poised to take their stations if the man answering the phone shouted "fire."

Loud Speaker System

Now they will be alerted through a loud speaker system.

The recorder for the alarm boxes will be in the control center. Although the number of the box is tapped out, the recorder tape is checked for accuracy.

The American District Telegraph, which provides fire alarm systems for commercial, public and factory buildings, will also have its recorder in the center.

The paging system has a speaker in every room in the fire station and on the outside of the building.

Every electric outlet in the station is controlled at the center. If an alarm comes in at night the man on duty can turn on the lights in the dormitory and in the halls so the men can see their way to the poles. When the firemen leave he can turn the lights out again.

Turn Off Stove

He can turn off the electric stove. When an alarm comes in everyone takes off in a hurry. The cook can leave his stove knowing the man at the control panel will turn off the stove so the dinner will not burn.

The button controlling the stop lights outside the fire station and the big doors of the apparatus room are on the control panel.

If any door in the fire station is opened a light on the panel goes on. Chief Petzold explained that residents at times run to the fire station to turn in an alarm. When the station is closed down for the night a person could come to the rear door. When the light shows the door has been opened the man at the panel can turn on corridor lights which will lead the person to the control center.

Handles Radio Calls

All radio calls to the fire department are handled at the control center. It is also connected by direct lines to the police department and to the fire chief's home.

If a circuit of the fire alarm system is grounded a bell rings at the control center and electricians are called to locate the trouble.

Officers will man the center during the day and the firemen will take over at night, each putting in a two-hour trick.

All telephone calls come through the central station. It is no longer possible to call the outlying fire stations directly by telephone. This is a requirement of fire underwriters.



CONTROL CENTER HANDLES ALL ALARM CALLS — The panel of the control center is the heart of the new fire station. All calls for fire, emergencies and ambulance flow through the

board shown above. Capt. Allen Malueg is on duty. No longer is it possible to call Fire Stations 2 and 3 directly.

Record-Herald Photo



TIME DID LITTLE TO CHANGE FIRE STATION—Take away the horse-drawn fire wagons and the fire station above would look like a modern building. The station, recently abandoned, at

Third and Forest Sts. Missing today is the ornamental grill work around the top, which rusted through the years and had to be removed before it fell.

CITY OF WAUSAU

To: Citizens of Wausau

Members of the Wausau Fire Department are extremely proud of the city's new fire station.

It is as modern as any in the nation, we believe, and will fill the needs of the city for many years to come.

It was your tax money which made this new station possible and we hope everyone will tour the building.

We feel you will be as proud of this fine city building as we are.

Please visit us at our new quarters on May 19th and 20th.

Cordially,

Wausau Fire Fighters

P. S. Bring the kids along.

★ Existing Stations

Roads

Roads by Speed Limit

- 10
- 15
- 20
- 25
- 30
- 35
- 40
- 45
- 50
- 55
- 60
- 65
- 70

- Fire District Boundary
- Surrounding Municipalities

FIGURE 2

GRAEF

ROAD SPEED LIMIT MAP

FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6
Miles



1 in = 10,000 ft

User: 1918 Date Saved: 5/18/2017 10:35:28 AM Path: O:\GIS Client Data\Fire\Wausau\Figure 3A - Fire Calls Map.mxd

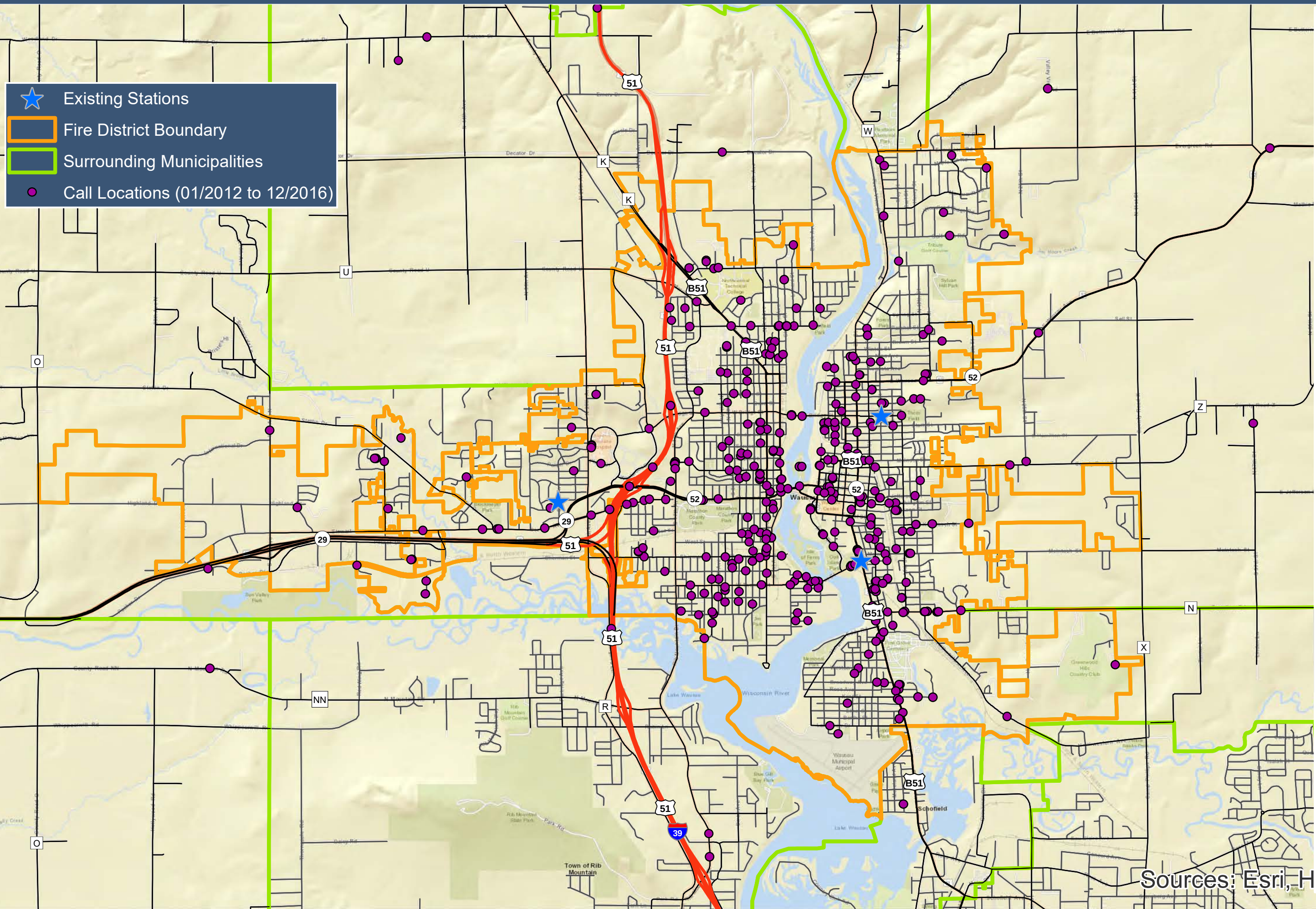


FIGURE 3A



FIRE CALLS MAP (2012 THROUGH 2016)
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6 Miles



1 in = 4,000 ft

Sources: Esri, H

FIGURE 4



RISK ASSESSMENT SITES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

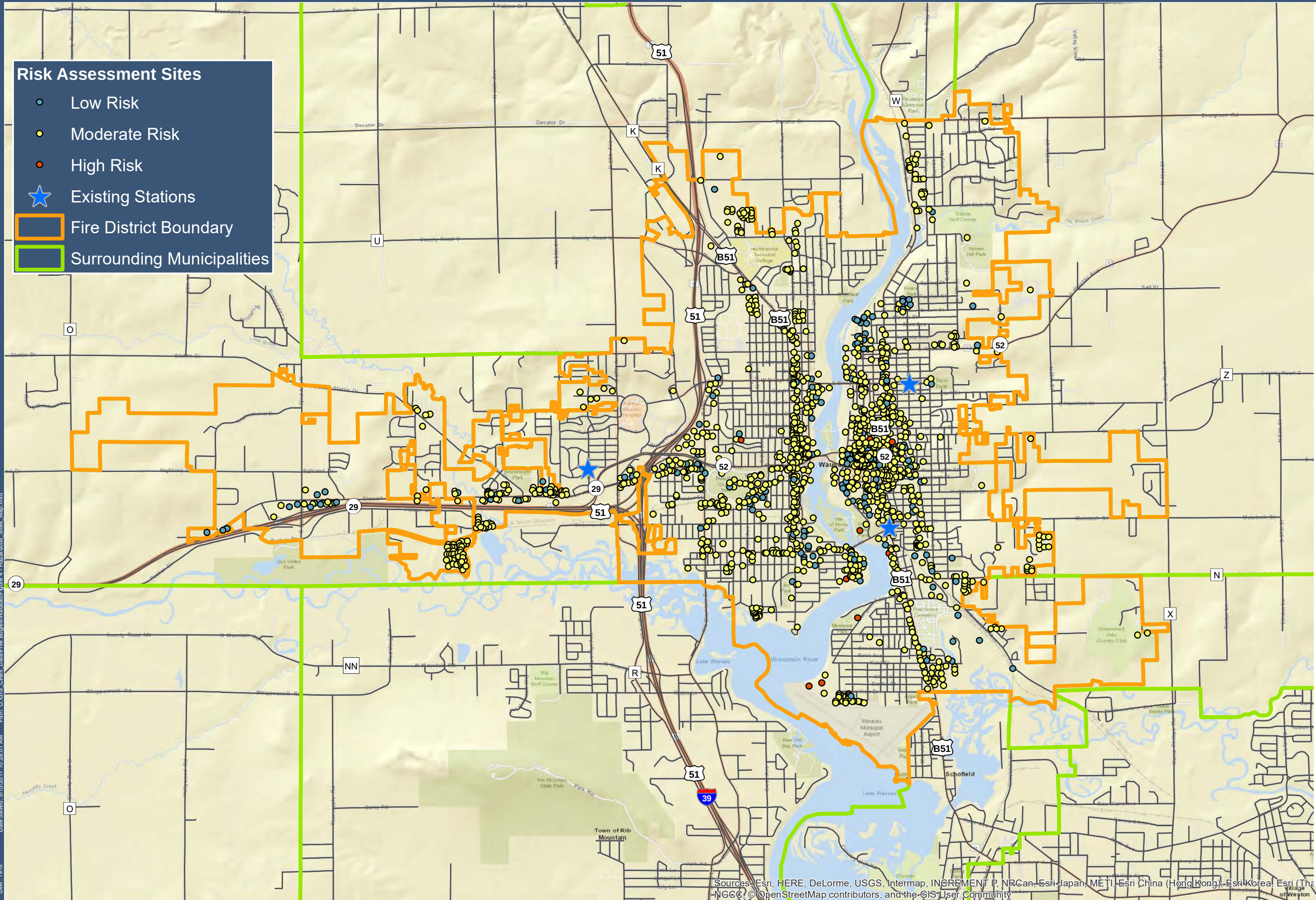
0 0.150.3 0.6
Miles



1 in = 4,000 ft

Risk Assessment Sites

- Low Risk
- Moderate Risk
- High Risk
- Existing Stations
- Fire District Boundary
- Surrounding Municipalities



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Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 4 - Hazardous Sites Map.mxd

User: 1918 Date Saved: 5/8/2017 2:45:45 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 5 - Zoning_Map.mxd

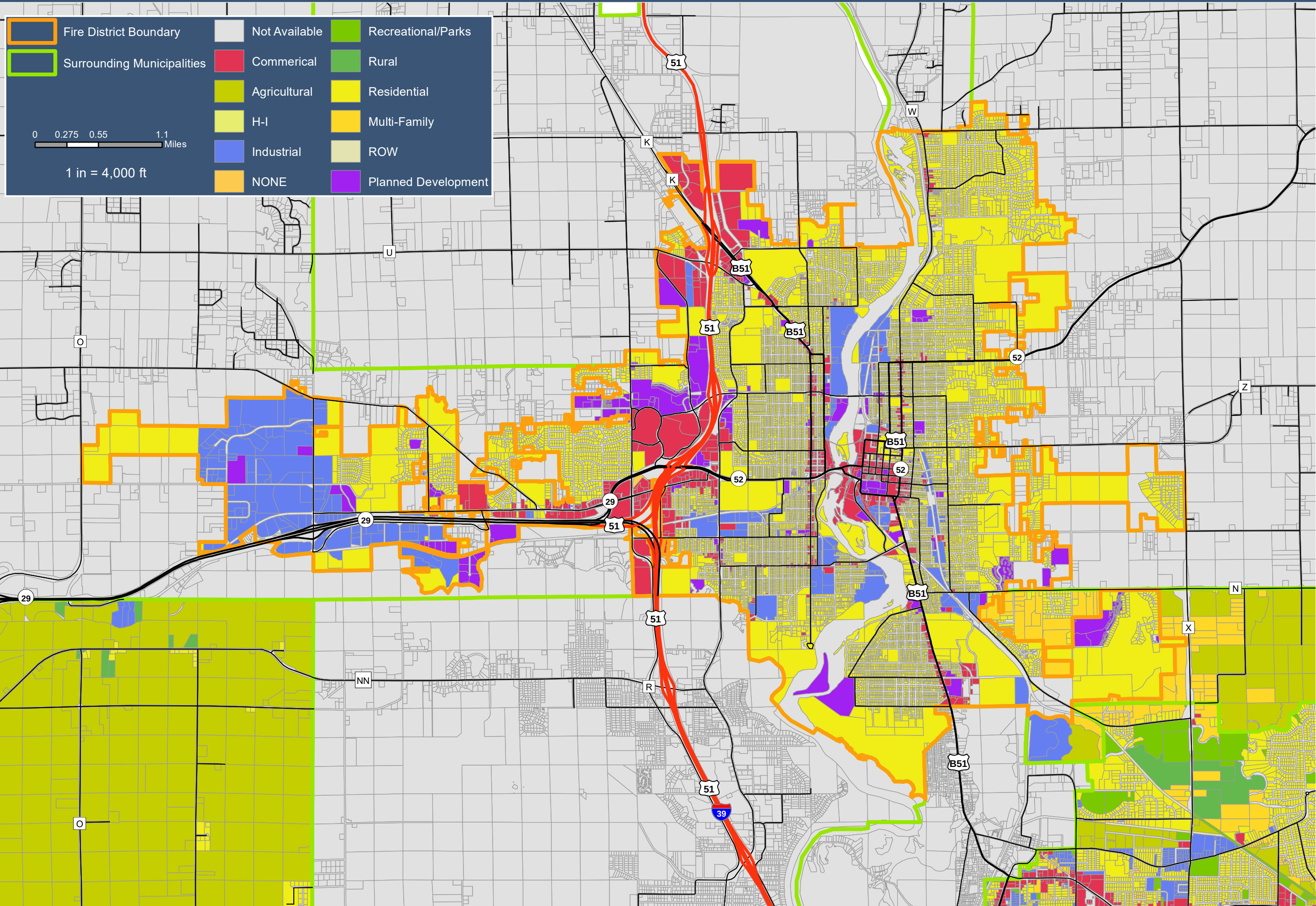


FIGURE 5



WAUSAU ZONING MAP
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



FIGURE 6



EMS CALLS MAP (2012 THROUGH 2016)

FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

- ★ Existing Stations
- EMS Call Locations (01/2012 - 12/2016)
- Fire District Boundary
- Surrounding Municipalities



User: 1918
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Path: O:\GIS Client Data\Five Bays\Wausau\Figure 8 - Soil Survey Map.mxd

USA Soils Hydric Classification

ClassName

- Not Hydric
- Partially Hydric
- All Hydric
- Unranked
- NoData

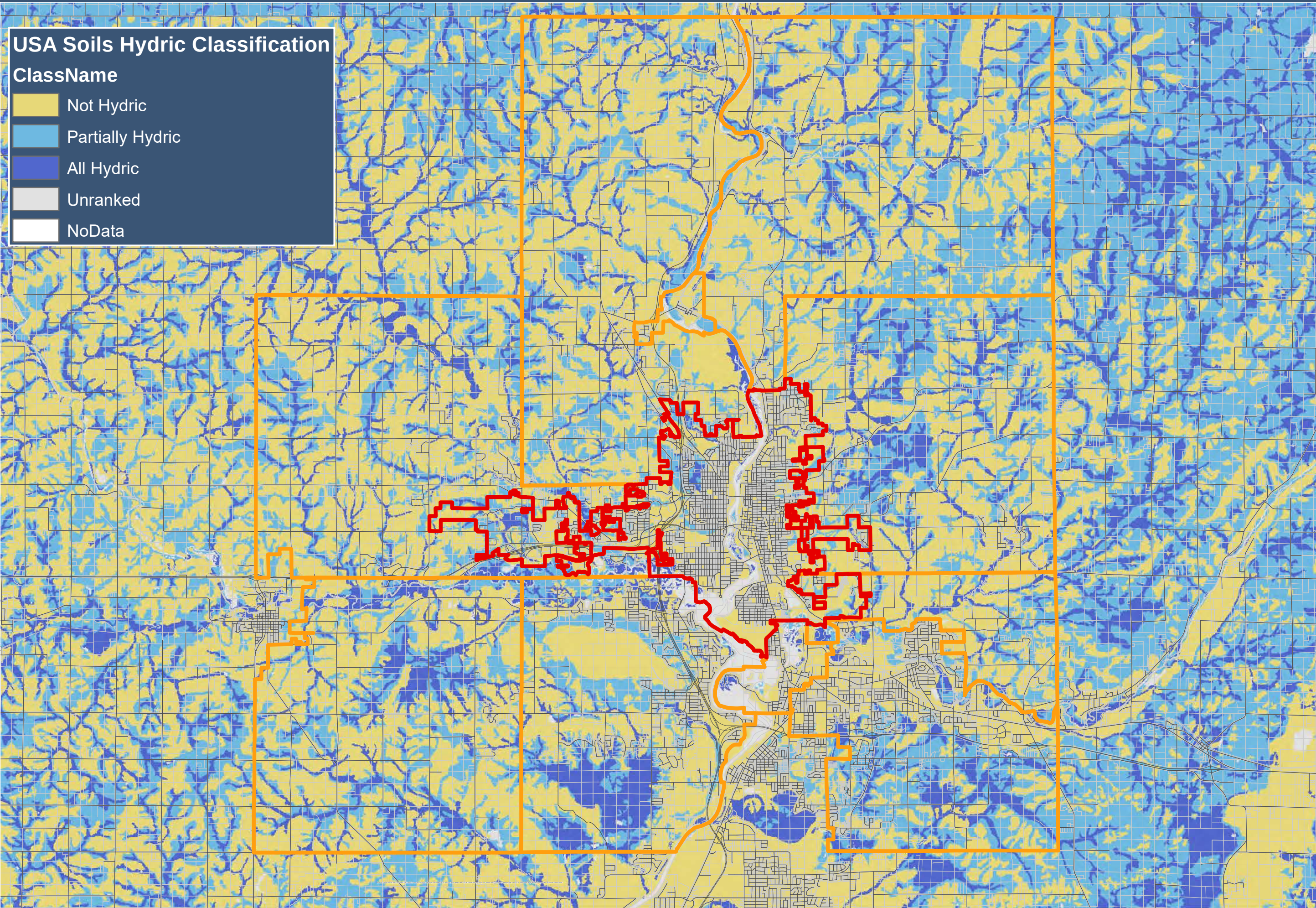


FIGURE 8



SOIL SURVEY MAP FIRE STATION LOCATION STUDY CITY OF WAUSAU MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6
Miles



1 in = 10,000 ft

Block Groups
2012 Population Density (Pop per Square Mile) (Esri)

100,001 or more people
25,001 to 100,000 people
10,001 to 25,000 people
1,001 to 10,000 people
101 to 1,000 people
100 or less people
No population

User: 1918 Date Saved: 5/9/2017 8:35:09 AM Path: O:\GIS_Client_Data\Five Bugles\Wausau\Figure 9 - Pop_Density_Map.mxd

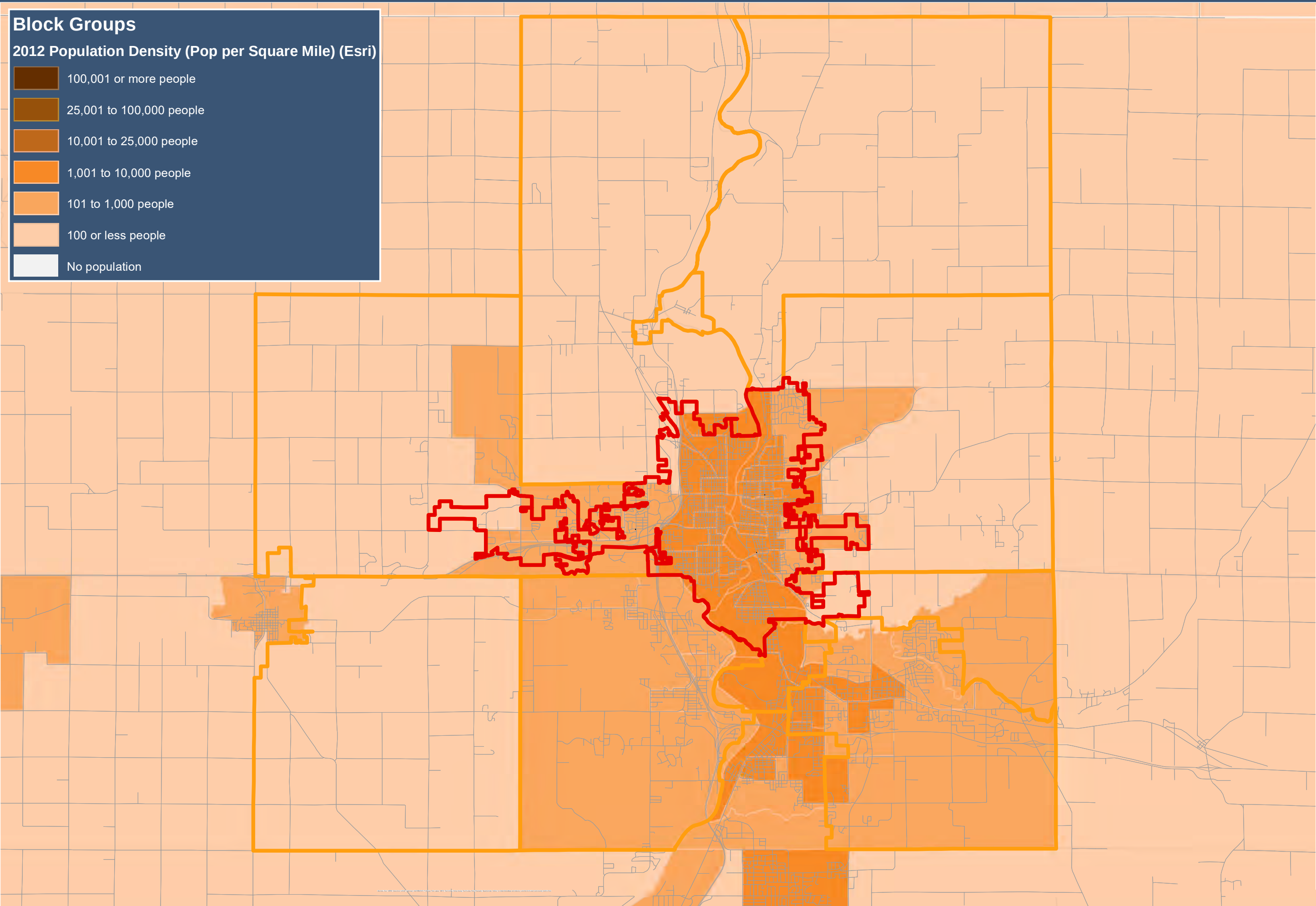


FIGURE 9

GRAEF

POPULATION DENSITY MAP
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6 Miles

N

1 in = 10,000 ft

User: 1918 Date Saved: 5/15/2017 10:30:55 AM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 10A-Existing Response Zones.mxd

