



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

## **PUBLIC PROPERTY & HEALTH COMMITTEE**

### **Markesan City Hall**

**August 3, 2021**

Immediately Following Streets, Buildings & Utilities Committee Meeting

#### **AGENDA**

Call to Order

Roll Call

Citizen's Comments

Public Works Report

- Discussion and Action on City Hall Boiler RFP – August Winter & Sons, Inc.
- Discussion and Action on Recycling Center Brush and Mulch Clean Up Project

New Business

- Discussion and Action on American Rescue Plan Monies – Use of Money
- Discussion and Action on Deer Management Resolution

Old Business

- Discussion and Action on 650 N Margaret Street Property Update
- Discussion and Action on Allowing Colleen Guderski to Collect Cans at Recycling Center for Non-Profit Group Called Wisconsin Right to Life, Green Lake County Chapter – Townships Approval

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: Horicon Bank      City Hall  
ERGO Bank              Post Office  
[www.markesanwi.gov](http://www.markesanwi.gov)

Dated August 2, 2021  
Elizabeth Amend, Clerk-Treasurer



RECEIVED JUL 22 2021  
**AUGUST WINTER & SONS, INC.**  
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road  
Appleton, WI 54911  
PO Box 1896  
Appleton, WI 54912-1896  
P: (920) 739-8881  
F: (920) 739-2230

5613 Schofield Ave.  
Schofield, WI 54476  
P: (715) 355-7555  
F: (715) 355-9048

July 19, 2021

Proposal No. ASTE-00354

City Of Markesan City Hall

Attn: Joe Strelow

150 S Bridge St  
Markesan, WI 53946

RE: City Hall Boiler Replacement

**Work/Project Description:**

We propose to furnish labor, material, and tools to replace one (1) existing Crane hot water boiler and (2) two Taco circulator pumps with one (1) 1,000 MBH Riello Array hot water boiler and (2) Grundfos circulator pumps along with modified piping.

We offer the above for the sum of:..... **\$62,938.00**

NOTE: This Pricing excludes control vendor costs of \$7,900. Due to their low insurance limits, it will require an additional \$2,500 to enable AWS to contract with them, so AWS recommends you issue a separate contract to them directly. We will manage the entire project as part of our pricing.

- Please note this project qualifies for the Focus on Energy high efficiency condensing boiler rebate, the rebate is \$3 per MBH for a total of \$3,000.00. The rebate is not reflected in the above project cost as it would be credited to the customer directly by Focus on Energy. The overall project cost would be the price quoted above less the rebate.

Our proposal includes the following:

- Shutdown and drain existing hot water boiler system
- Disconnecting and removal of the following:
  - Hot water supply and return piping from as required for primary secondary piping modifications
  - One (1) Existing Crane hot water boiler
  - Boiler stainless steel venting
  - Natural gas piping
  - Two (2) hot water inline Taco pumps and associated piping
  - Five (5) KMC modulating valves and actuators
  - Six (6) KMC 2 RP valves and actuators
  - Four (4) KMC outdoor air damper actuators
- Furnish and install:
  - Hot water supply and return piping to create primary/secondary system per manufacture recommendations
  - One (1) new 1,000 MBH input high efficiency condensing Riello Array hot water boiler
  - Two (2) new Grundfos circulator pumps
  - Two (2) new 3" butterfly isolation valves

- One (1) new 3" strainer
- Pressure gauges and thermometers
- Gas regulator, regulator venting, and gas piping to new boiler
- PVC combustion air and single wall stainless exhaust venting
- Condensate neutralizer, trap, and piping to nearest floor drain
- One (1) new OA temperature sensor
- Five (5) KMC modulating valves and actuators
- Six (6) KMC 2 RP valves and actuators
- Four (4) KMC outdoor air damper actuators
- Misc. piping and fittings
- Clean and flush system with appropriate cleaning agent
- Fill and vent system
- Temperature controls- Standalone boiler
  - Disconnect and reconnect pumps and boiler
  - Tie new control valves/ actuators into existing control system
- Electrical disconnect and reconnection of one (1) boiler and two (2) inline pumps
- Insulation of new hot water piping
- All labor, insurance, small tools, truck & travel charges
- Startup and verify proper operation
- Clean up and remove debris from jobsite
- One full year warranty on parts and labor
- Local permits
- Freight/Shipping

**We exclude the following items:**

- 3<sup>rd</sup> party balancing
- Asbestos removal
- Overtime
- State plan approval

This proposal will be protected for 30 days. It is also subject to the August Winter & Sons Conditions of Proposal, a copy of which is available upon request. Payments by credit card may incur additional fees.

August Winter & Sons, Inc. is a full-service design/build, mechanical contractor providing fabrication and/or installation of specialty items such as piping, plumbing, HVAC systems and custom tanks. We appreciate the opportunity of quoting this work. If you have any questions or further information is required, please feel free to contact us.

Sincerely,  
AUGUST WINTER & SONS, INC.



Alec Sternhagen

# Reminders for Use of American Rescue Plan Act – Local Fiscal Recovery Funds

May 5, 2021

**To: Municipal and County Clerks, Treasurers and Heads of Government**

As local governments plan to receive American Rescue Plan Act – Local Fiscal Recovery Funds (LFRF), the Wisconsin Department of Revenue (DOR) would like to provide the following guidance. Local governments are expected to receive LFRF during 2021 and 2022 and will have until December 31, 2024 to spend the funds.

## Allowable Uses

**Local governments *can* use LFRF to cover the following costs incurred prior to December 31, 2024:**

- Respond to the coronavirus (COVID-19) pandemic or its negative economic impacts – including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality
- Replace revenues lost as a result of the public health emergency caused by the COVID-19 pandemic, for the purposes of providing government services – relative to revenues collected in the most recent full fiscal year prior to the emergency
- Make necessary investments in water, sewer, or broadband infrastructure
- Provide premium pay of up to \$13 per hour per worker in addition to a worker's usual wage or remuneration (up to \$25,000 in total for any single worker) for workers employed by the local government who perform essential work during the COVID-19 pandemic, or to provide grants to eligible employers that have eligible workers who perform essential work. The term "eligible workers" is defined as those workers needed to maintain continuity of operations of essential critical infrastructure sectors, as well as additional sectors designated by the chief executive officer of a local government as critical to protect the health and well-being of residents of the local government.
- Transfer funds to private nonprofit organizations or public benefit corporations involved in the transportation of passengers or cargo, or special-purpose units of state or local governments
- Transfer funds to the state where the local government is located

# Not Allowed

## Local governments *cannot* use LFRF to:

- Deposit into any pension fund

**Note:** The U.S. Department of the Treasury will provide additional guidance on allowable uses of LFRF and reporting requirements, and may also require repayment of LFRF if a local government fails to comply with the allowable uses. Until this additional guidance is provided, DOR cannot answer specific questions on the information above.

# Impact to Shared Revenue

- Receipt of LFRF and subsequent expenditures will have no impact to County and Municipal Aid, Utility Aid, Exempt Computer Aid, Personal Property Aid and Video Service Provider Aid
- Receipt of LFRF and subsequent expenditures may impact municipalities (with a local tax rate exceeding five mills) that are eligible to file for the Expenditure Restraint Program (ERP)
- ERP – requires municipalities to restrict the percentage increase of their general fund budget expenditures year-to-year
- To avoid negatively impacting your ERP qualification – if LFRF are being used for a specific purpose, allocate and expend the funds from a special revenue fund
- **Note:** If the funds are allocated and expended within your general fund budget, it will be considered for ERP and subject to your allowable percentage increase

# Impact to Levy Limits

- Each year, the starting point of your levy limit calculation is your prior year's actual property tax levy
- Regarding levy limits, consider the following as your local government plans to use LFRF:
  - If your local government uses LFRF to fund expenses typically funded by property tax levy, it may result in a reduced property tax levy. Subsequently, your property tax levy limit will be reduced in the following year.
  - If your local government uses LFRF to pay off its general obligation debt, it may result in property tax levy fluctuations
  - If your local government implements additional operations resulting in ongoing expenses (beyond December 31, 2024) – your local government will need to identify an ongoing revenue source to fund the additional operations (ex: increase in property tax levy)
- **Note:** A county/municipality may increase its levy limit via referendum. A town, with a population less than 3,000, may increase its levy limit via special resolution.

# Impact to Tax Incremental Finance

- Receipt of LFRF and subsequent expenditures will not impact the value of a tax incremental district (TID)
- As the tax increment is based on property tax levies of the taxing jurisdictions within it, the tax increment may be reduced if the taxing jurisdiction's property tax levies are reduced

- A municipality may use LFRF to pay TID costs, if for an allowable use (described above) and specified in the TID's project plan
- If LFRF is used for TID costs, report LFRF as "Other revenue" and in the appropriate "Expenditures" category on the 2021 TID Annual Report (PE-300) submitted to DOR in 2022
- See the DOR common questions for additional information: [TIF – Project Costs](#) and [TIF – Municipal Expenditures and Debt](#) (see #9)
- A municipality needs to terminate a TID when no project costs remain. A TID can be terminated earlier than its maximum life. The municipality must return any excess TIF increment to the overlying taxation districts.
- See DOR's [TIF website](#) for more information

**Reminder** – See prior DOR communications regarding LFRF on our Municipal and County Official News [web page](#) – including our April 21, 2021 email on [LFRF Pre-Award Requirements](#).

We hope you find this information helpful. The federal government will continue to provide updates on the Treasury [website](#). DOR will continue to share this information as timely as possible.

If you have questions, contact us at [DORLocalRecoveryFunds@wisconsin.gov](mailto:DORLocalRecoveryFunds@wisconsin.gov).