● Low Risk

● Moderate Risk

● High Risk

● Fire Responses

● EMS Responses

★ Existing Stations

Fire District Boundary

Surrounding Municipalities

Existing 2 min

Existing 4 min

Existing 6 min

Existing 8 min

Existing 10 min

Existing 12 min

Existing 14 min

FIGURE 10A

EXISTING STATIONS RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles

1 in = 4,000 ft

Sources: Esri, H

Proj. Number: 2017-0700.00 Source: ESRI

FIGURE 11



EXISTING 4 MINUTE RESPONSE ZONES GAP ANALYSIS

FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0.0 0.226.45 0.9
Miles

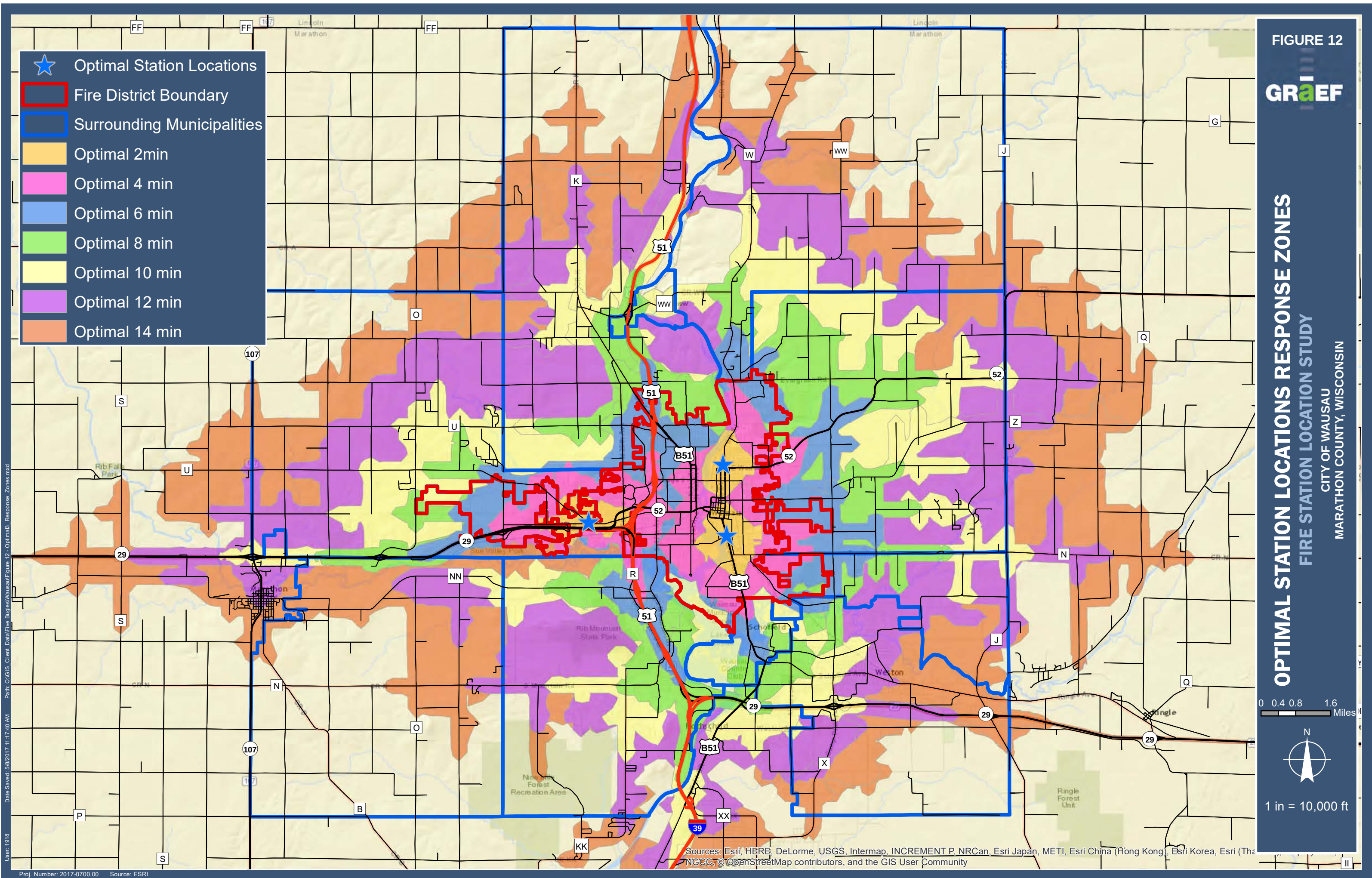


1 in = 6,000 ft

- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- Existing 4 min
- Existing 8 min

Existing Gaps
in Coverage

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The
NGCC, © OpenStreetMap contributors, and the GIS User Community



User: 1918 Date Saved: 5/8/2017 2:32:57 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 12A - Optimal3 - Response Zones.mxd

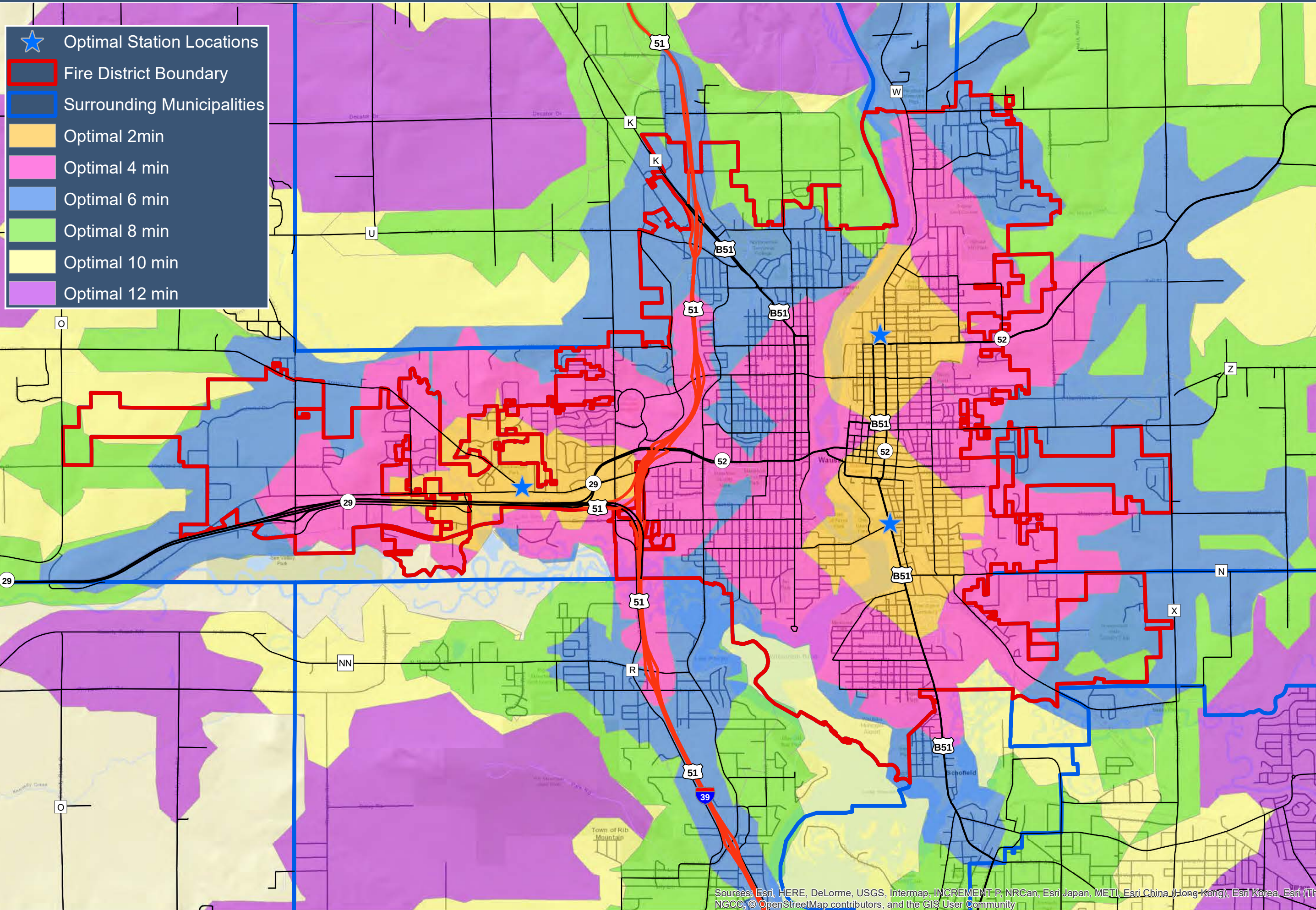


FIGURE 12A

GRAEF

OPTIMAL STATION LOCATIONS RESPONSE ZONES

FIRE STATION LOCATION STUDY

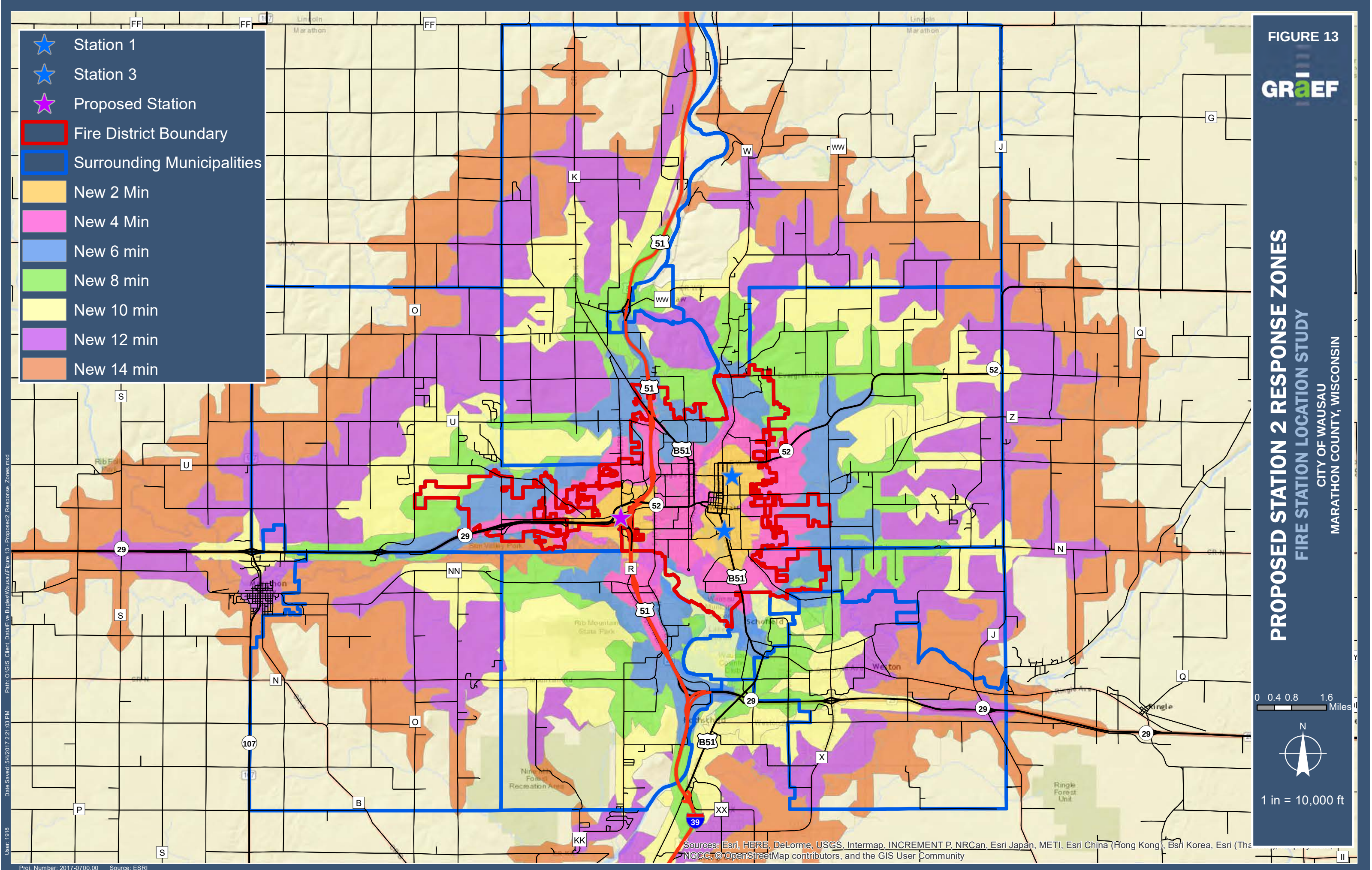
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6 Miles

N

1 in = 4,000 ft

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong-Kong), Esri Korea, Esri (The), NGCC, © OpenStreetMap contributors, and the GIS User Community



- ★ Station 1
- ★ Station 3
- ★ Proposed Station
- Fire District Boundary
- Surrounding Municipalities
- New 2 Min
- New 4 Min
- New 6 min
- New 8 min
- New 10 min
- New 12 min
- New 14 min

FIGURE 13



PROPOSED STATION 2 RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6 Miles

N

1 in = 10,000 ft

User: 1918
Data Saved: 5/4/2017 2:24:03 PM
Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 13 - Proposed2 Response Zones.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, IGN, CNRS, GEBCO, Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Path: O:\GIS_Client_Data\Five Bugles\Wausau\Figure 13A-Proposed2_Response_Zones.mxd
Data Saved: 5/8/2017 2:27:30 PM
User: 1918

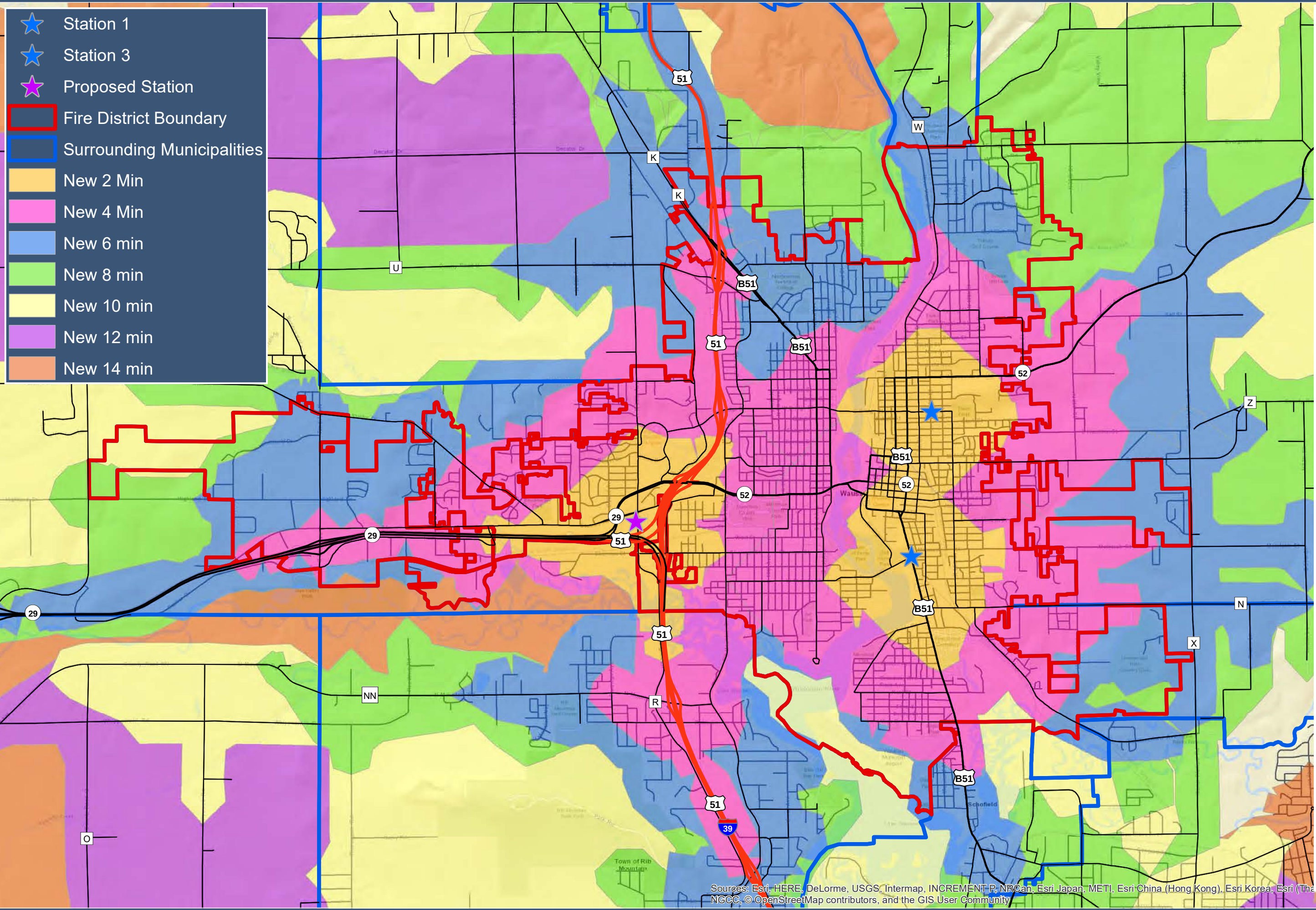


FIGURE 13A

GRAEF

PROPOSED STATION 2 RESPONSE ZONES

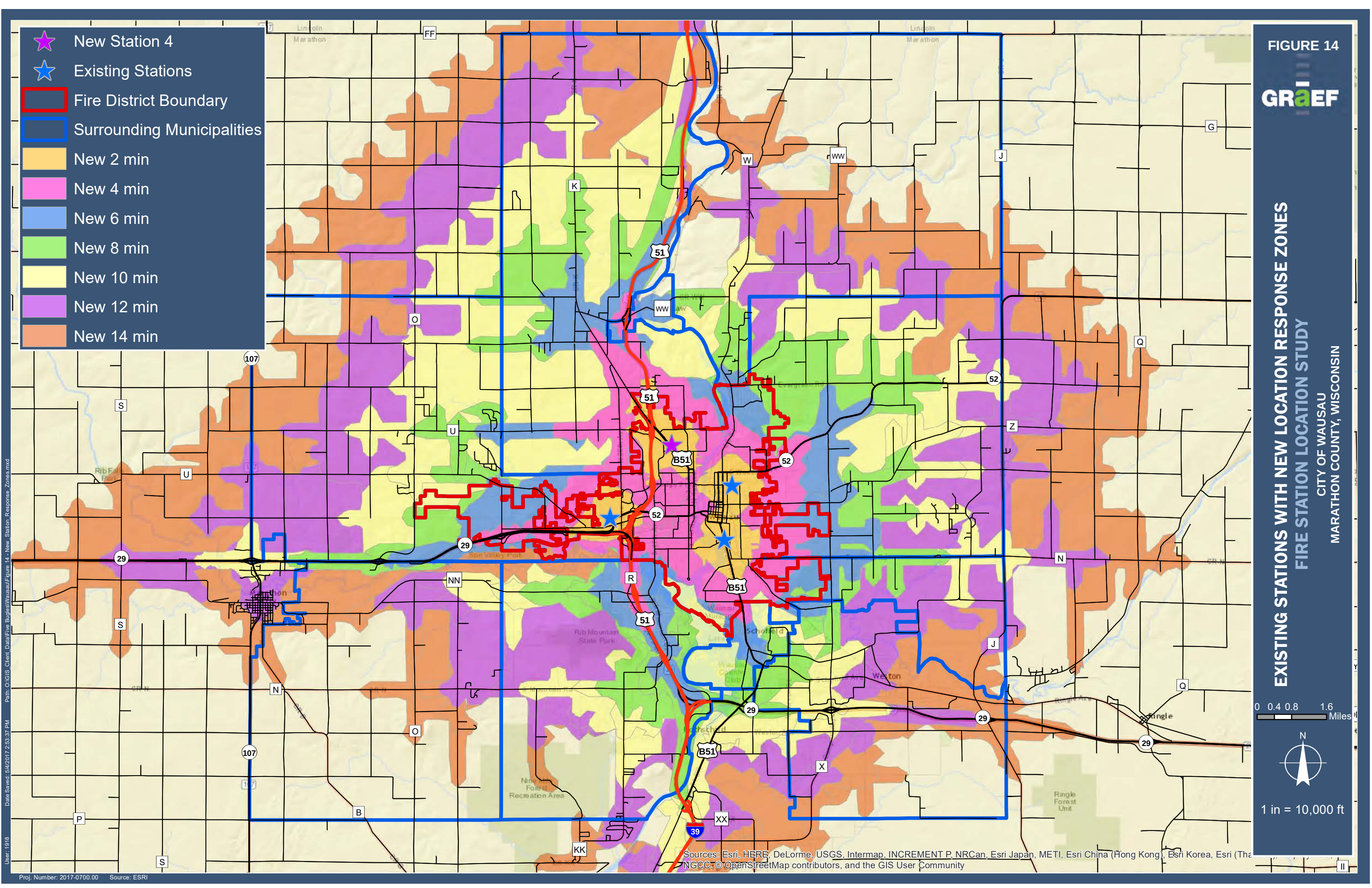
FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles

N

1 in = 4,000 ft



- ★ New Station 4
- ★ Existing Stations
- ▬ Fire District Boundary
- ▬ Surrounding Municipalities
- New 2 min
- New 4 min
- New 6 min
- New 8 min
- New 10 min
- New 12 min
- New 14 min

FIGURE 14



EXISTING STATIONS WITH NEW LOCATION RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6 Miles

N

1 in = 10,000 ft

Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 14 - New Station Response Zones.mxd
Data Saved: 5/4/2017 2:53:37 PM
User: 1918

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, IGN, Esri, Mapbox, OpenStreetMap contributors, and the GIS User Community

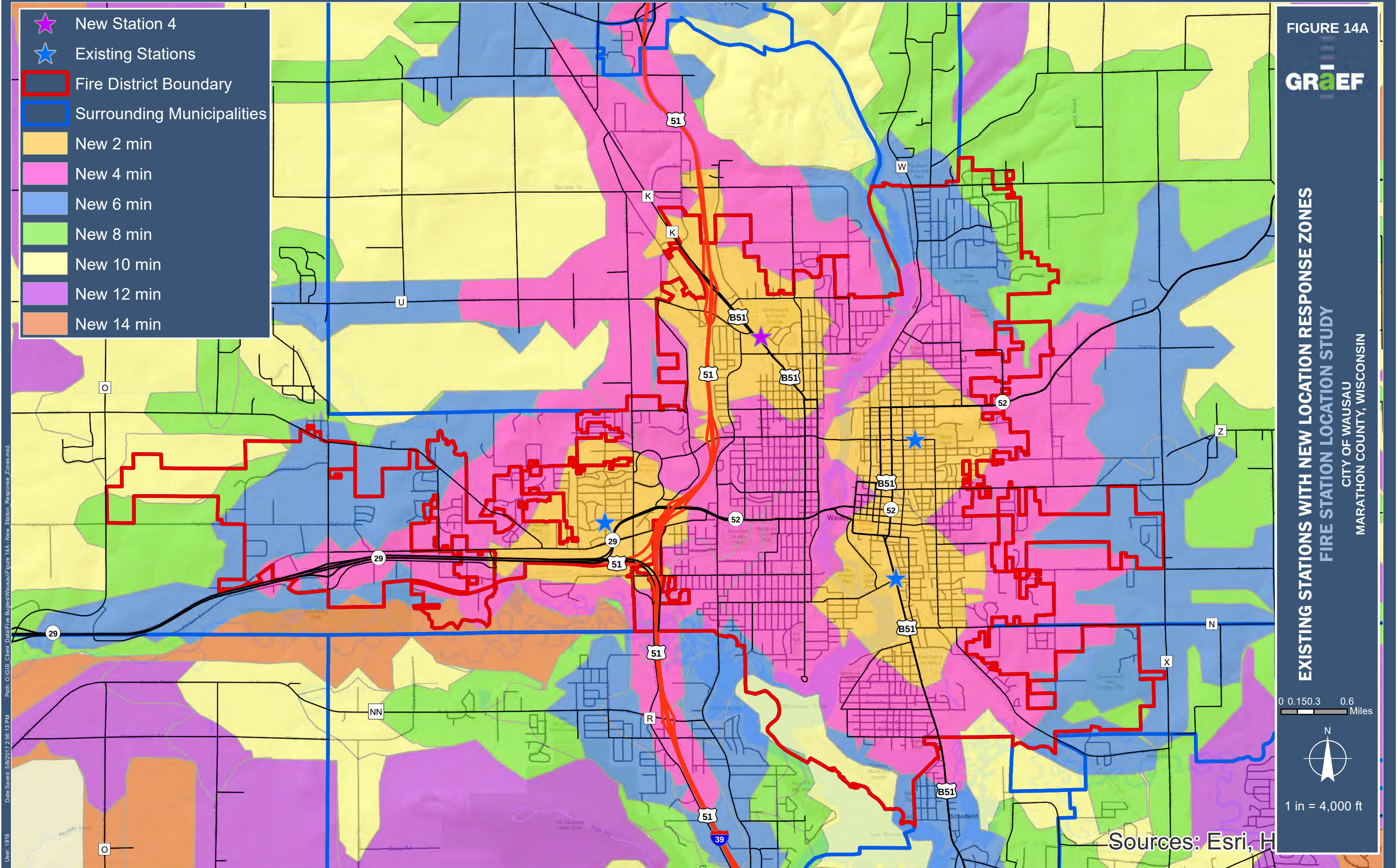
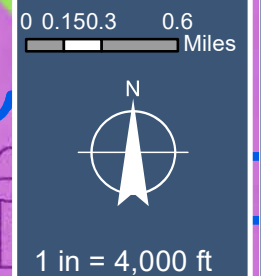