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Leonard and Isabelle Wilsnack Living Trust  
c/o Connie Wilsnack, Trustee  
N1612 Goose Pond Road.  
Arlington, WI 53911

August 3, 2021

City of Markesan Common Council  
c/o Betsy Amend, Clerk-Treasurer  
150 S. Bridge Street  
P.O. Box 352  
Markesan, WI 53946

RE: 650 N. Margaret Street – Maintenance Plan

Dear Property Committee:

Below, please find a progress report concerning maintenance activities at the 650 N. Margaret Street property.

**Progress Report**

Broken trusses in pole shed repaired by Mitchell Construction. Took longer to get supplies than was promised, but we got them.

Trim edge put on garage roof.

Painting not moving as fast as timeline I gave Mike's Handyman

**In Progress August 2021**

More prep work on house, primer on all sections and paint as weather permits.

Other projects as time permits

I have 4 contractors who refuse to be vaccinated and with Delta variant, I prefer to not be around them, so masking up when I meet them or keeping my distance.

Mitchell says he now does not want to climb barn roof, but will talk with former team. He was to be pricing and sourcing but this is latest.

Please contact me at 608-577-7210 with any questions.

Sincerely,

Connie Wilsnack

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**Re: Recycling Center**

1 message

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**Town of Green Lake Clerk** <townofgreenlakeclerk@gmail.com>  
To: Betsy Amend <bamend@markesanwi.gov>

Thu, Jul 15, 2021 at 2:45 PM

Betsy,

I asked Ben - He said "he is perfectly fine with recycling cans"

Thanks for asking,  
Katie Mehn - Clerk  
Town of Green Lake

On Thu, Jul 15, 2021 at 11:01 AM Betsy Amend <bamend@markesanwi.gov> wrote:

The City of Markesan received a request from a non-profit organization to place a receptacle at the Recycling Center to collect cans.

We are reaching out to all the towns involved to get your view on this.

Please let me know your thoughts.

Thanks



*Betsy Amend*  
*City of Markesan Clerk-Treasurer*  
920-398-3031





Betsy Amend <bamend@markesanwi.gov>

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## Fw: Recycling Center

1 message

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**Sandy James** <sandy\_james\_wi@yahoo.com>  
To: City of Markesan Clerk <bamend@markesanwi.gov>

Sun, Jul 18, 2021 at 7:12 PM

Looks like our Chairman doesn't have a problem with it.

### Sandy James

----- Forwarded Message -----

**From:** Steve Davison <steve.davison56@gmail.com>  
**To:** Sandra James <sandy\_james\_wi@yahoo.com>  
**Sent:** Thursday, July 15, 2021, 03:11:10 PM CDT  
**Subject:** Re: Recycling Center

I am assuming they are talking aluminum cans. I would have no problem with it except what if another non profit wants to do the same? Would you let them all collect at different times?

Sent from my iPhone

On Jul 15, 2021, at 1:06 PM, Sandra James <sandy\_james\_wi@yahoo.com> wrote:

----- Original Message -----

**Subject:** Recycling Center  
**From:** Betsy Amend <bamend@markesanwi.gov>  
**Sent:** Thursday, July 15, 2021, 11:01 AM  
**To:** Corrine Krueger <ckrueger@centurylink.net>,Katie Mehn <townofgreenlakeclerk@gmail.com>,Sandy James <sandy\_james\_wi@yahoo.com>  
**CC:**

The City of Markesan received a request from a non-profit organization to place a receptacle at the Recycling Center to collect cans.

We are reaching out to all the towns involved to get your view on this.

Please let me know your thoughts.

Thanks



*Betsy Amend*  
City of Markesan Clerk-Treasurer  
920-398-3031



Betsy Amend <bamend@markesanwi.gov>

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**Re: Recycling Center**

1 message

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**Corrine Krueger** <ckrueger@centurylink.net>  
To: Betsy Amend <bamend@markesanwi.gov>

Sat, Jul 17, 2021 at 12:10 PM

Hi,

Looks like another opportunity to recycle cans and benefit a worthy cause - besides the action is convenient. I cannot see the Town of Manchester opposing the action as long as the organization supports public good.

Corrine

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**From:** "Betsy Amend" <bamend@markesanwi.gov>  
**To:** "ckrueger" <ckrueger@centurylink.net>, "Katie Mehn" <townofgreenlakeclerk@gmail.com>, "sandy james wi" <sandy\_james\_wi@yahoo.com>  
**Sent:** Thursday, July 15, 2021 11:01:09 AM  
**Subject:** Recycling Center

The City of Markesan received a request from a non-profit organization to place a receptacle at the Recycling Center to collect cans.

We are reaching out to all the towns involved to get your view on this.

Please let me know your thoughts.

Thanks



*Betsy Amend*  
*City of Markesan Clerk-Treasurer*  
*920-398-3031*