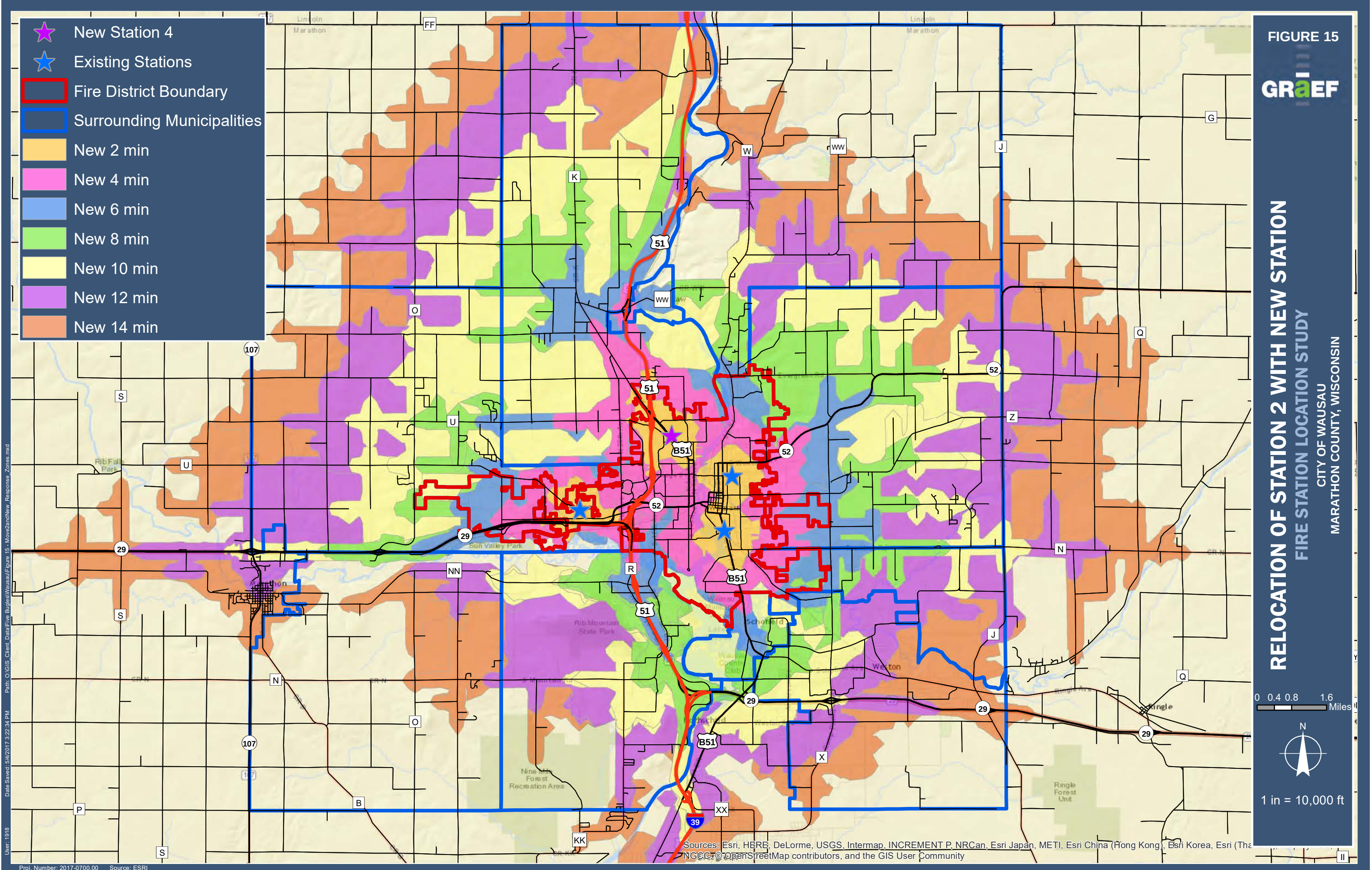
FIGURE 14A



EXISTING STATIONS WITH NEW LOCATION RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



User: 1918 Date Saved: 5/9/2017 2:56:13 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 14A-New Station Response Zones.mxd



- ★ New Station 4
- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- New 2 min
- New 4 min
- New 6 min
- New 8 min
- New 10 min
- New 12 min
- New 14 min

FIGURE 15



RELOCATION OF STATION 2 WITH NEW STATION
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

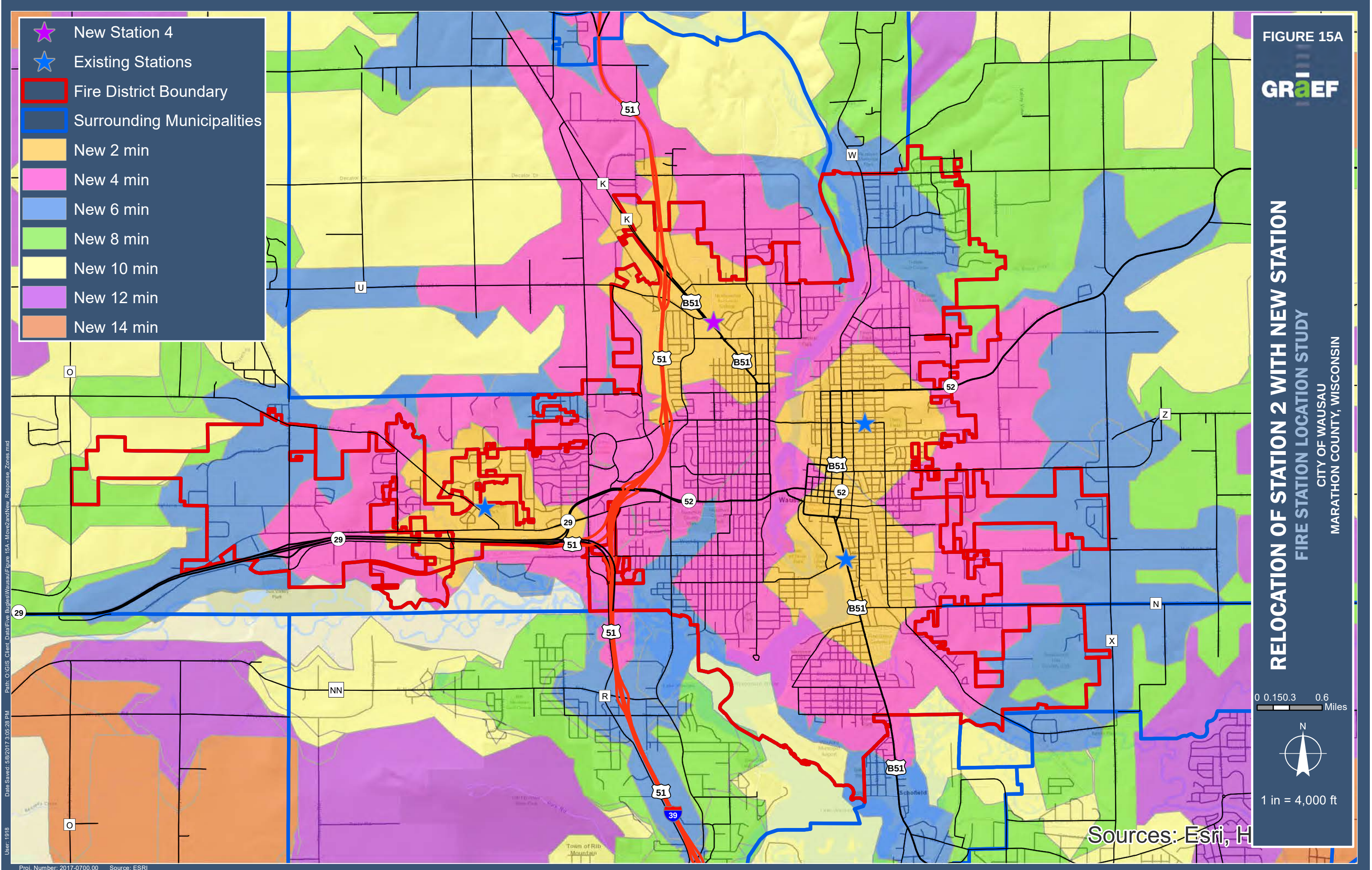
0 0.4 0.8 1.6 Miles

N

1 in = 10,000 ft

User: 1918
Data Saved: 5/4/2017 3:22:34 PM
Path: O:\GIS Client Data\Fire\Wausau\Figure 15 - Move2andNew_Response_Zones.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, IGN, CNRS, CC-BY, OpenStreetMap contributors, and the GIS User Community



- ★ New Station 4
- ★ Existing Stations
- ▭ Fire District Boundary
- ▭ Surrounding Municipalities
- ▭ New 2 min
- ▭ New 4 min
- ▭ New 6 min
- ▭ New 8 min
- ▭ New 10 min
- ▭ New 12 min
- ▭ New 14 min

FIGURE 15A



RELOCATION OF STATION 2 WITH NEW STATION
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles

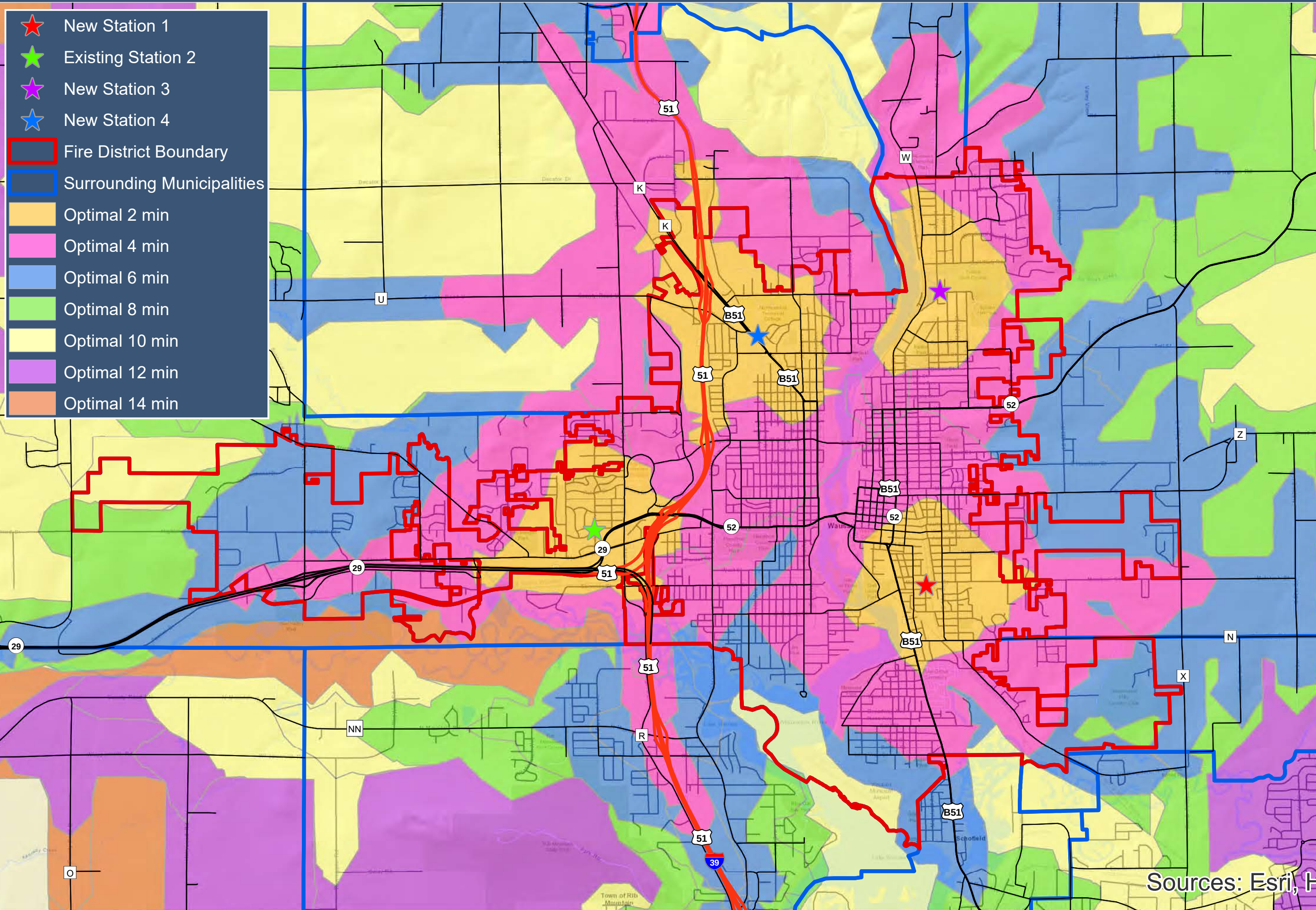


1 in = 4,000 ft

Sources: Esri, H

User: 1918
Data Saved: 5/8/2017 3:05:28 PM
Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 15A-Move2andNew_Response_Zones.mxd

User: 1918 Date Saved: 5/8/2017 3:17:06 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 16A - Optimal4 - Response Zones.mxd



- ★ New Station 1
- ★ Existing Station 2
- ★ New Station 3
- ★ New Station 4
- ▬ Fire District Boundary
- ▬ Surrounding Municipalities
- Optimal 2 min
- Optimal 4 min
- Optimal 6 min
- Optimal 8 min
- Optimal 10 min
- Optimal 12 min
- Optimal 14 min

FIGURE 16A

GRAEF

OPTIMAL 4 STATION LOCATION RESPONSE ZONES

FIRE STATION LOCATION STUDY

CITY OF WAUSAU

MARATHON COUNTY, WISCONSIN

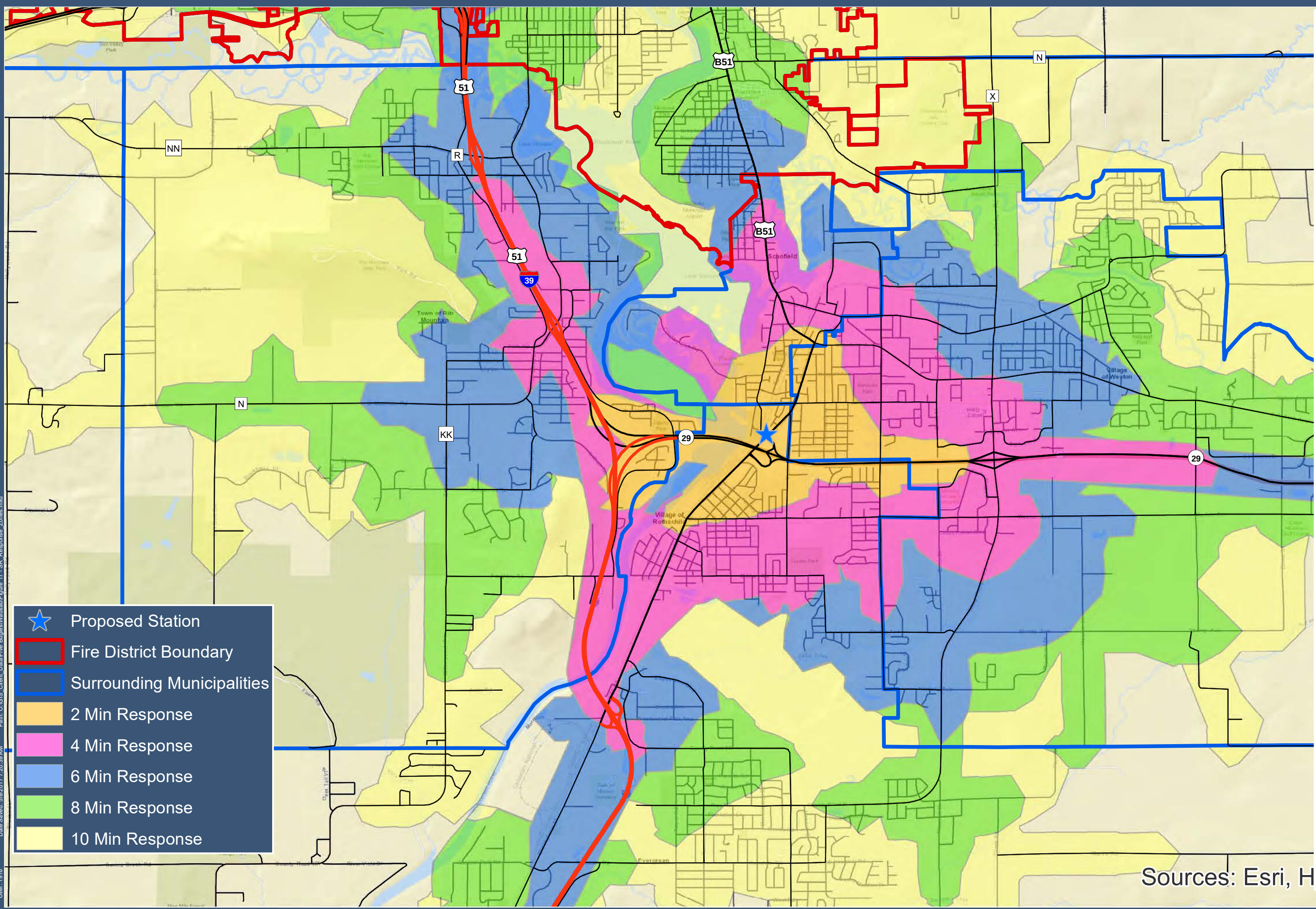
0 0.150.3 0.6 Miles

N

1 in = 4,000 ft

Sources: Esri, H

User: 1918 Date Saved: 5/9/2017 7:20:39 AM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 17 - SF Response Zones.mxd



- ★ Proposed Station
- Fire District Boundary
- Surrounding Municipalities
- 2 Min Response
- 4 Min Response
- 6 Min Response
- 8 Min Response
- 10 Min Response

PROPOSED SCHOFIELD/ROTHSCHILD STATION
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles

N

1 in = 4,000 ft

Sources: Esri, H

FIGURE 18



OPTIMAL 5 STATION LOCATION RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0.0 0.226.45 0.9
Miles



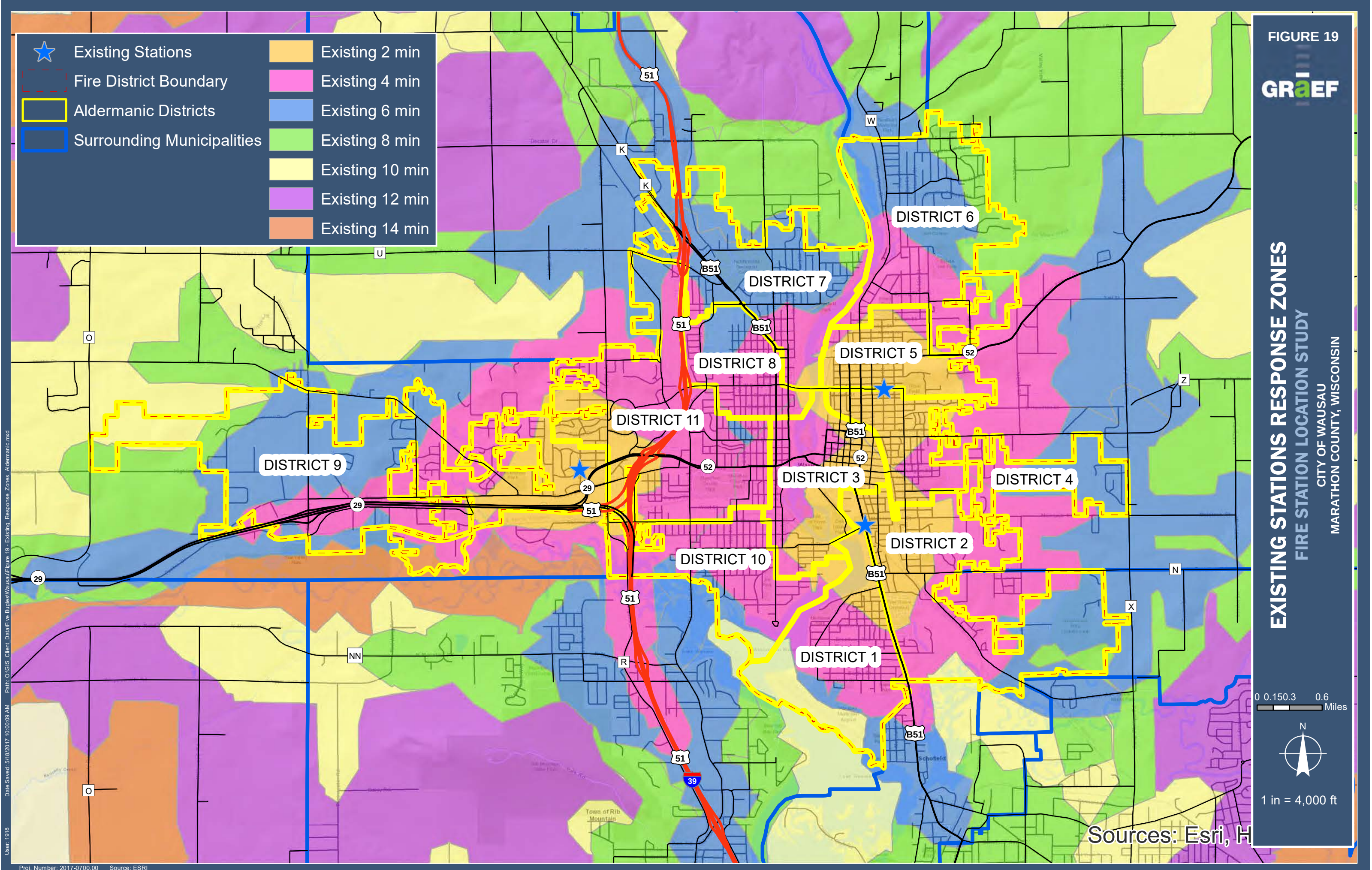
1 in = 6,000 ft

- ★ Station Locations
- Fire District Boundary
- Surrounding Municipalities
- Optimal 4 min
- Optimal 8 min

User: 1918
Data Saved: 5/9/2017 9:57:15 AM
Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 18 - Optimal 5 station location.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

User: 1918 Date Saved: 5/18/2017 10:00:09 AM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 19 - Existing Response Zones Aldermanic.mxd



★ Existing Stations

Existing 2 min

Fire District Boundary

Existing 4 min

Aldermanic Districts

Existing 6 min

Surrounding Municipalities

Existing 8 min

Existing 10 min

Existing 12 min

Existing 14 min

FIGURE 19
GRaEF

EXISTING STATIONS RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6 Miles

N

1 in = 4,000 ft

Sources: Esri, H

User: 1918 Date Saved: 5/18/2017 9:57:13 AM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 19A-Existing Response Zones_updated_Speed.mxd

★ Existing Stations

Fire District Boundary

Aldermanic District

Surrounding Municipalities

Increased Speed 2 min

Increased Speed 4 min

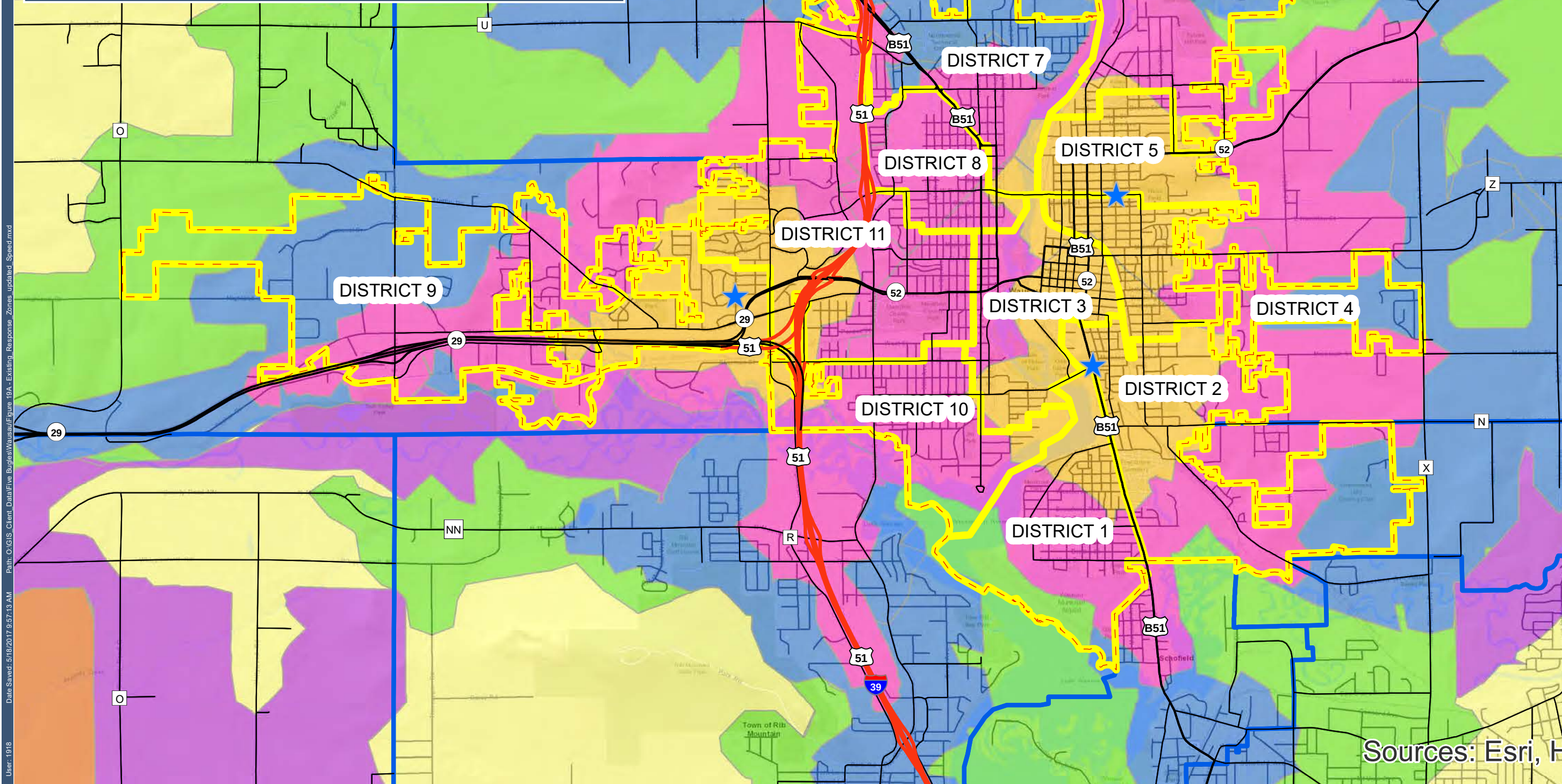
Increased Speed 6 min

Increased Speed 8 min

Increased Speed 10 min

Increased Speed 12 min

Increased Speed 14 min



Sources: Esri, H

FIGURE 19A

EXISTING STATIONS RESPONSE ZONES

FIRE STATION LOCATION STUDY

CITY OF WAUSAU

MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6 Miles

1 in = 4,000 ft

FIGURE 20



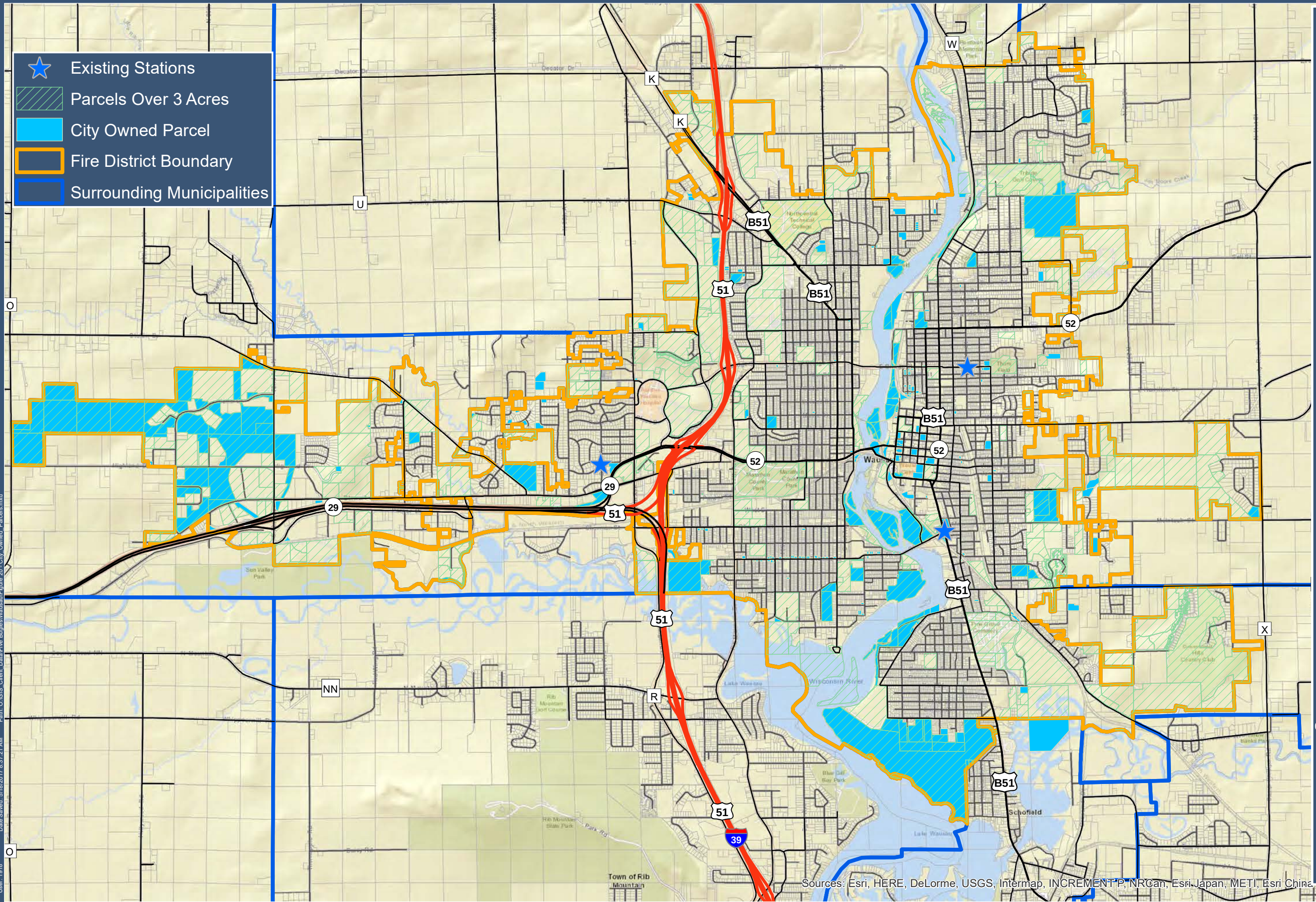
CITY OWNED PARCELS & PARCELS OVER 3 ACRES MAP
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0.0 0.125 0.25 0.5 Miles



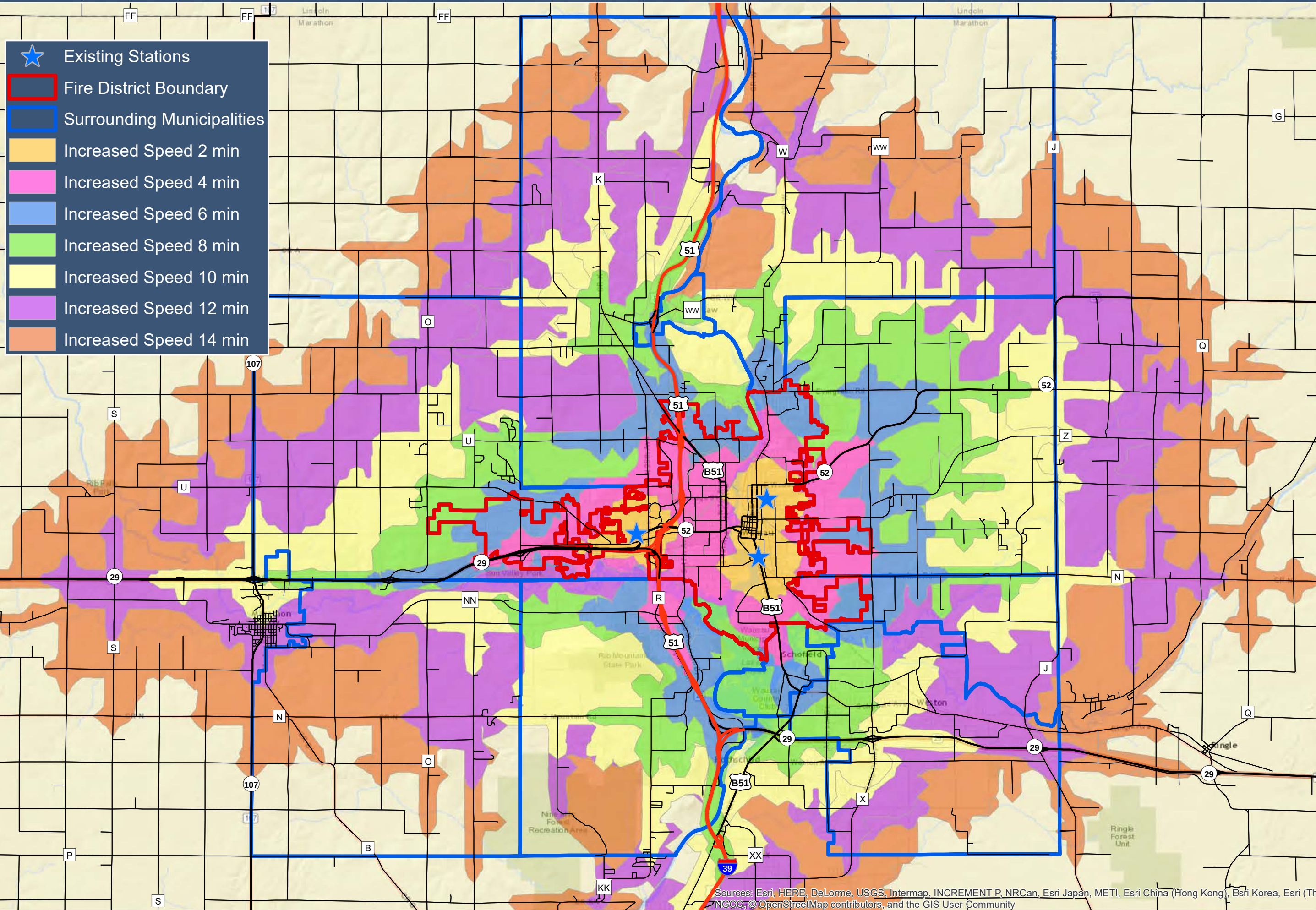
1 in = 3,500 ft

- ★ Existing Stations
- ▨ Parcels Over 3 Acres
- City Owned Parcel
- ▭ Fire District Boundary
- ▭ Surrounding Municipalities



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, etc.

User: 1918 Date Saved: 5/12/2017 1:54:18 PM Path: O:\GIS Client Data\Fire Bugles\Wausau\Figure 21 - Existing Response Zones updated Speed.mxd

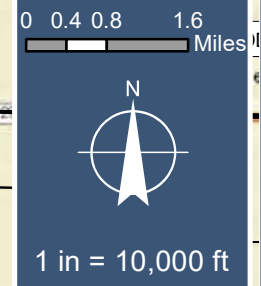


- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- Increased Speed 2 min
- Increased Speed 4 min
- Increased Speed 6 min
- Increased Speed 8 min
- Increased Speed 10 min
- Increased Speed 12 min
- Increased Speed 14 min

FIGURE 21

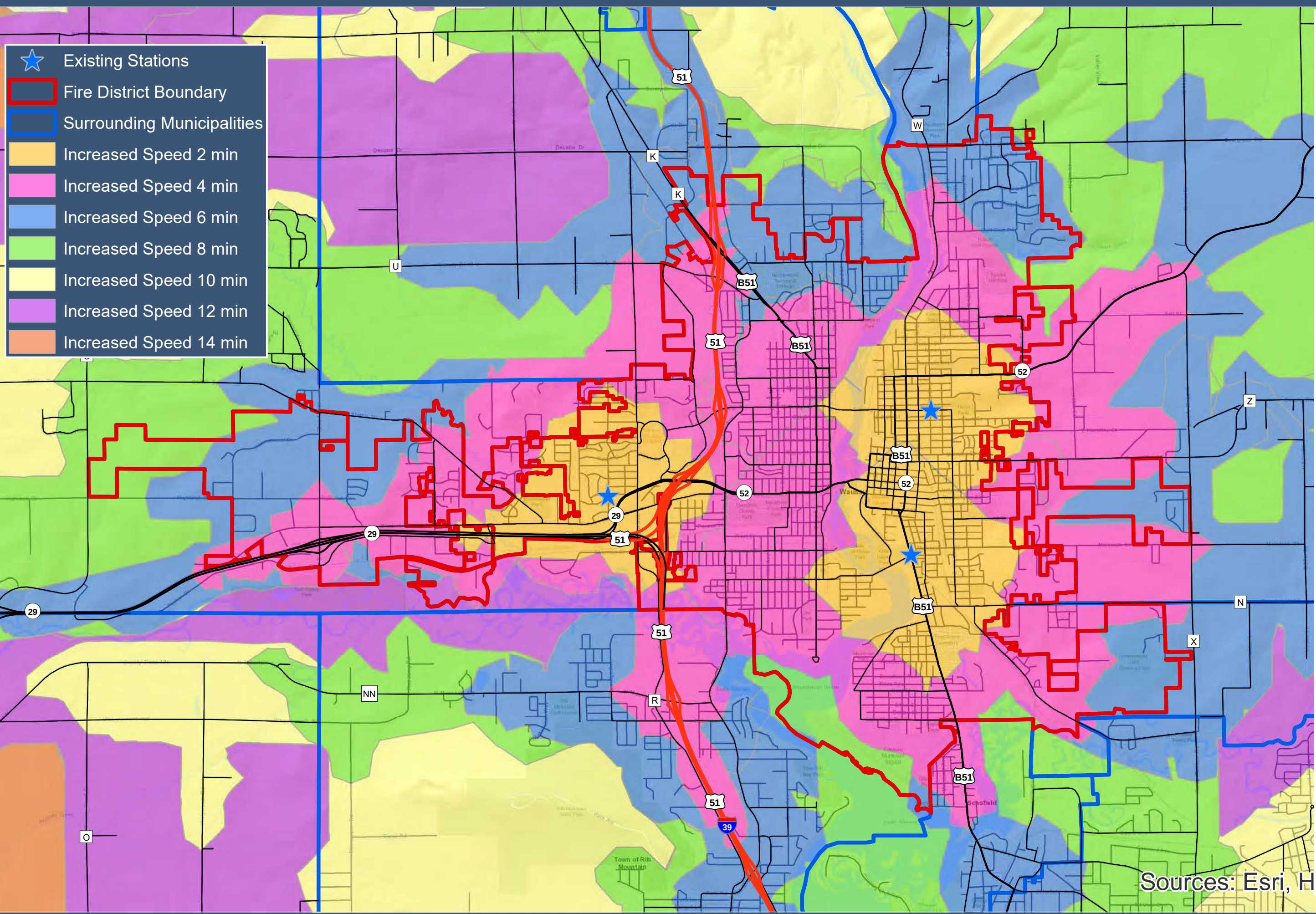


EXISTING STATIONS RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swatch, Bing, OpenStreetMap contributors, and the GIS User Community

User: 1918 Date Saved: 5/12/2017 2:06:28 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 21A-Existing Response Zones updated Speed.mxd



- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- Increased Speed 2 min
- Increased Speed 4 min
- Increased Speed 6 min
- Increased Speed 8 min
- Increased Speed 10 min
- Increased Speed 12 min
- Increased Speed 14 min

FIGURE 21A



EXISTING STATIONS RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

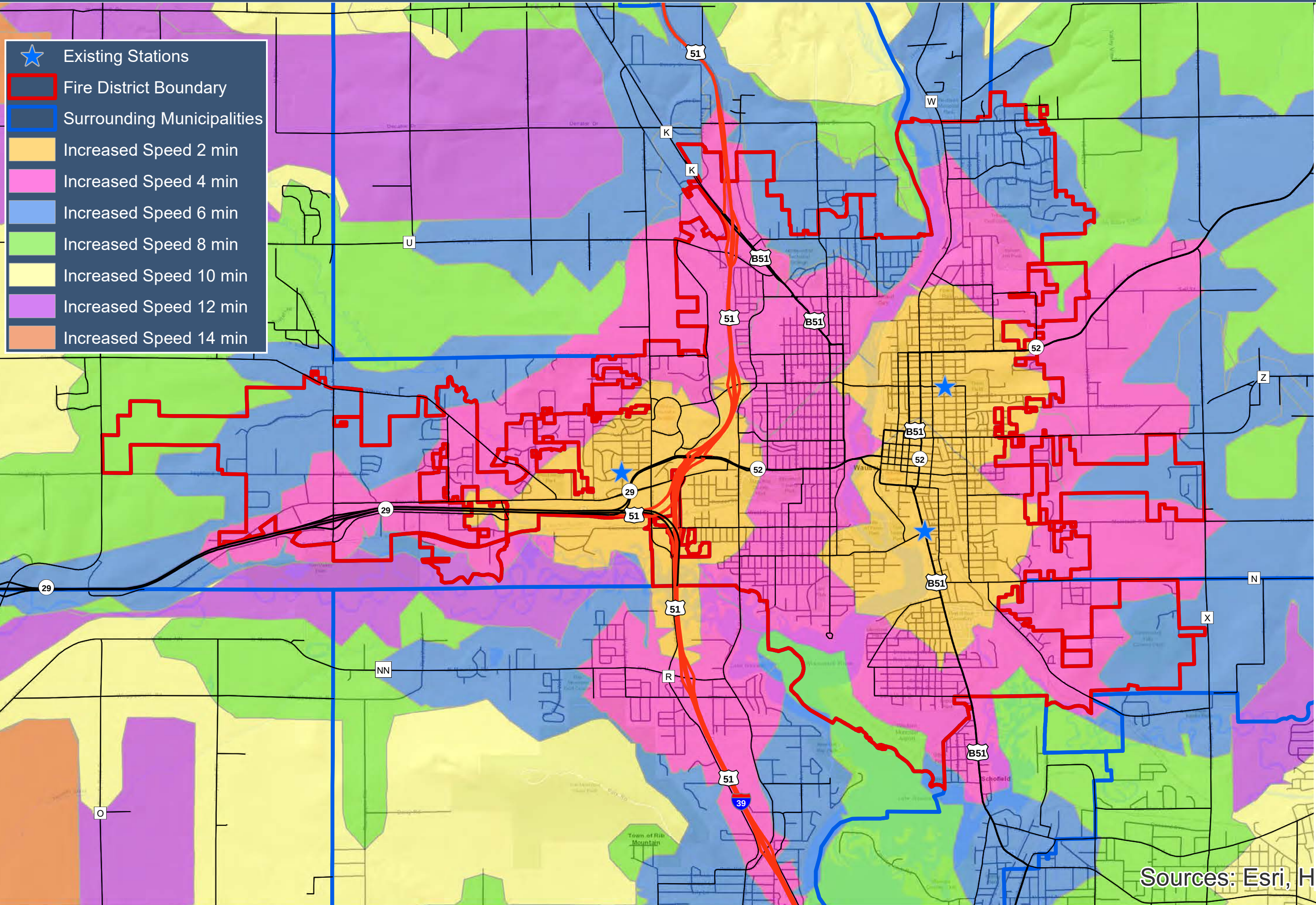
0 0.150.3 0.6 Miles



1 in = 4,000 ft

Sources: Esri, H

User: 1918
Data Saved: 5/12/2017 2:32:51 PM
Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 22A - Proposed2 - Response Zones - updated Speed.mxd



- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- Increased Speed 2 min
- Increased Speed 4 min
- Increased Speed 6 min
- Increased Speed 8 min
- Increased Speed 10 min
- Increased Speed 12 min
- Increased Speed 14 min

FIGURE 22A



PROPOSED STATION 2 RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

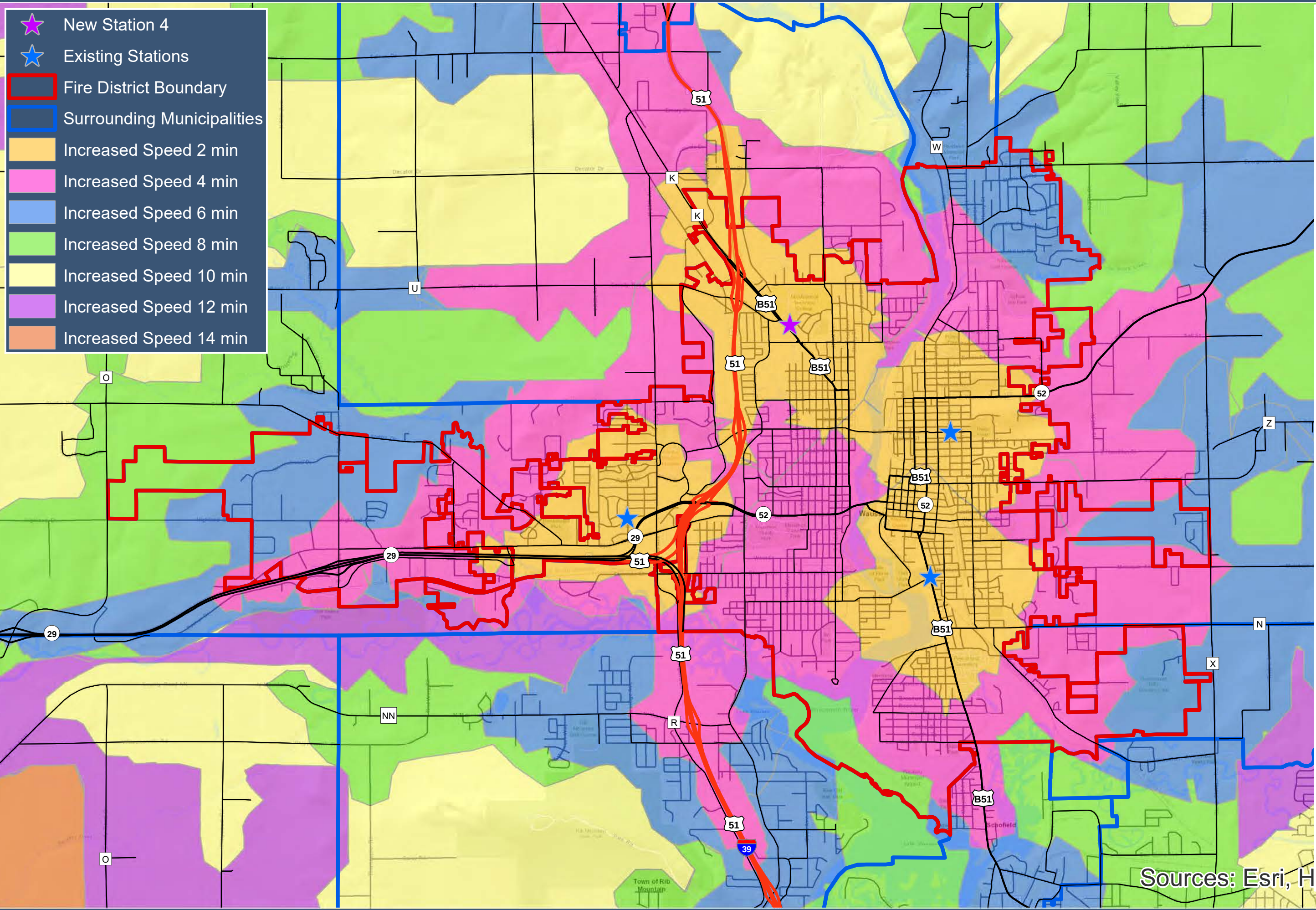
0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

User: 1918 Date Saved: 5/12/2017 2:58:42 PM Path: O:\GIS Client Data\Five Buses\Wausau\Figure 23A-New Station Response Zones updated Speed.mxd



- ★ New Station 4
- ★ Existing Stations
- Fire District Boundary
- Surrounding Municipalities
- Increased Speed 2 min
- Increased Speed 4 min
- Increased Speed 6 min
- Increased Speed 8 min
- Increased Speed 10 min
- Increased Speed 12 min
- Increased Speed 14 min

FIGURE 23A

GRAEF

EXISTING STATIONS WITH NEW LOCATION RESPONSE ZONES

FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6 Miles

N

1 in = 4,000 ft

Sources: Esri, H

User: 1918 Date Saved: 5/12/2017 3:21:35 PM Path: O:\GIS Client Data\Fire\Bugs\Wausau\Figure 24 - Move2 New Response Zones, updated Speed.mxd

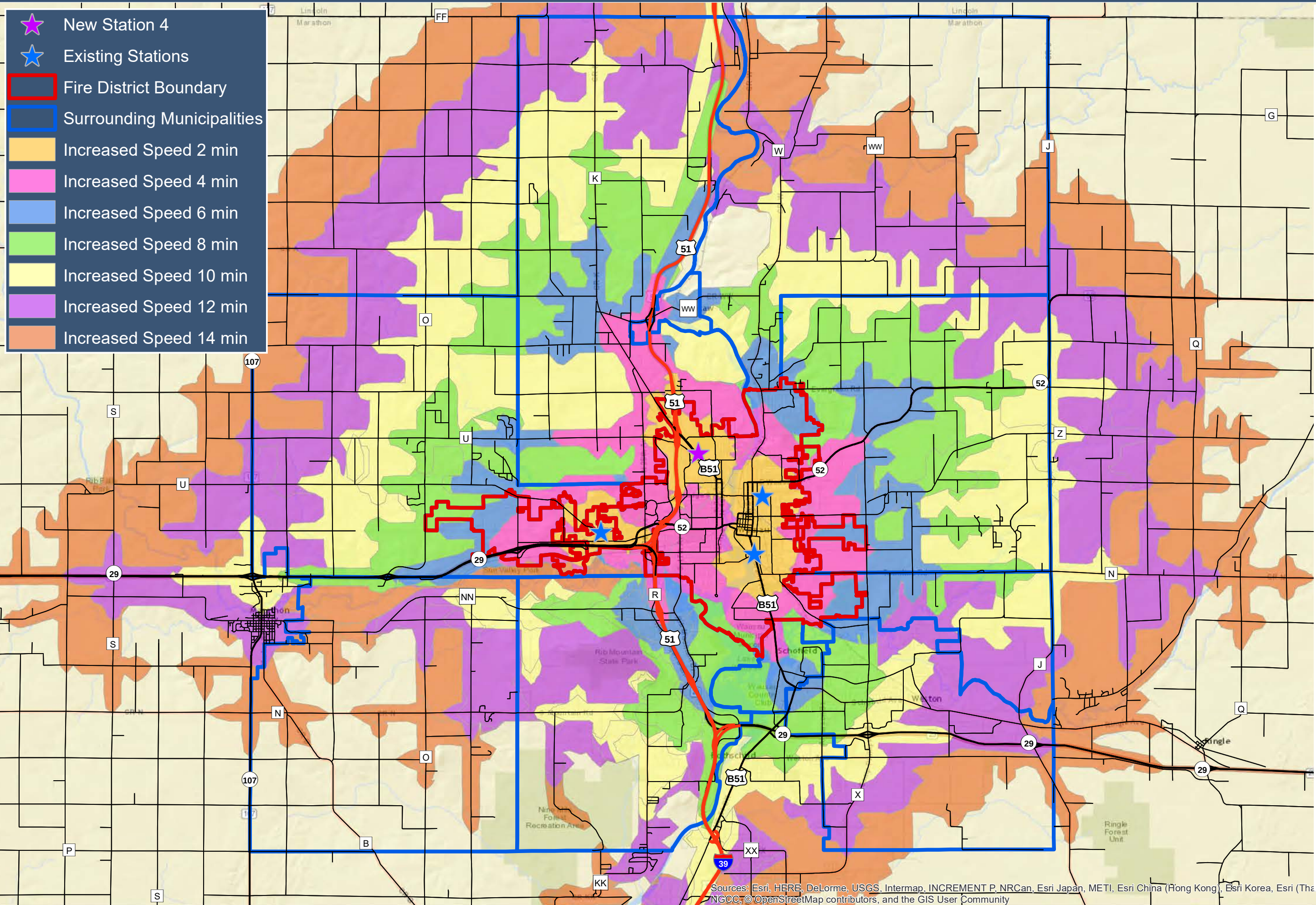
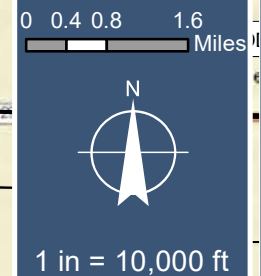


FIGURE 24



RELOCATION OF STATION 2 WITH NEW STATION
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, IGN, Esri, Mapbox, OpenStreetMap contributors, and the GIS User Community

Path: O:\GIS Client Data\Five Bldgs\Wausau\Figure 24A - Move2 New Response Zones updated Speed.mxd
Date Saved: 5/15/2017 8:11:44 AM
User: 1918

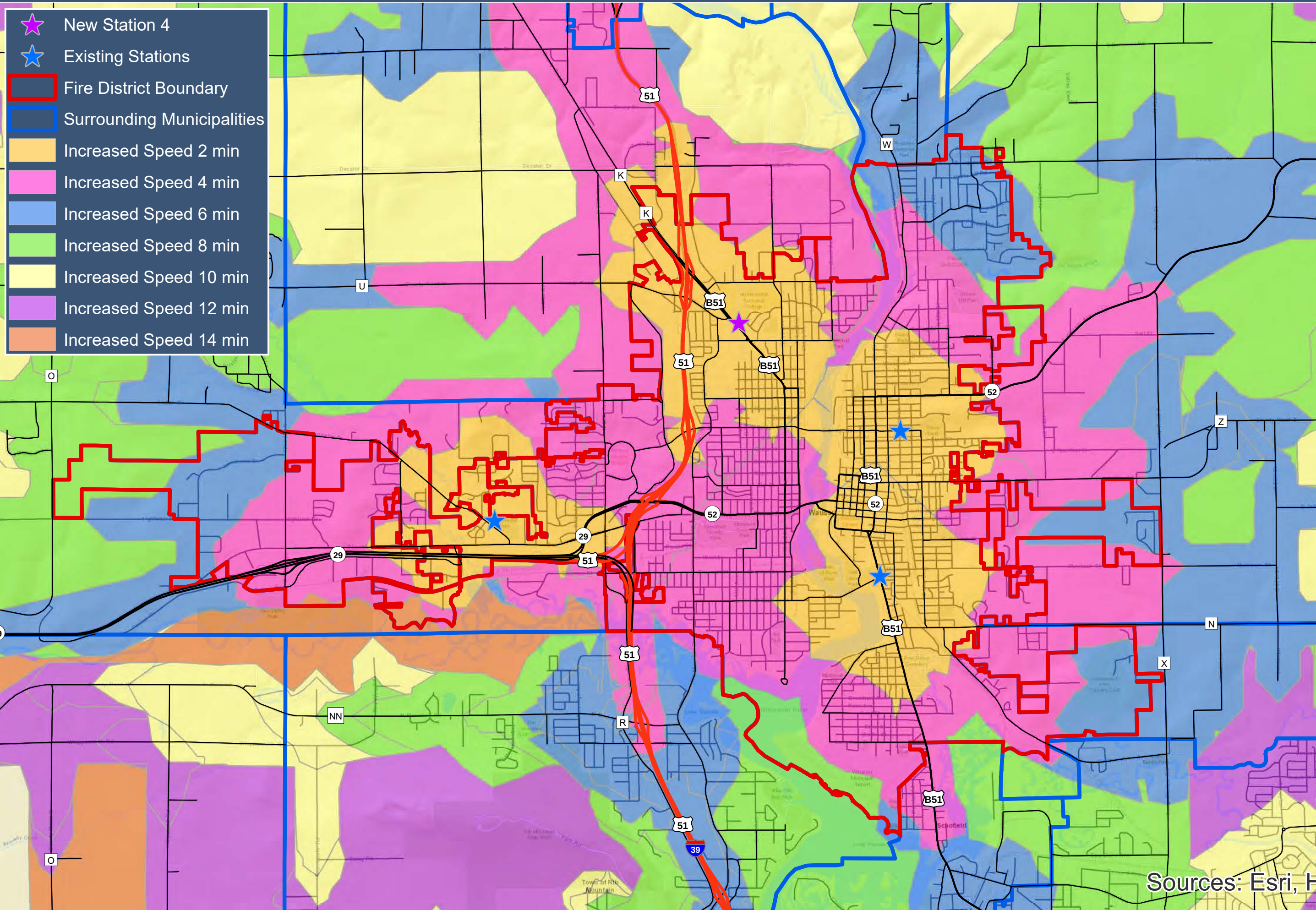


FIGURE 24A



RELOCATION OF STATION 2 WITH NEW STATION
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

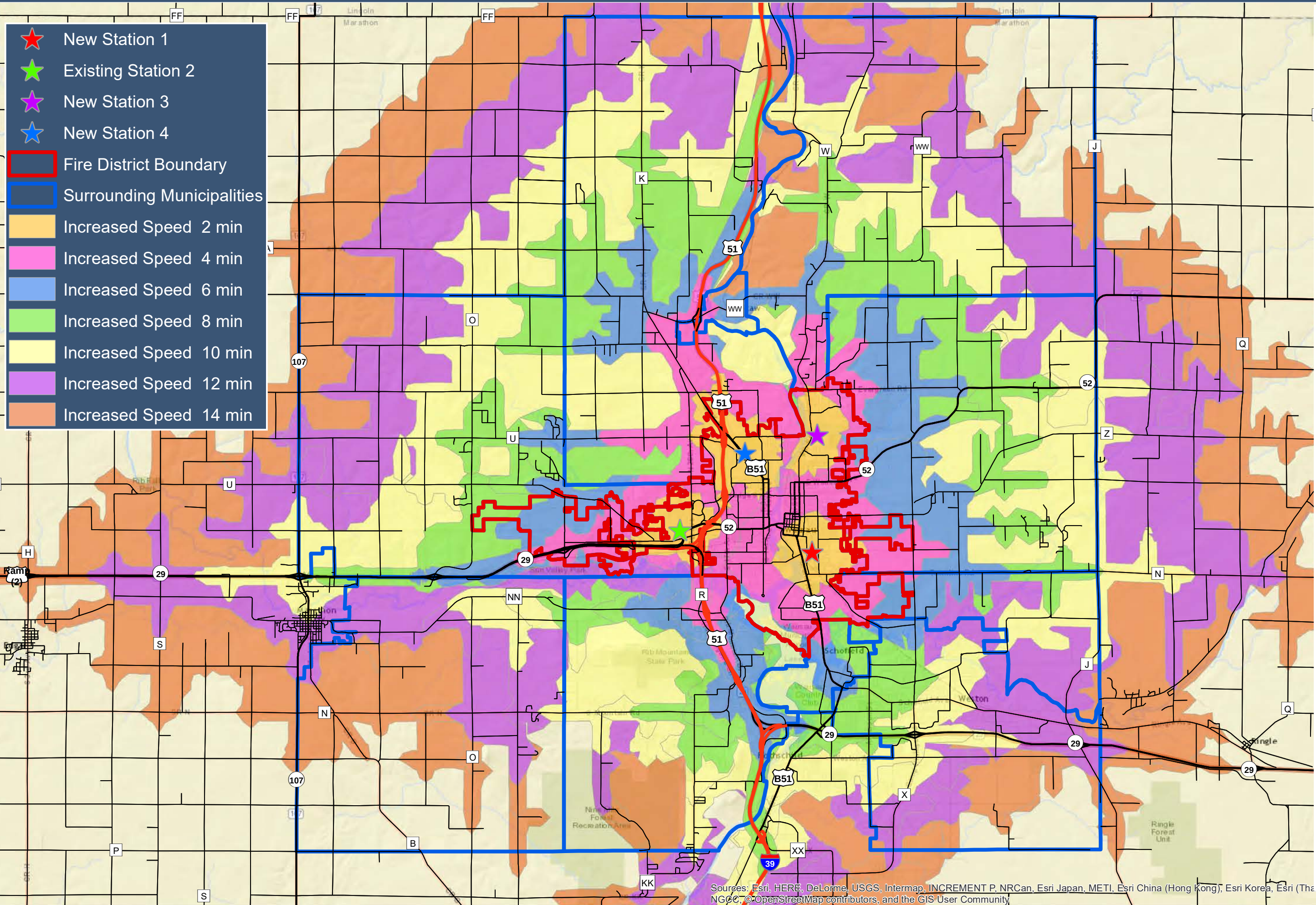
0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

User: 1918 Date Saved: 5/18/2017 8:16:03 AM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 25 - Optimal Response Zones updated speeds.mxd



- ★ New Station 1
- ★ Existing Station 2
- ★ New Station 3
- ★ New Station 4
- ▬ Fire District Boundary
- ▬ Surrounding Municipalities
- Increased Speed 2 min
- Increased Speed 4 min
- Increased Speed 6 min
- Increased Speed 8 min
- Increased Speed 10 min
- Increased Speed 12 min
- Increased Speed 14 min

FIGURE 25



OPTIMAL 4 STATION LOCATION RESPONSE ZONES
FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.4 0.8 1.6 Miles



1 in = 10,000 ft

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 25A_Optimal4_Response_Zones_updated_speeds.mxd
Date Saved: 5/18/2017 8:30:59 AM
User: 1918

★

New Station 1

★

Existing Station 2

★

New Station 3

★

New Station 4

Fire District Boundary

Surrounding Municipalities

Increased Speed 2 min

Increased Speed 4 min

Increased Speed 6 min

Increased Speed 8 min

Increased Speed 10 min

Increased Speed 12 min

Increased Speed 14 min

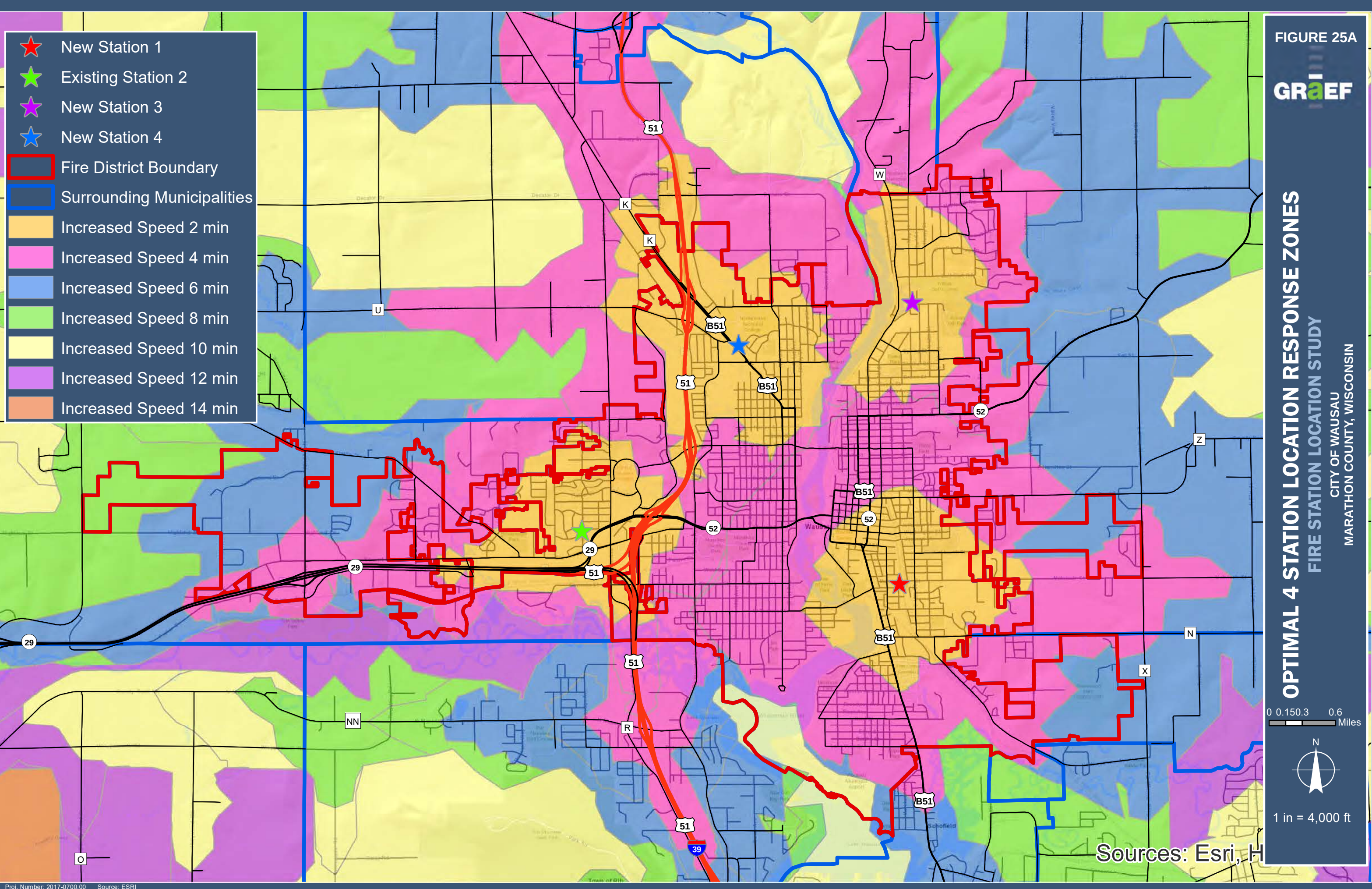


FIGURE 25A



OPTIMAL 4 STATION LOCATION RESPONSE ZONES
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

FIGURE 26



ALDERMANIC DISTRICTS WITH RESPONSE CALLS
FIRE STATION LOCATION STUDY
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

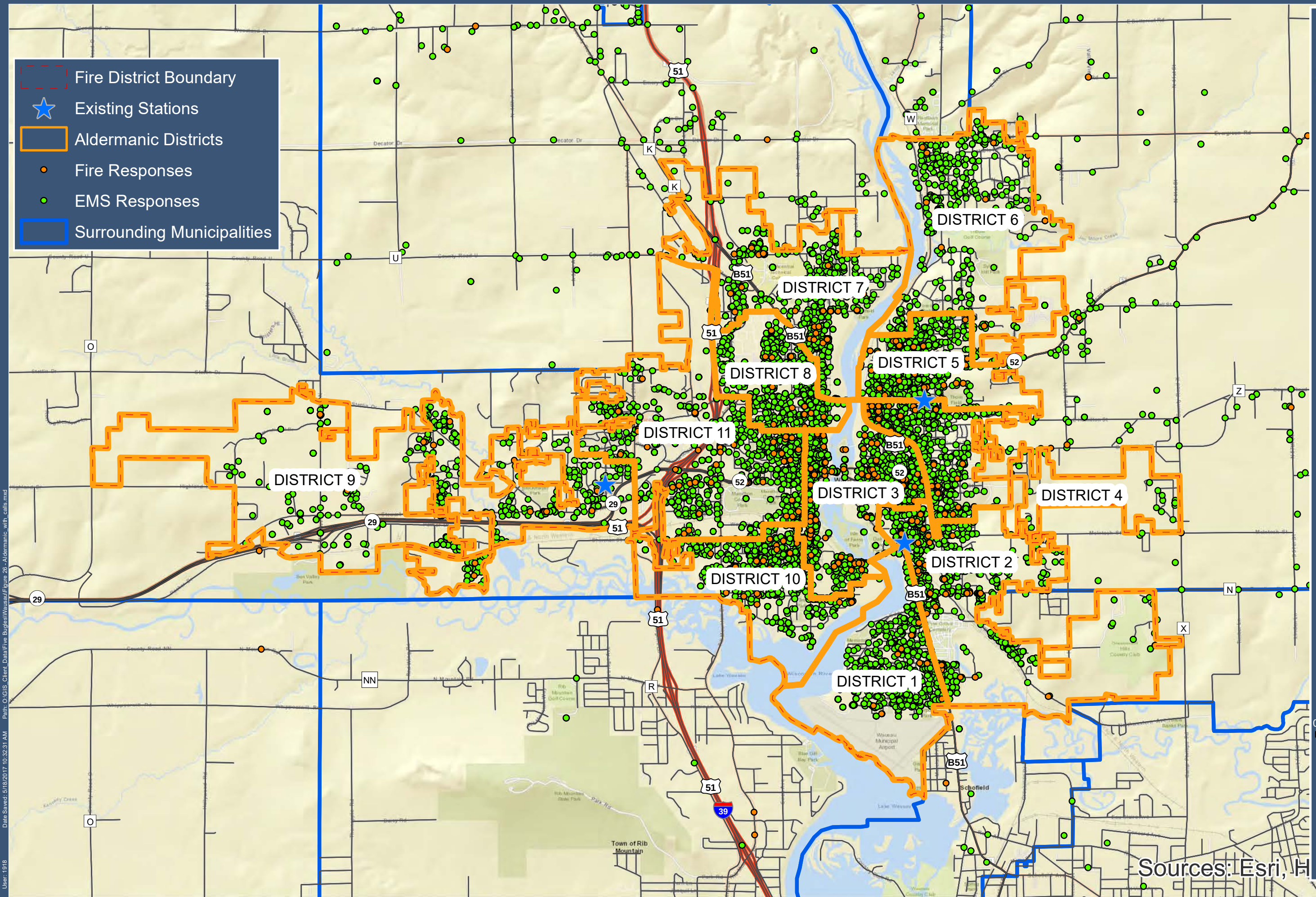
0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

- Fire District Boundary
- Existing Stations
- Aldermanic Districts
- Fire Responses
- EMS Responses
- Surrounding Municipalities



User: 1918
Data Saved: 5/18/2017 10:32:31 AM
Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 26 - Aldermanic with calls.mxd

User: 1918 Date Saved: 5/18/2017 12:40:57 PM Path: O:\GIS Client Data\Five Bugles\Wausau\Figure 27 - Rescue Calls Map.mxd

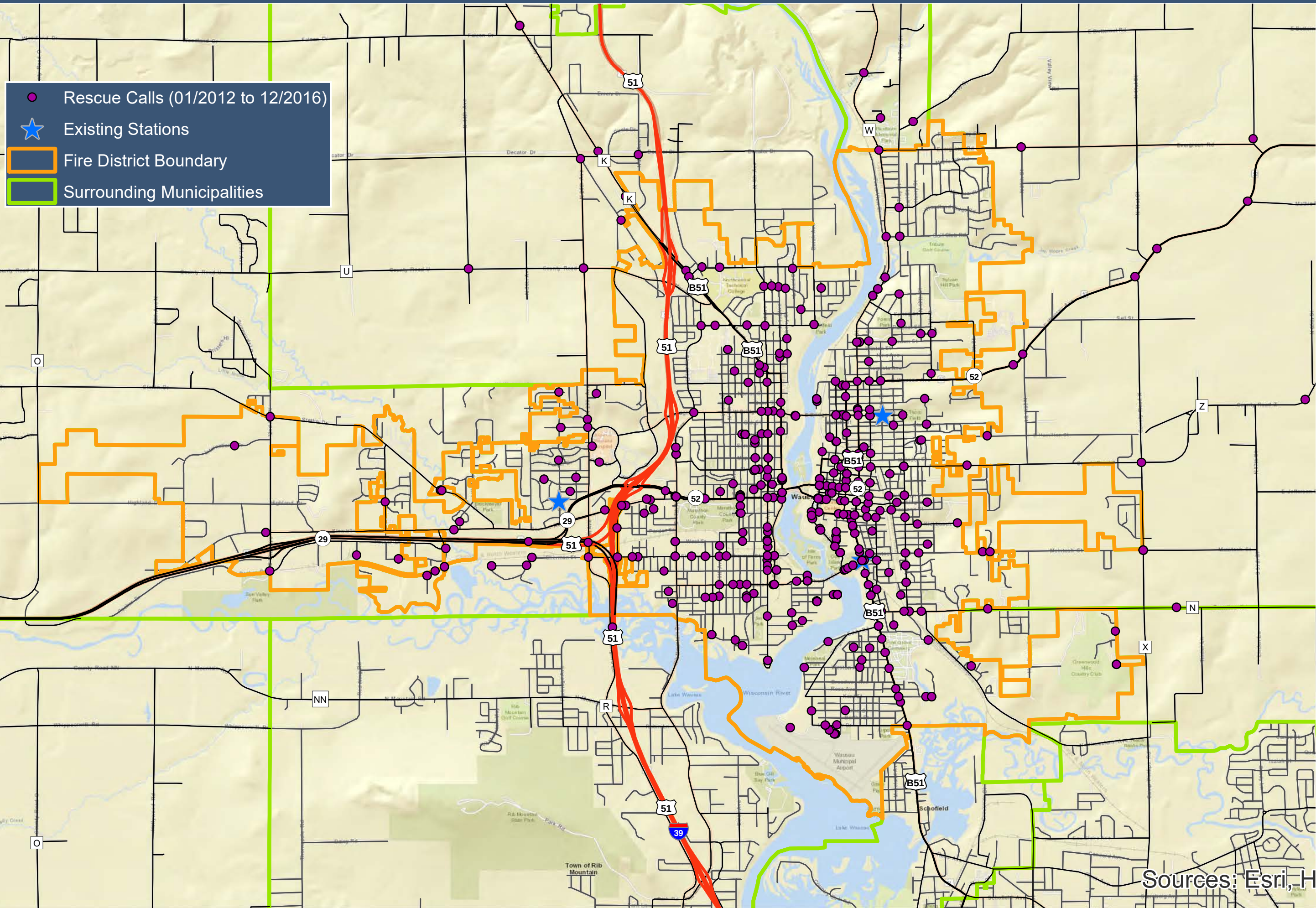


FIGURE 27



RESCUE CALLS MAP (2012 THROUGH 2016)

FIRE STATION LOCATION STUDY

CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

0 0.150.3 0.6
Miles



1 in = 4,000 ft

Sources: Esri, H

Hazard Sites Per Zone

Zone	Zone Minutes	No. of Sites (1373 Total)	% of Sites	Covers City Boundary
Existing	2	618	45.01%	no
	4	1240	90.31%	no
	6	1370	99.78%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Optimal 3	2	605	44.06%	no
	4	1242	90.46%	no
	6	1355	98.69%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Proposed Station 2	2	107	7.79%	no
	4	378	27.53%	no
	6	907	66.06%	no
	8	1195	87.04%	no
	10	1341	97.67%	no
	12	1372	99.93%	yes
	14	1373	100.00%	yes
Existing with New	2	706	51.42%	no
	4	1303	94.90%	no
	6	1371	99.85%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Move 2 and New	2	709	51.64%	no
	4	1275	92.86%	no
	6	1371	99.85%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Optimal 4	2	433	31.54%	no
	4	1291	94.03%	no
	6	1372	99.93%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes

Call Analysis Per Zone (Fire Calls Only)

Zone	Zone Minutes	No. of Calls (437 Total)	% of Calls	Covers City Boundary
Existing	2	174	39.82%	no
	4	360	82.38%	no
	6	404	92.45%	yes
	8	416	95.19%	yes
	10	422	96.57%	yes
	12	427	97.71%	yes
	14	431	98.63%	yes
Optimal 3	2	157	35.93%	no
	4	352	80.55%	no
	6	405	92.68%	yes
	8	417	95.42%	yes
	10	423	96.80%	yes
	12	425	97.25%	yes
	14	430	98.40%	yes
Proposed Station 2	2	31	7.09%	no
	4	116	26.54%	no
	6	236	54.00%	no
	8	364	83.30%	no
	10	405	92.68%	no
	12	417	95.42%	yes
	14	425	97.25%	yes
Existing with New	2	209	47.83%	no
	4	388	88.79%	no
	6	410	93.82%	yes
	8	421	96.34%	yes
	10	424	97.03%	yes
	12	428	97.94%	yes
	14	432	98.86%	yes
Move 2 and New	2	200	45.77%	no
	4	390	89.24%	no
	6	409	93.59%	yes
	8	421	96.34%	yes
	10	423	96.80%	yes
	12	426	97.48%	yes
	14	431	98.63%	yes
Optimal 4	2	145	33.18%	no
	4	379	86.73%	no
	6	416	95.19%	yes
	8	421	96.34%	yes
	10	425	97.25%	yes
	12	429	98.17%	yes
	14	431	98.63%	yes

Call Analysis Per Zone (EMS Only)

Zone	Zone Minutes	No. of Calls (1373 Total)	% of Calls	Covers City Boundary
Existing	2	618	45.01%	no
	4	1240	90.31%	no
	6	1370	99.78%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Optimal 3	2	605	44.06%	no
	4	1242	90.46%	no
	6	1355	98.69%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Proposed Station 2	2	107	7.79%	no
	4	378	27.53%	no
	6	907	66.06%	no
	8	1195	87.04%	no
	10	1341	97.67%	no
	12	1372	99.93%	yes
	14	1373	100.00%	yes
Existing with New	2	706	51.42%	no
	4	1303	94.90%	no
	6	1371	99.85%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Move 2 and New	2	709	51.64%	no
	4	1275	92.86%	no
	6	1371	99.85%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes
Optimal 4	2	433	31.54%	no
	4	1291	94.03%	no
	6	1372	99.93%	yes
	8	1372	99.93%	yes
	10	1373	100.00%	yes
	12	1373	100.00%	yes
	14	1373	100.00%	yes



City of Wausau

2022 FINANCIAL RESULTS REPORT



GENERAL FUND ACTIVITIES



Administration – Council, Mayor, HR, Attorney, Assessor, Customer Service, CCITC



Public Safety – Police, Fire,



Refuse and Environmental



Transportation – Street Maintenance, Inspections, Storm Water, Engineering, Planning and GIS, Street Lighting



Parks and Recreation



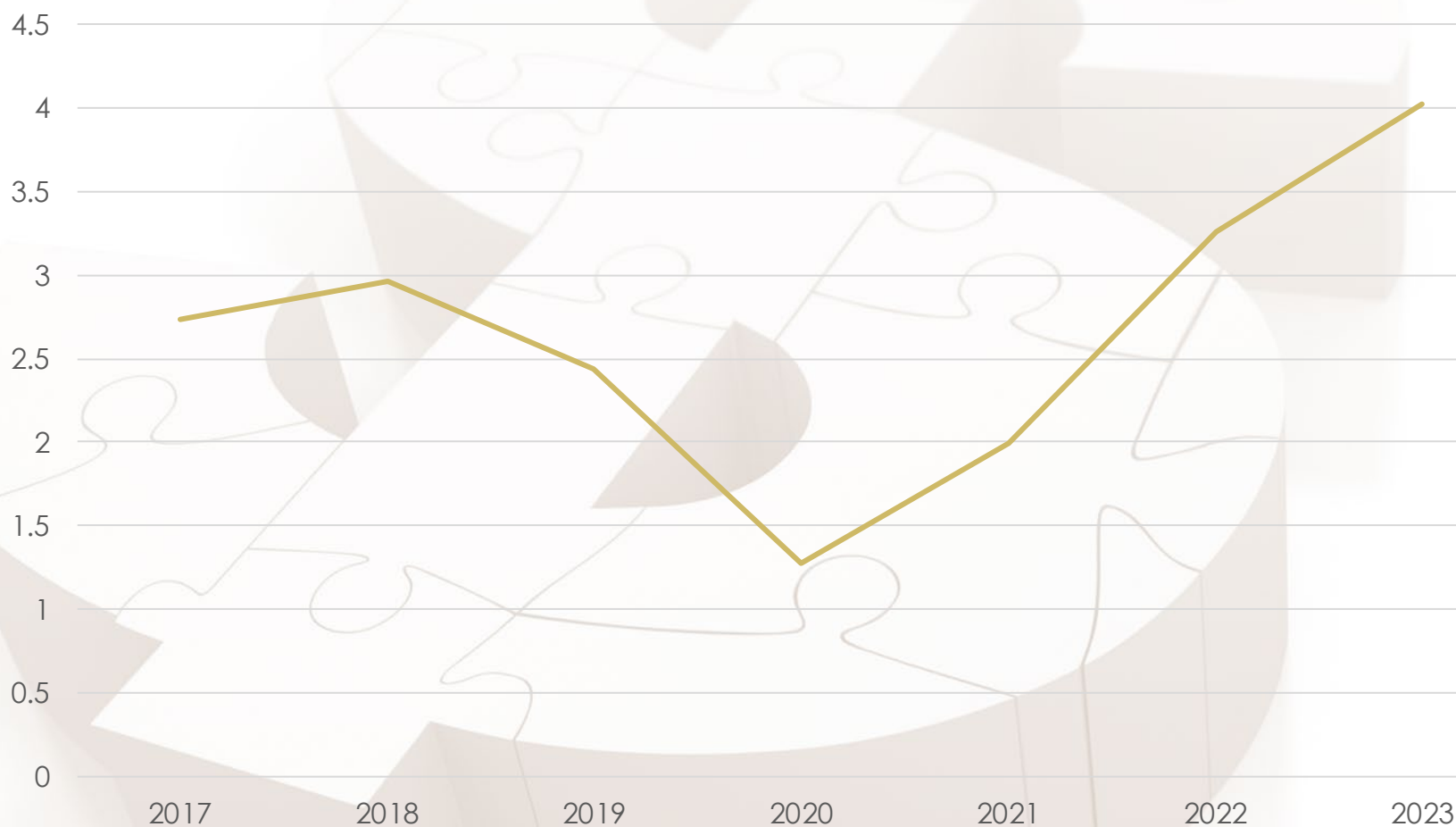
GENERAL FUND INCOME STATEMENT 2022

	2022 BUDGET		ACTUAL	
	ADOPTED	MODIFIED	2022	2021
REVENUE	37,955,374	37,955,374	38,552,570	37,117,322
EXPENSE	37,955,374	38,829,635	38,137,059	36,004,983
PROFIT B/4 INVESTMENT MARKET ADJUSTMENT			415,511	1,112,339
INVESTMENT MARKET ADJUSTMENT			(1,547,649)	(101,458)
NET PROFIT(LOSS) PER FINANCIAL STATEMENTS	-	(874,261)	(1,132,138)	1,010,881



INVESTMENT YIELDS

5 YEAR TREASURIES





INTEREST RATES AND MARKET

- Securities pay interest every 6 months based upon the interest rate established at time of the auction
- The City holds investments to maturity and then reinvests.
- Interest rates DO NOT fluctuate during the life of the security.
- If the interest rate market changes the market value to buy or sell an existing investment changes.
- The City never realizes a gain or loss on the investment because we have held our investments to maturity.



Budget Amendments

BUDGET REVENUES RECONCILIATION

2022 ADOPTED BUDGET	37,955,374
File #21-1109 Transfer In from Insurance Fund	<u>40,000</u>
2022 MODIFIED BUDGET	<u><u>\$ 37,995,374</u></u>

BUDGET EXPENDITURES RECONCILIATION

2022 ADOPTED BUDGET	\$ 37,955,374
File #22-0205 Property Tax Settlement Agreement	13,905
File #21-1109 150th Celebration	25,000
File #21-1109 Leaf Bailer Equipment Contract	6,000
File #21-1109 Paid Internship Program	20,000
File #92-0922 Airport Management Agreement	36,000
File #21-1109 Projects Carryover	29,356
File #21-1109 General Fund Uncompleted Projects	129,000
File #21-1109 Legal Services	100,000
File #21-1109 HR Compensation Study	80,000
File #21-1109 Motor Pool Fuel	435,000
2022 MODIFIED BUDGET	<u><u>\$ 38,829,635</u></u>



2022 GENERAL FUND REVENUES

	2022 Budget	2022 Actual	Variance
Taxes	21,366,361	\$21,448,764	\$82,403
Intergovernmental Grants	9,602,401	9,287,325	(315,076)
Licenses and Permits	789,728	1,129,746	340,018
Fines & Forfeitures	341,030	488,517	147,487
Public Chgs for Services	2,385,129	2,630,299	245,170
Intergovtl Charges	1,069,612	999,759	(69,853)
Miscellaneous Revenue	494,758	(938,844)	(1,433,602)
Transfers In	1,946,355	1,959,355	13,000
Total	37,995,374	37,004,921	(990,453)



2022 GENERAL FUND EXPENDITURES

	2022 Adopted Budget	2022 Amended Budget	2022 Actual	2021 Actual
General Government	\$4,681,459	\$5,021,365	\$4,830,305	\$4,267,970
Public Safety	20,275,983	20,275,983	20,203,261	19,019,614
Transportation/Streets	8,858,870	8,896,226	8,371,643	7,538,177
Sanitation/Health	965,000	965,000	977,299	946,422
Nat Resource/Parks	3,174,061	3,194,061	3,104,329	3,087,652
Lease Debt Service			67,191	
Transfers Out	<u>0</u>	<u>477,000</u>	<u>583,031</u>	<u>1,133,208</u>
Total	<u>37,955,373</u>	<u>38,829,635</u>	<u>38,137,059</u>	<u>35,993,043</u>



GENERAL GOVERNMENT

	2022 Adopted Budget	2022 Modified Budget	2022 Actuals	Budget Variance
COUNCIL	\$ 91,328	\$ 91,328	\$ 84,661	\$ 6,667
MAYOR	182,213	182,213	179,191	3,022
CITY PROMOTION	101,500	151,500	180,243	(28,743)
FINANCE DEPARTMENT	1,022,523	1,033,523	1,102,594	(69,071)
DATA PROCESSING	965,115	1,015,115	927,072	88,043
ELECTIONS	120,823	135,823	106,955	28,868
ASSESSOR	610,584	610,584	549,732	60,852
CITY ATTORNEY	639,578	739,578	739,993	(415)
MUNICIPAL COURT	142,326	142,326	113,330	28,996
HUMAN RESOURCES	440,742	540,742	388,090	152,652
CITY HALL	334,727	334,727	382,936	(48,209)
UNCLASSIFIED	30,000	43,905	75,508	(31,603)
	\$ 4,681,459	\$ 5,021,364	\$ 4,830,305	\$ 191,059



PUBLIC SAFETY

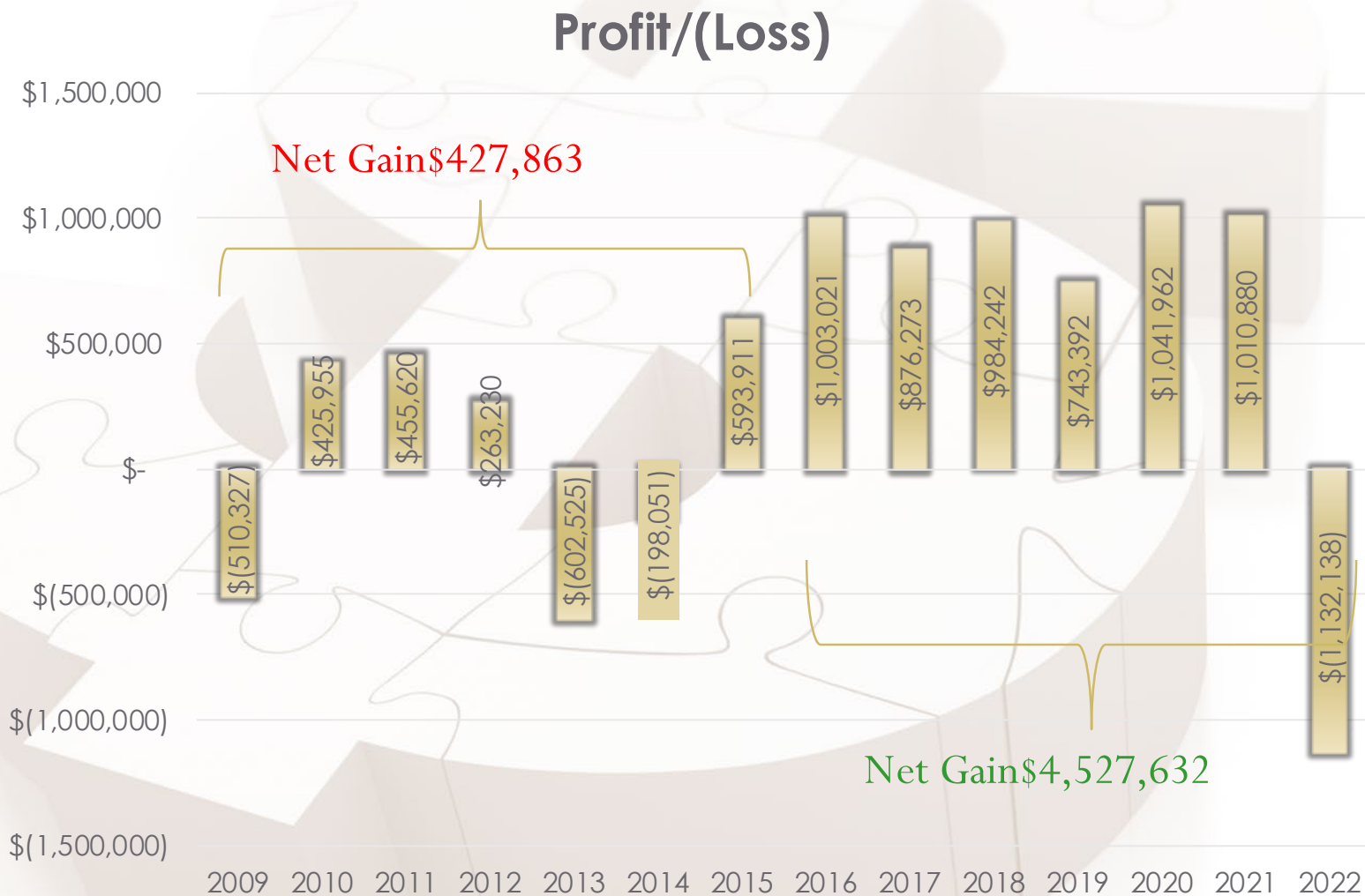
	2022 Adopted Budget	2022 Modified Budget	2022 Actuals	Budget Variance
POLICE DEPARTMENT	\$ 11,108,762	\$ 11,108,762	\$ 10,879,089	\$ 229,673
FIRE DEPARTMENT	8,200,211	8,200,211	8,407,834	(207,623)
INSPECTIONS	967,010	967,010	916,338	50,672
	\$ 20,275,983	\$ 20,275,983	\$ 20,203,261	\$ 72,722



OTHER CATEGORIES

	2022 Adopted Budget	2022 Modified Budget	2022 Actuals	Budget Variance
ENGINEERING	\$ 1,472,907	\$ 1,482,262	\$ 1,453,774	\$ 28,488
PUBLIC WORKS	7,385,964	7,413,964	6,917,869	496,095
GARBAGE	965,000	965,000	977,299	(12,299)
PARKS	3,174,061	3,194,061	3,104,329	89,732
LEASES	-	-	67,191	(67,191)
TRANSFERS	-	477,000	583,031	(106,031)
	\$ 12,997,932	\$ 13,532,287	\$ 13,103,493	\$ 428,794

General fund Profit Loss History



General fund Balance History

Total Fund Balance

2016 \$11,026,055
2017 \$11,903,441
2018 \$12,887,683
2019 \$13,631,075
2020 \$14,673,037
2021 \$15,683,920
2022 \$14,551,780

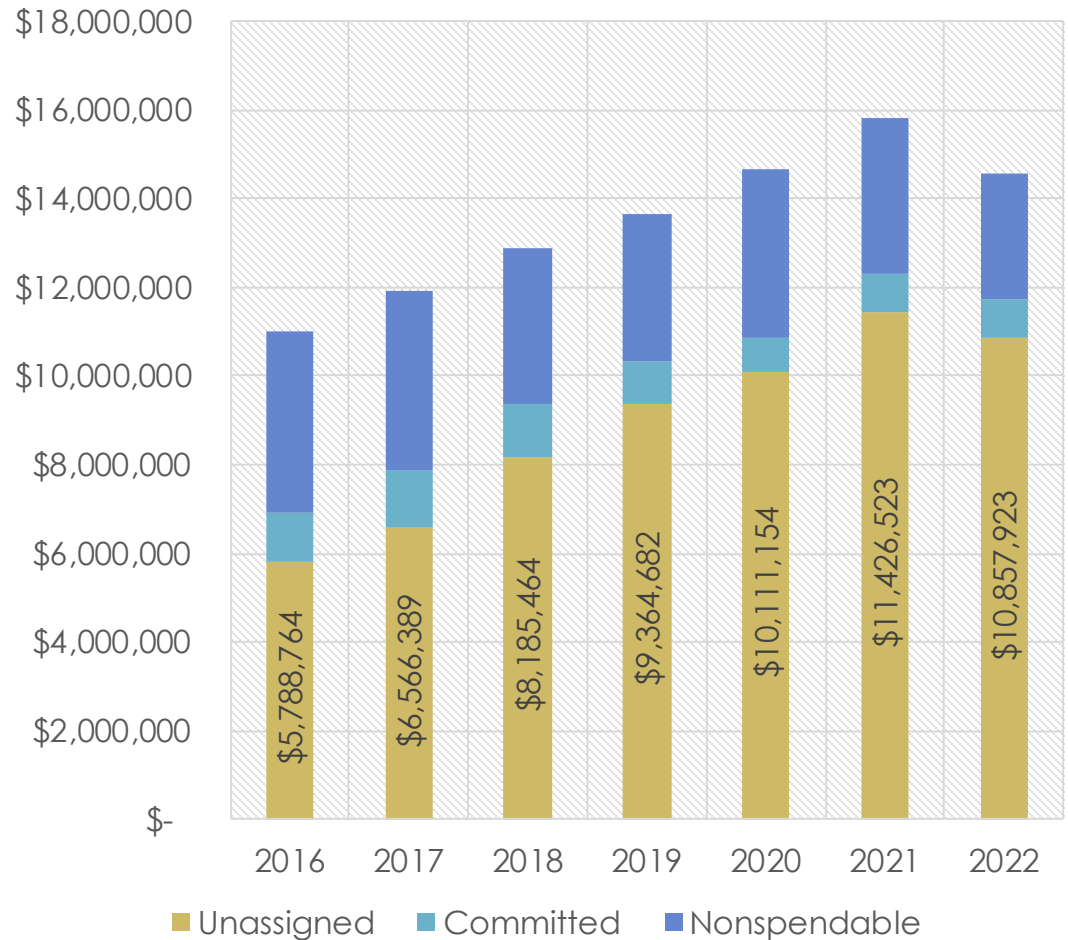
Nonspendable:

Advances:

TID #8 \$760,345
TID #9 \$249,113
TID #12 \$1,450,024
Inventory \$357,936

Committed:

Contingency \$193,059
Comm Rehab Fund \$500,000
Carryover Funding \$183,380
Per Fund Balance Policy unassigned
fund balance should be no less than
16.67% of expenditures or \$6,260,256



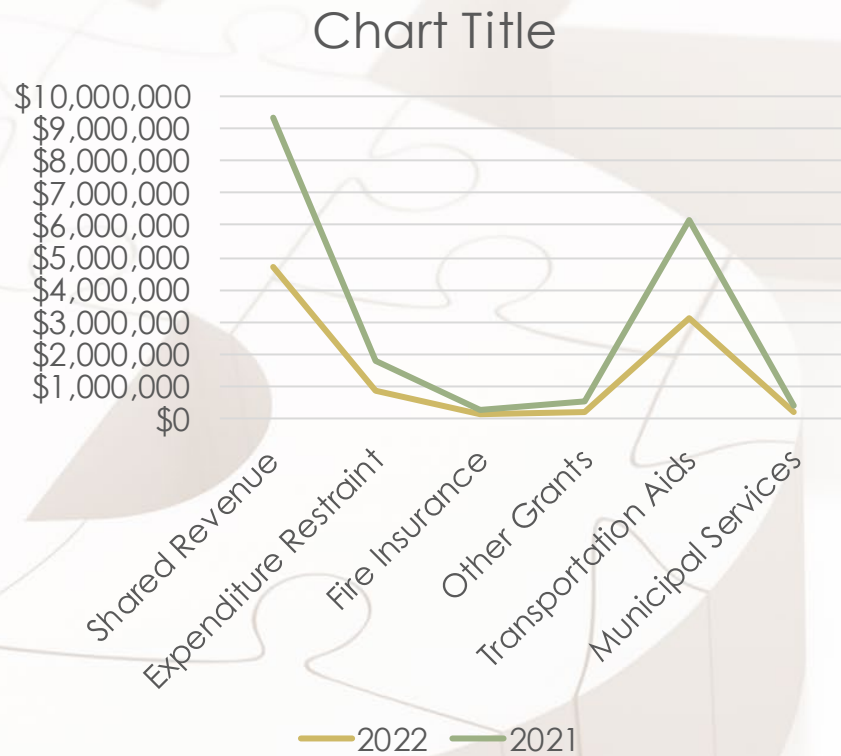


HISTORICAL REVIEW GENERAL FUND - TID ADVANCES

	2014	2015	2016	2017	2018	2019	2020	2021	2022
TID 3	1,419,107	1,367,897	1,367,897	1,367,897	1,367,897	1,367,897	1,367,897	658,247	-
TID 6	611,984	260,667							
TID 7	1,776,943	1,993,080	1,999,763	1,705,886	1,478,060	707,236	859,801	-	-
TID 8								776,882	760,345
TID 9	90,985	78,799	83,397	113,217	140,955	158,541	198,982	221,548	249,113
TID 10		169,655	267,093	306,871	154,629				
TID 12				219,452		688,764	898,159	1,450,024	1,450,024
TOTAL	3,899,019	3,870,098	3,718,150	3,713,323	3,141,541	2,922,438	3,324,839	3,106,701	2,459,482



General Fund - Grants





General Fund – Revenue Items

	2022 Budget	2022 Actual	Variance	2021 Actual
Permits	275,403	\$705,167	\$429,764	\$507,549
Cable Franchise Fee	335,000	248,563	(86,437)	257,044
Streets Public Charges	136,200	166,819	30,619	118,370
Interfund Charges	763,500	834,360	70,860	905,111
Interest Income	250,000	(1,144,719)	(1,394,719)	(59,252)
Intergovernmental Charges	294,122	154,199	(139,923)	117,064
Public Safety Public Charges	1,810,224	2,006,375	196,151	1,805,326



Property Tax Income

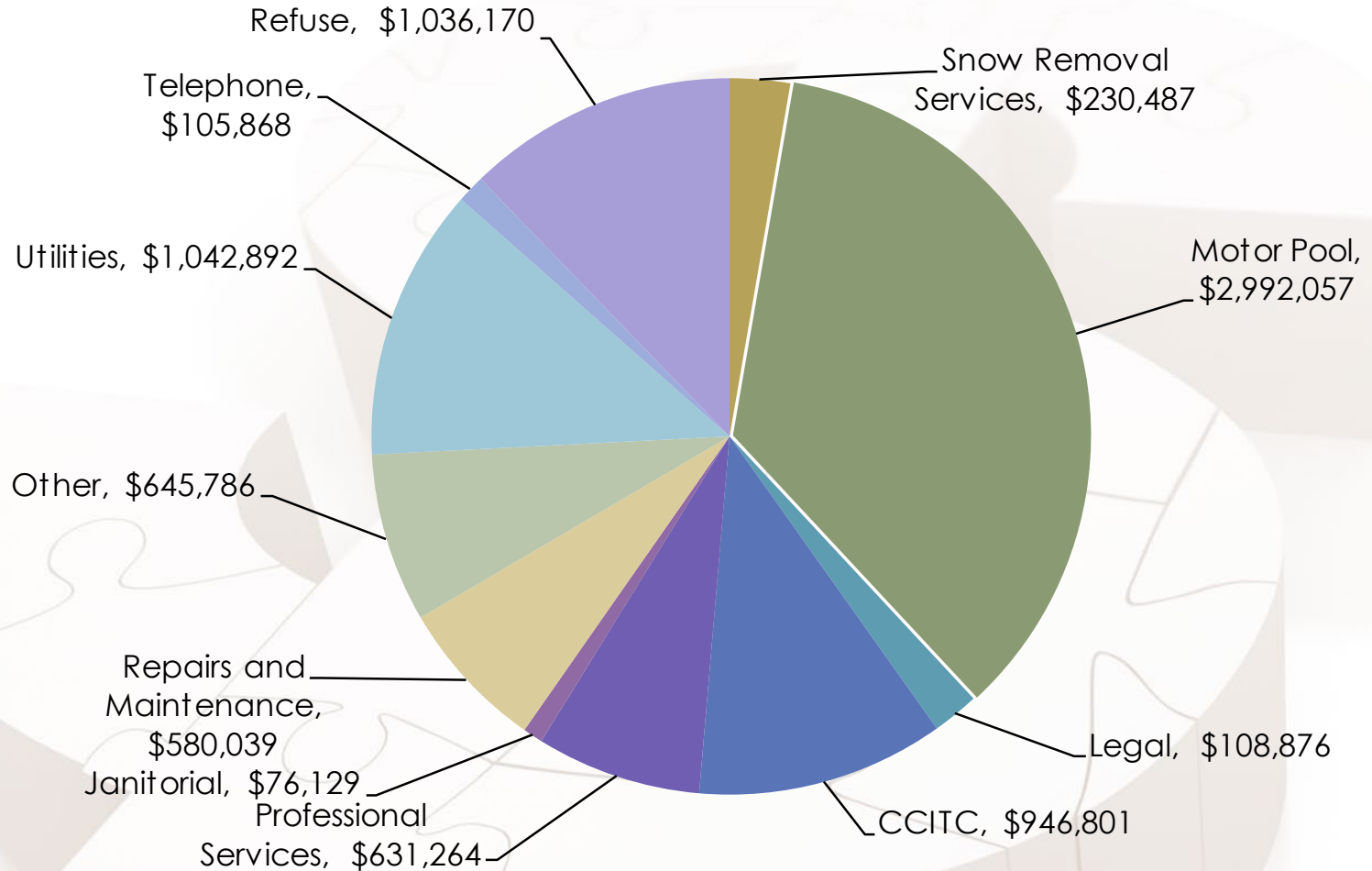
	2022	2021	Change
General Fund	\$ 21,167,861	\$ 20,185,188	\$ 982,673
Community/ Economic Dev	279,078	264,232	14,846
Recycling Fund	630,160	586,910	43,250
Debt Service	4,123,000	4,123,000	-
Capital Improvements Fund	994,708	493,699	501,009
Central Capital Purchasing	597,054	552,404	44,650
Airport Fund	160,219	145,674	14,545
Parking Fund	156,287	150,000	6,287
Transit Fund	388,883	889,892	(501,009)
Animal Control Fund	59,693	45,247	14,446
Total	\$ 28,556,943	\$ 27,436,246	\$ 1,120,697



General Fund Salaries and Benefits

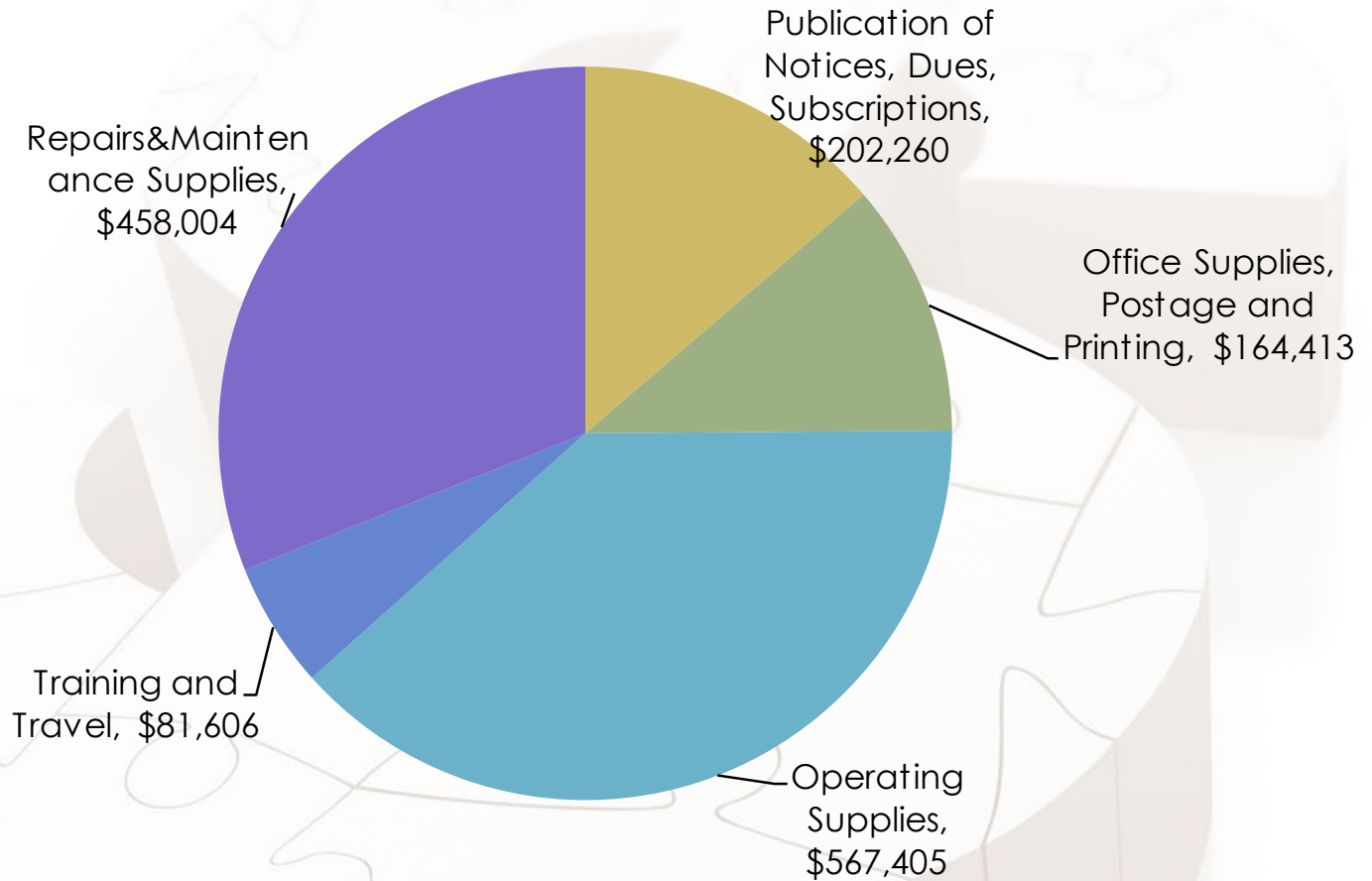
	2022 Budget	2022 Actual	Budget Variance
Salaries and Wages	\$19,318,530	\$19,017,808	\$300,722
FICA	1,095,648	1,036,608	59,040
Retirement - ER	1,888,606	2,009,487	(120,881)
Health Insurance	4,199,336	3,754,956	444,380
Dental Insurance	138,105	116,221	21,884
Workers Compensation	335,376	329,299	6,077
Life Insurance	5,333	3,930	1,403
Unemployment/Other	1,623	4,302	(2,679)
TOTALS	\$26,982,557	\$26,272,611	\$709,946

General Fund Contractual Services



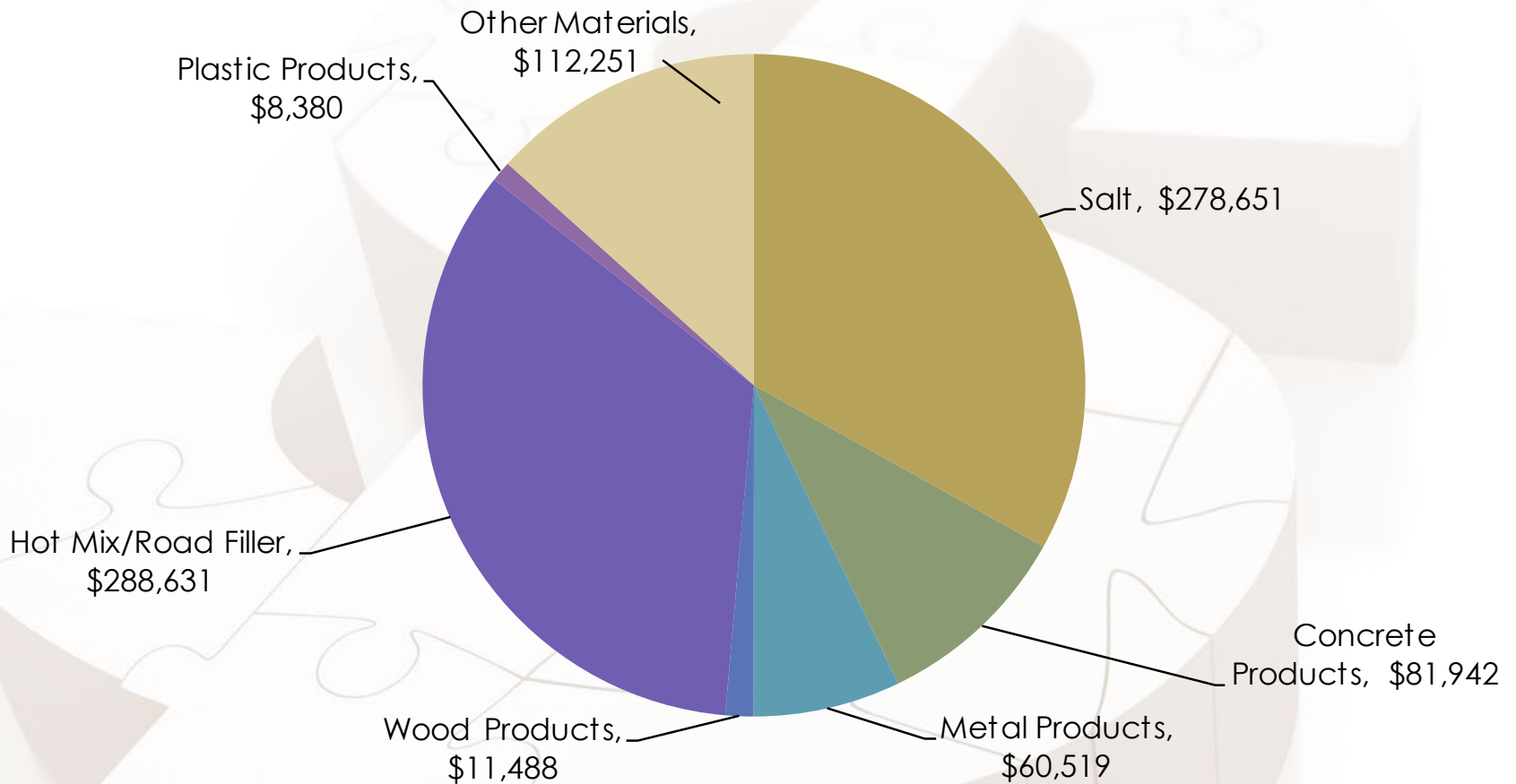
	2022 Budget	2022 Actual	2021 Actual
Contractual Services	\$8,260,410	\$8,465,547	\$7,652,693

General Fund Supplies and Expenses



	2022 Budget	2022 Actual	2021 Actual
Supplies and Expenses	\$1,457,947	\$1,473,688	\$1,293,703

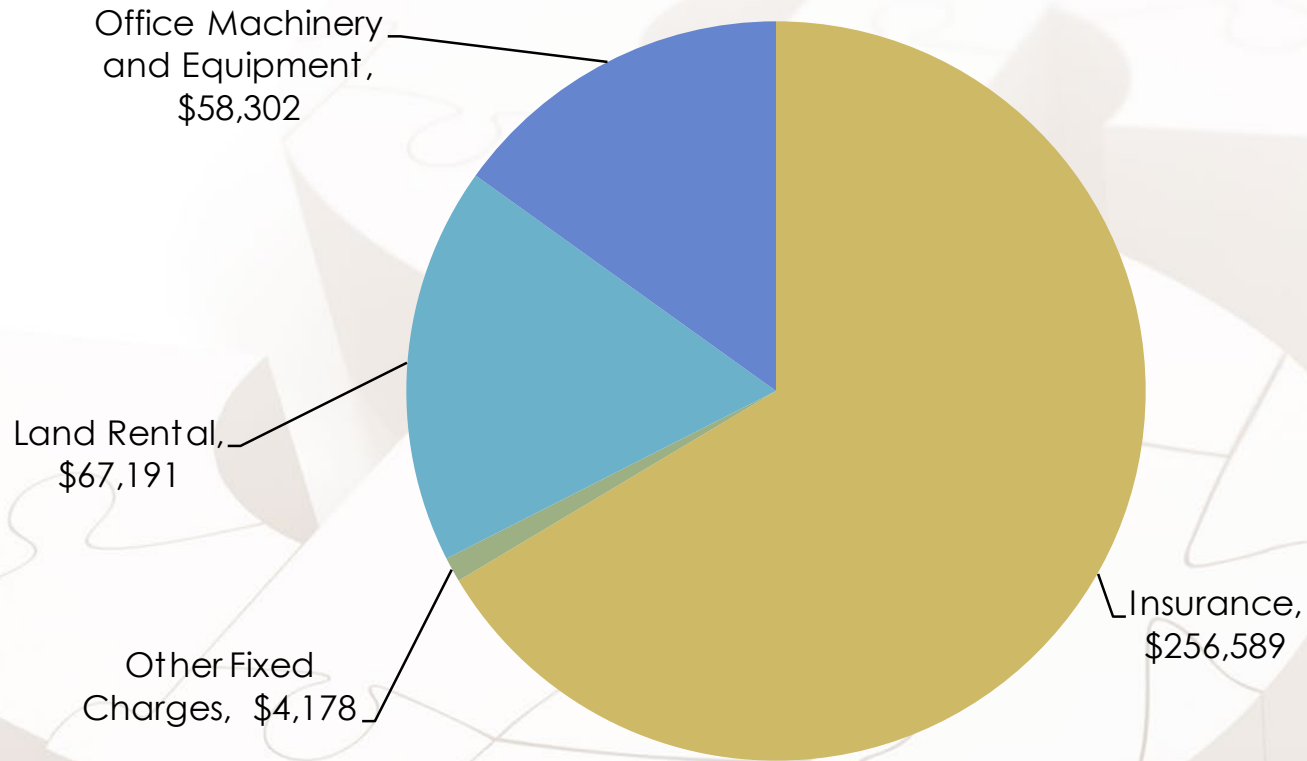
General Fund - Materials



	2022 Budget	2022 Actual	2021 Actual
Materials	\$888,223	\$841,862	\$732,851



General Fund Fixed Charges



	2022 Budget	2022 Actual	2021 Actual
Fixed Charges	\$336,235	\$386,260	\$350,398



General Fund Other Expenditures

	2022 Budget	2022 Actual	Budget Variance
Grants, Contributions	\$30,000	\$72,642	(\$42,642)
Capital Outlay	\$0	\$41,418	(\$41,418)



General Fund Transfers Out

- **2022:**
- \$ 6,000 - Recycling Fund
- 36,000 – Airport Fund
- 541,032 – Motor Pool Fund
- \$583,032



Special Revenue Funds

Fund Balance	2022	2021	2020	2019	2018
HUD Mortgage Fund	147,017	132,971	\$157,004	\$104,701	\$131,917
Economic Development Fund	278,529	286,143	261,663	256,569	289,186
Room Tax Fund	466,651	326,990	153,176	76,882	41,458
EMS Grant Fund	44,910	35,679	37,150	40,009	40,047
Environmental Clean Up Fund	1,326,427	1,410,362	1,546,261	1,725,088	1,776,029
Other Grants and Special Purpose Accounts	934,697	966,814	926,060	874,089	839,823
ARPA Fund	67,380	1,175			
Housing Stock Improvement Fund	366,175	374,663	311,584	374,960	309,357

- The City of Wausau maintains a number of Special Revenue Funds that account for activity where the revenue source is restricted for specific purposes



Special Revenue Funds cont.

Fund Balance	2022	2021	2020	2019	2018
CDBG Grants Fund	2,513,397	2,547,090	\$1,885,174	\$1,740,118	\$1,632,976
DLAD Mortgage Program Fund	537,266	531,333	529,830	515,298	540,214
Federal Rent Rehabilitation Fund	337,818	337,818	337,818	337,818	337,818
WRRP Fund	1,049,459	1,048,845	1,092,498	1,246,639	1,193,253
HazMat Fund	224,133	254,424	233,262	199,963	180,065
Public Access Fund	77,977	52,027	20,045	3,567	1,439
Recycling Fund	826	(17,283)	-17,529	8,194	8,314
400 Block Fund	212,597	207,570	184,151	150,792	126,369



Debt Service Funds are used to account for governmental fund debt. Debt financed by the tax increment districts is funded through transfers into the Debt Service Fund

DEBT SERVICE FUND	
Revenues	
Taxes	\$4,123,000
Other Revenue	2,940
Debt Proceeds and Premiums	169,678
Transfers In	<u>7,949,957</u>
Total Revenue	<u>\$12,245,575</u>
Expenditures	
Principal	\$10,465,000
Interest	1,813,160
Other Debt Charges	<u>70,281</u>
Total Expenditures	<u>\$12,348,441</u>
Net Change in Fund Balance	(102,866)
Beginning Fund Balance	<u>703,398</u>
Ending Fund Balance	\$600,531



Debt Changes 2022 – Government Activity

2022 Activity

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
General obligation debt:					
Bonds payable	\$ 42,195,000		\$ (3,230,000)	\$ 38,965,000	\$ 3,835,000
Notes payable	31,970,000	3,400,000	(6,485,000)	28,885,000	5,955,000
Debt from direct borrowings:					
Loans from local foundations	2,359,779	-	(750,000)	1,609,779	-
Total general obligation debt	\$ 76,524,779	\$ 3,400,000	\$ (10,465,000)	\$ 69,459,779	\$ 9,790,000

DECREASE

\$ 7,065,000



Debt Changes 2022 –Business Activity

2022 Activity

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Business Type Activities:					
Revenue Bonds	16,070,000	-	(1,315,000)	14,755,000	1,360,000
Debt from direct borrowings:					
Sewer Clean Water Fund	66,422,064	16,855,039	-	83,277,103	2,290,286
Water Safe Drinking Water	32,851,559	7,894,284		40,745,843	1,943,694
Total	<u>\$ 115,343,623</u>	<u>\$ 24,749,323</u>	<u>\$ (1,315,000)</u>	<u>\$ 138,777,946</u>	<u>\$ 5,593,980</u>

INCREASE

\$ 23,434,323



Debt Service Coverage – Water Utility

Revenue Bonds pledge net revenues to repay water and sewer bonds. The current debt covenants require the city debt service coverage to be 1.25 of Debt Service

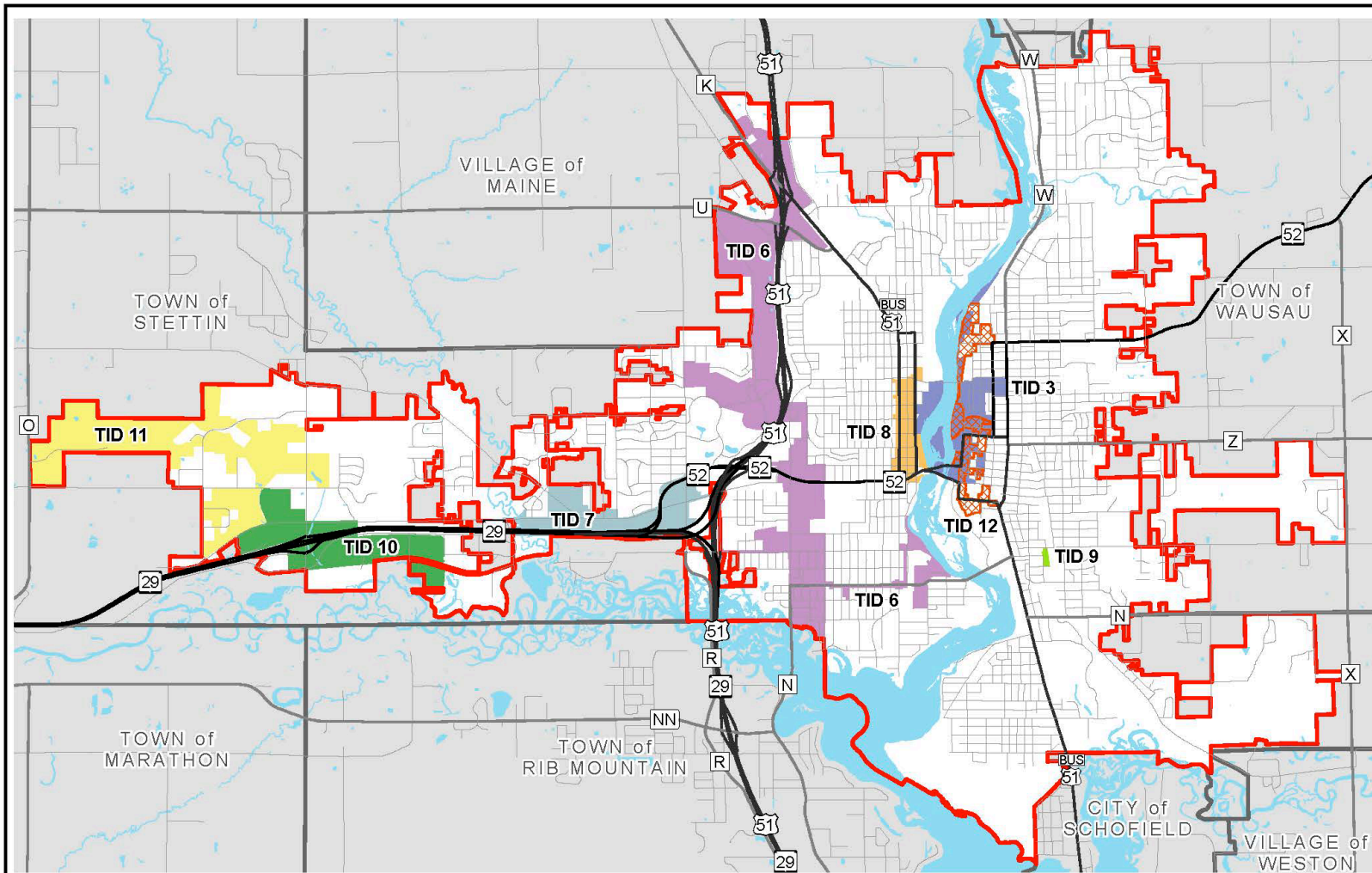
	2020	2021	2022
Net Revenues	\$2,511,261	\$2,693,496	\$2,706,751
Debt Service	\$692,487	\$970,302	\$1,299,264
Debt Coverage	3.62	2.78	2.08



Debt Service Coverage – Waste water Utility

Revenue Bonds pledge net revenues to repay water and sewer bonds. The current debt covenants require the city debt service coverage to be 1.25 of Debt Service

	2020	2021	2022
Net Revenues	\$2,629,964	\$4,075,511	\$4,764,716
Debt Service	\$692,487	\$970,302	\$1,299,264
Debt Coverage	2.24	2.37	1.86



NOTES:

1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



Tax Incremental Districts

CITY OF WAUSAU

Marathon County Wisconsin

Date: 4/15/2020

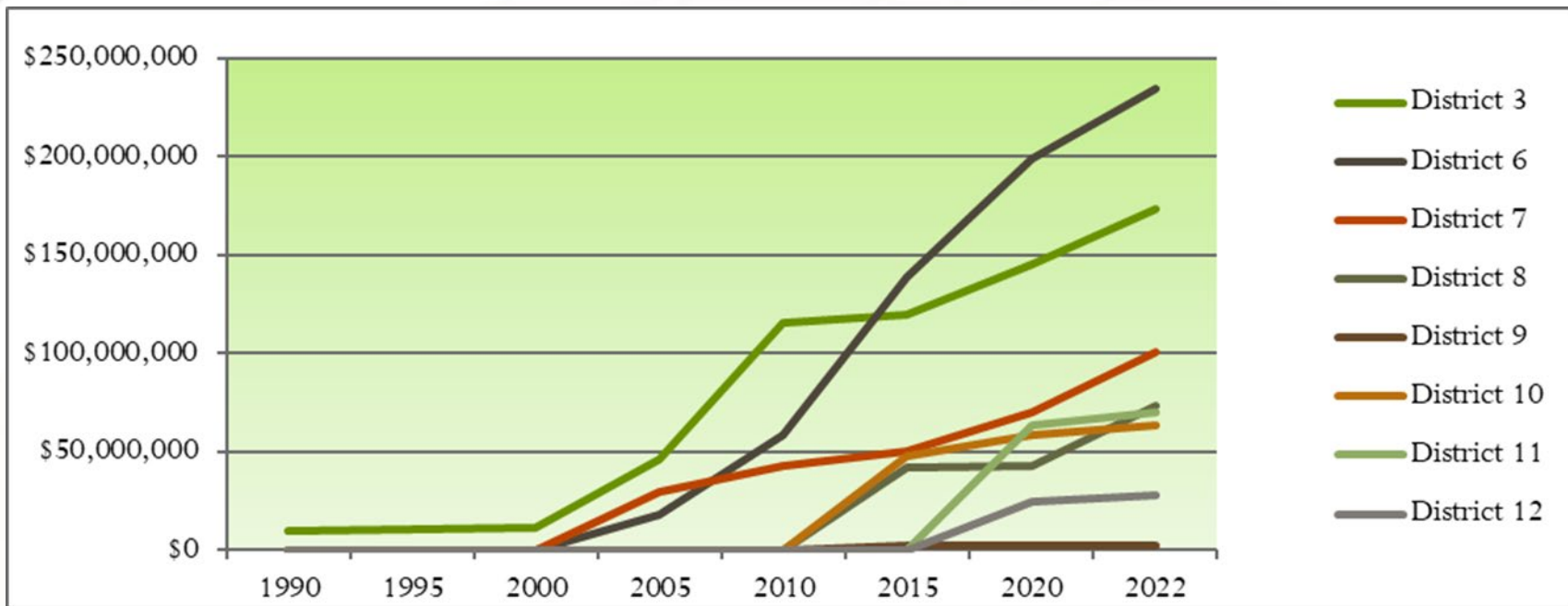
Legend

- | | |
|-------|--------|
| TID 3 | TID 9 |
| TID 6 | TID 10 |
| TID 7 | TID 11 |
| TID 8 | TID 12 |



0 0.25 0.5 1
Miles

TID VALUE



	1990	1995	2000	2005	2010	2015	2020	2022
District 3	\$9,719,600	\$10,989,700	\$11,377,100	\$46,201,500	\$115,776,400	\$119,919,400	\$145,034,800	\$173,650,900
District 6	\$0	\$0	\$0	\$17,932,100	\$58,568,400	\$138,977,200	\$198,944,700	\$234,477,800
District 7	\$0	\$0	\$0	\$29,525,900	\$43,049,900	\$50,526,800	\$69,814,300	\$101,000,700
District 8	\$0	\$0	\$0	\$0	\$0	\$42,521,400	\$43,117,700	\$73,516,800
District 9	\$0	\$0	\$0	\$0	\$0	\$2,118,800	\$2,233,900	\$2,133,900
District 10	\$0	\$0	\$0	\$0	\$0	\$48,180,500	\$58,352,700	\$63,913,000
District 11	\$0	\$0	\$0	\$0	\$0	\$0	\$63,434,900	\$70,568,700
District 12	\$0	\$0	\$0	\$0	\$0	\$0	\$24,402,300	\$28,057,700



TID #3 – Downtown Development

TID #3 FUND BALANCE PROJECTION

12/31/22 Fund Deficit
(\$1,100,089)

Current Projects:
None

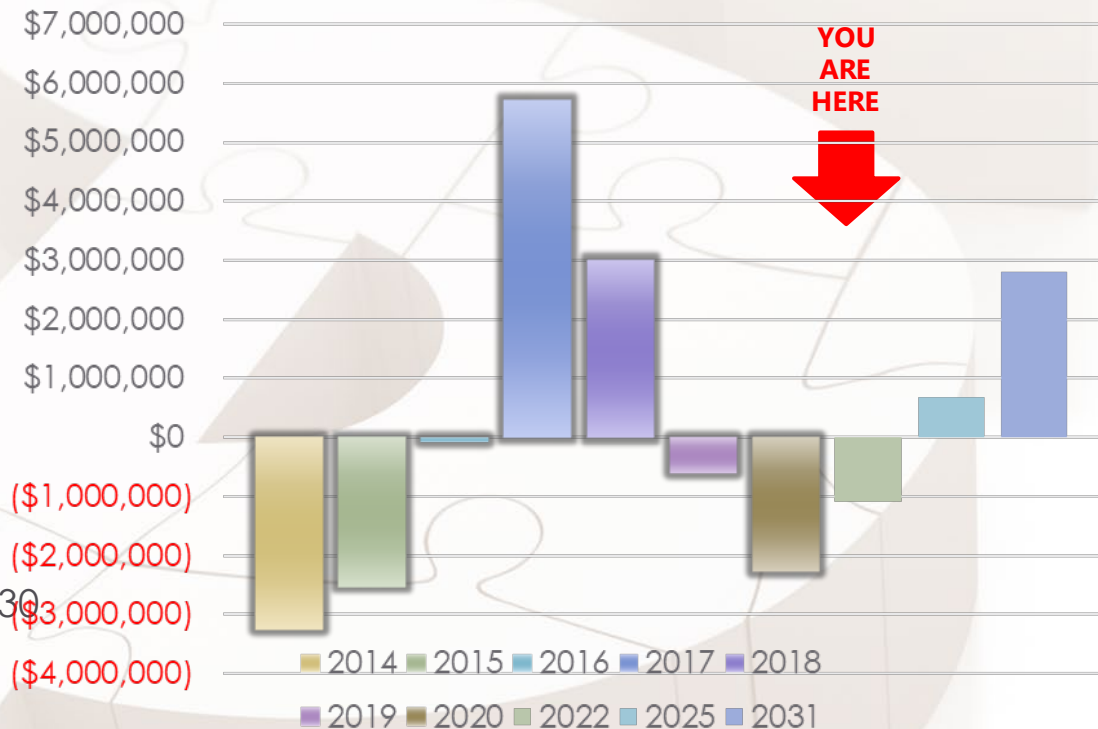
2022 Increment:
\$2,926,879

Debt Statistics 12/31/2022:

Balance \$13,934,251

Retirement 2031

Expected Termination: 2036



TID #6 – West Side Development

TID #6 FUND BALANCE PROJECTION

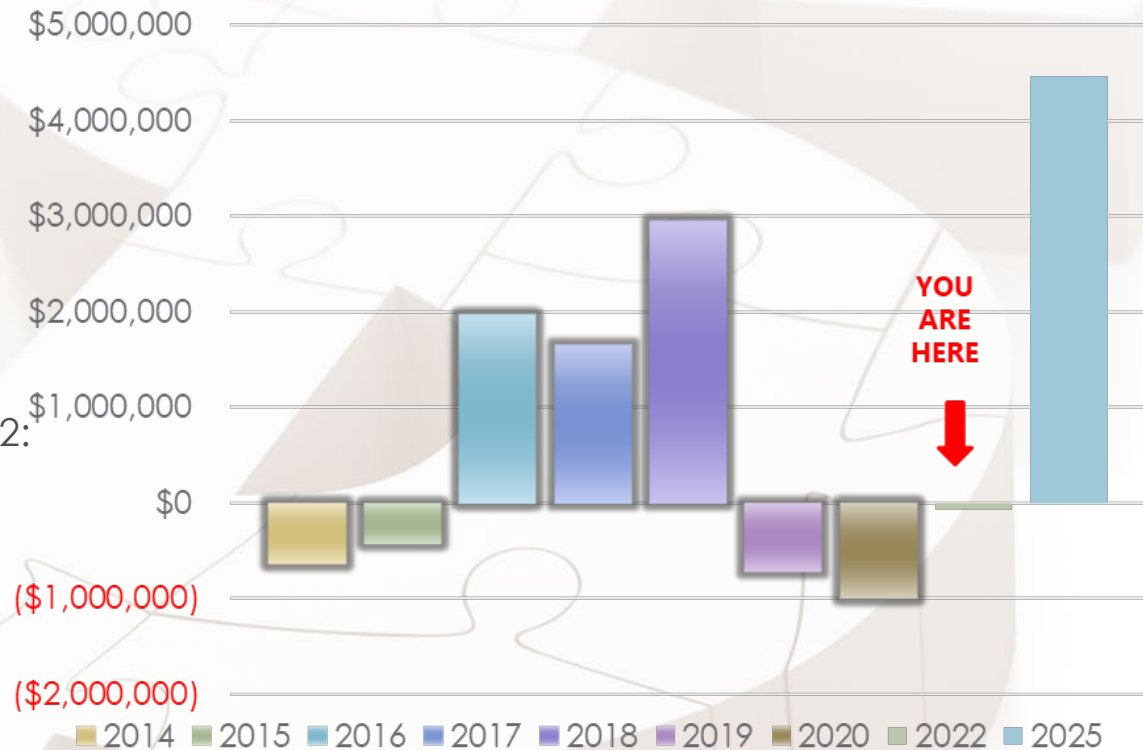
12/31/22 Fund Deficit
(\$71,318)

Current/Future Projects
None

2022 Increment
\$3,712,562

Debt Statistics 12/31/2022:
Balance \$7,655,000
Retirement 2025

Termination: 2025





TID #7 – West Side Development

TID #7 FUND BALANCE PROJECTION

12/31/22 Fund Balance
\$-

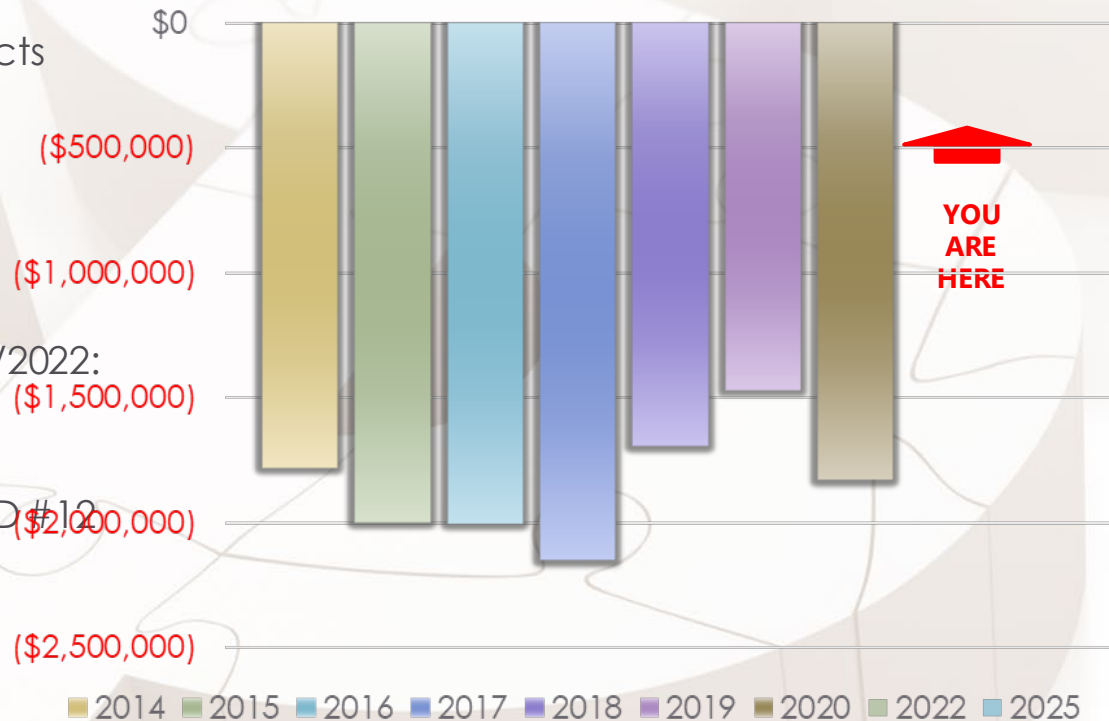
Current/Future Projects
None

2022 Increment:
\$1,496,305

Debt Statistics 12/31/2022:
Balance \$40,000

Increment Sharing TID #12

Termination:2026





TID #8 – Near West Side

TID #8 FUND BALANCE PROJECTION

12/31/22 Fund Deficit:
(\$787,956)

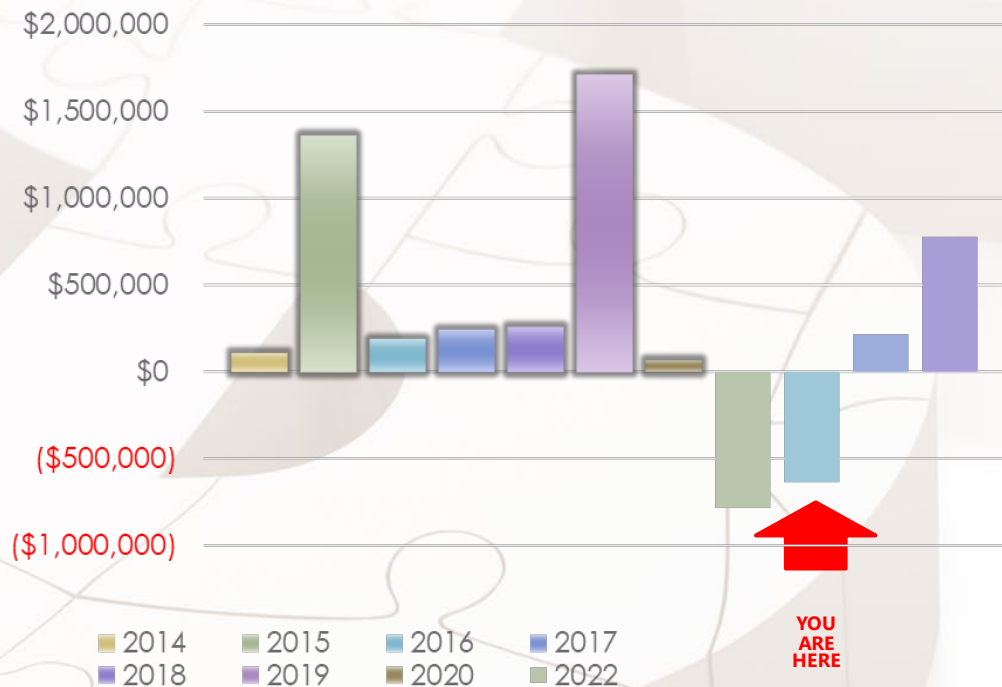
Development Agreements:
• 1401 Elm Street \$333,664

Amendment under
consideration:
\$7,900,000

2022 Increment: \$646,578

Debt Statistics 12/31/2022:
Balance \$3,662,168
Retirement 2032

Termination: 2033





TID #9 – Big Bull Falls

TID #9 FUND BALANCE PROJECTION

12/31/22 Fund Deficit
(\$249,112)

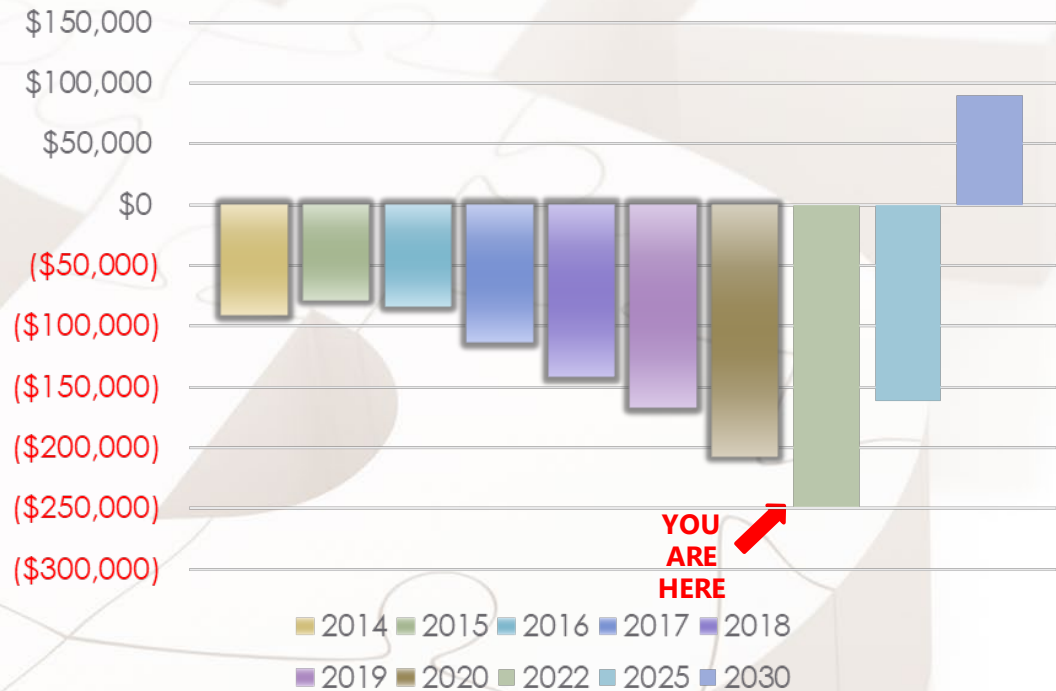
Current/Future Projects
None

2022 Increment:
\$16,411

Debt Statistics 12/31/2022:
Balance \$60,000
Retirement 2023

Bull Falls Loan: \$259,337

Termination 2029





TID #10 – Business Campus

TID #10 FUND BALANCE PROJECTION

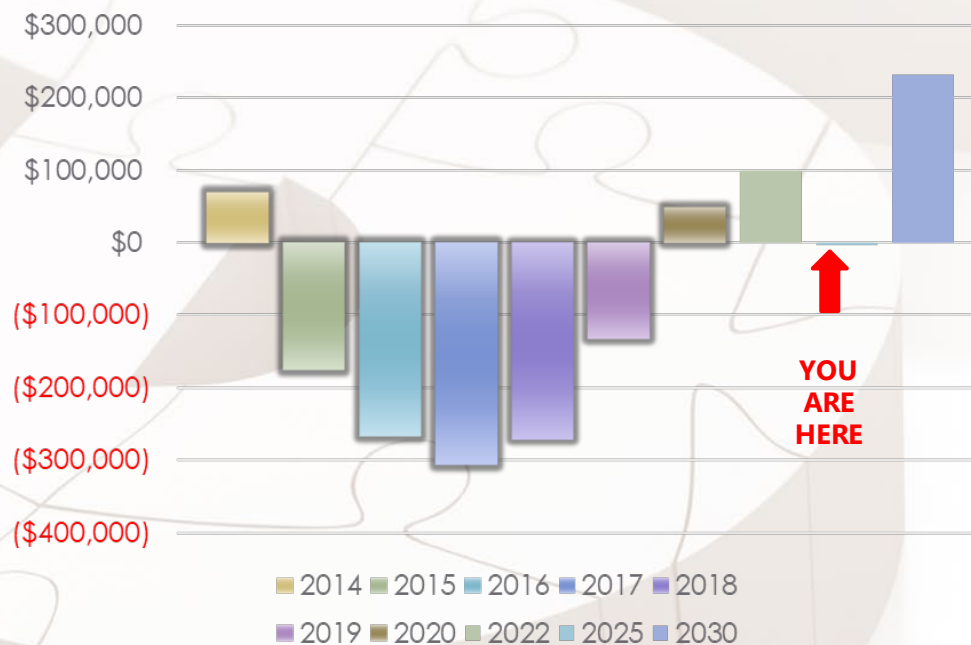
12/31/22 Fund Surplus
\$98,804

Current/Future Projects
Streets and pedestrian
improvements

2022 Increment:
\$381,673

Debt Statistics 12/31/2021:
Balance \$975,000
Retirement 2030

District Termination 2030





TID #11 – Business Campus Expansion

TID #11 FUND BALANCE PROJECTION

12/31/22 Fund Balance
\$230,061

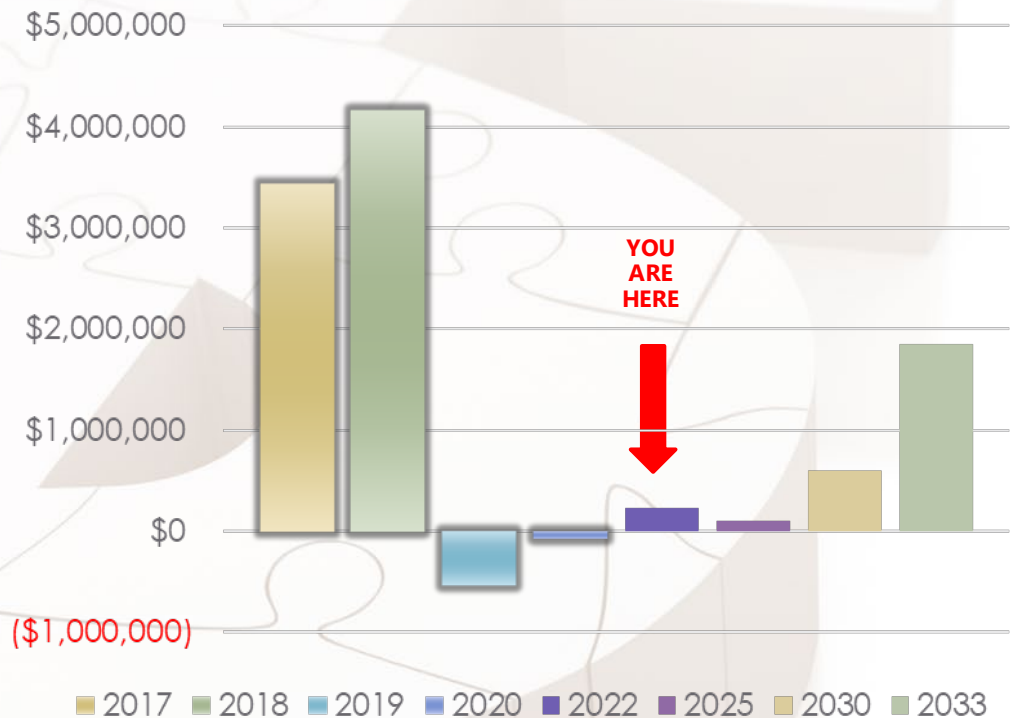
Current Projects
GLC increment grants

Future projects: Trail improvements

2022 Increment:
\$1,725,725

Debt Statistics 12/31/2022:
Balance \$9,375,000
Retire 2035

District Termination: 2033



TID #12 – Downtown/Riverfront/Mall

12/31/22 Fund Deficit
(\$1,444,240)

TID #12 FUND BALANCE PROJECTION

Current Projects:

Mall redevelopment

Riverfront redevelopment

Developer commitments

- WOZ \$2,127,219
- Riverlife \$100,000
- Macdon \$59,967
- Twall \$10,800,000
- SC Swiderski \$9,277,000

2022 Increment:

\$323,071

TID 7 revenue sharing:

\$278,414

Debt Statistics 12/31/2022:

Balance \$5,910,000

\$5,000,000

\$4,000,000

\$3,000,000

\$2,000,000

\$1,000,000

\$0

(\$1,000,000)

(\$2,000,000)

(\$3,000,000)

(\$4,000,000)

(\$5,000,000)

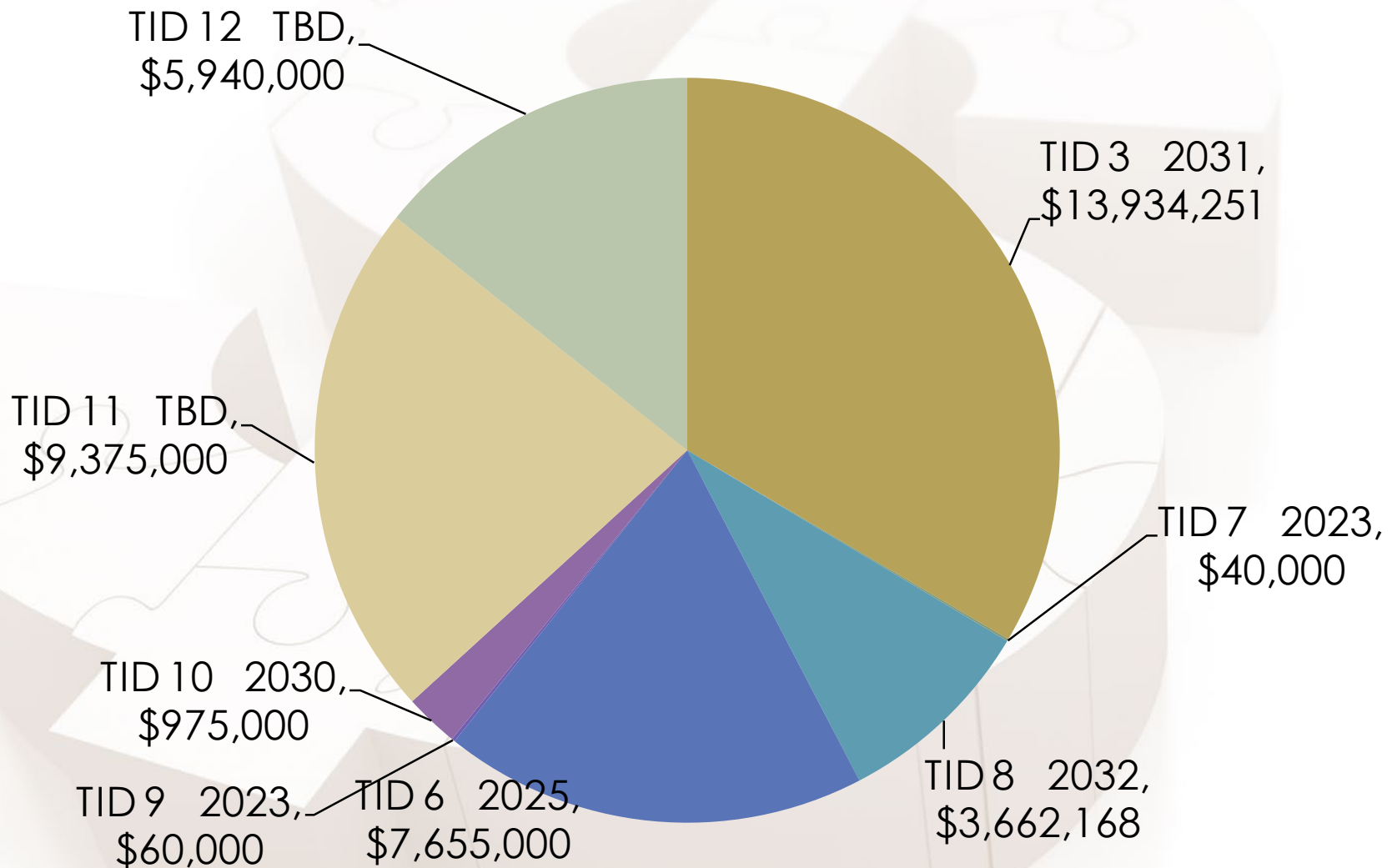
(\$6,000,000)

YOU
ARE
HERE

2018 2019 2020 2022 2025 2030 2035



TID Debt Outstanding 12/31/2022





Outstanding TID Obligations to Developers

- TID 3 - Dudley Tower Skywalk
- TID 3 – Resurrection Church green space
- TID 8 – 1401 Elm Street LLC increment grant PYGO - \$333,664 pay in 2023
- TID 11 – GLC increment grant - \$4,425,770 PYGO (2029)
- TID 12 –Riverlife Wausau LLC \$100,000 paid 2023
- TID 12 – Macndon Ventures LLC \$59,967 PYGO (2027)
- TID 12 – WOZ demolition grant \$2,127,219 (2023&2024)
- TID 12 – TWall – PYGO -\$10,800,000
- TID 12 – SC Swiderski – PYGO - \$9,277,000



TID Expected Termination Date

DISTRICT	EXPECTED CLOSURE	MANDATED CLOSURE
TID 6	2025	5/10/2025
TID 7	2026	1/10/2026
TID 8	2033	04/10/2039
TID 9	2029	9/25/2039
TID 10	2030	9/10/2033
TID 3	2030	9/1/2031
TID 11	2033	7/11/2037
TID 12	2044	7/18/2044



Internal Service Funds

	Motor Pool	Insurance Fund	Employee Benefit Fund
Change in Net Position	\$110,331	\$209,517	\$7,808
Depreciation	\$1,203,529		
New Equipment Purchases	\$3,102,531		
Unrestricted Net Position 12/31/2022	\$1,101,729	\$750,041	\$1,364,877
Unrestricted Net Position 12/31/2021	\$2,661,277	\$540,524	\$1,357,070



Enterprise Funds

	Waste Water Utility	Water Utility
Change In Net Position 2022	\$1,445,481	\$2,008,352
Change In Net Position 2021	\$1,838,141	\$937,631
Change In Net Position 2020	\$3,236,184	\$1,488,451
Change In Net Position 2019	\$504,499	\$175,503
Change In Net Position 2018	\$1,605,471	\$1,916,746
Change In Net Position 2017	\$242,037	\$204,065
Change In Net Position 2016	\$775,605	\$432,379



Enterprise Funds – Water and Sewer

	MetroRide Fund	Parking Fund	Airport Fund	Animal Control Fund
Change in Net Position - Profit/(Loss)	(\$481,450)	(\$902,386)	(\$30,655)	\$85,347
Unrestricted Net Position	\$1,025,270	(\$421,909)	\$108,702	\$41,232
Depreciation	\$586,032	\$708,216	\$116,042	-
General Fund Contribution	\$ -	\$0	\$36,000	\$0
2022 Property Tax Levy	\$388,883	\$156,287	\$160,219	\$59,693
2021 Property Tax Levy	\$889,892	\$150,000	\$145,674	\$45,247
2020 Property Tax Levy	\$1,114,341	\$105,108	\$125,000	\$40,747
2019 Property Tax Levy	\$830,413	\$50,000	\$101,000	\$40,747
2018 Property Tax Levy	\$809,906	\$0	\$94,000	\$50,676



Fiduciary & Agency Funds

- Funds Held for Others

- Entrepreneurial Center \$140,045
- Wausau Events \$210,439
- Main Street \$81,361

Cemetery Trust Fund \$656,942

