

# City of Abbotsford

PO Box 589, 203 N. First Street, Abbotsford, WI 54405

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**ABBOTSFORD CITY COUNCIL**  
**TO BE HELD Monday, April 3, 2023, at 6:00 P.M.**  
**AT THE ABBOTSFORD COUNCIL CHAMBER**

1. Call the Regular Meeting to Order
  - a. Meeting Posted According to State Statutes
  - b. Roll Call
  - c. Pledge of Allegiance
2. Comments by the Mayor
3. Comments by the City Administrator
4. Comments by the Public- 2 Minute Time Limit
5. Minutes from the City Council Meeting held March 15, 2022
  - a. Waive the reading and approve/disapprove the minutes (pgs. 2-3)
6. Fire Department Update
7. Library Update (pgs. 4-9)
8. Incidents, Accidents, Training
9. Public Works Update
10. MSA Update (pg. 10)
11. Discussion: MSA Memo Regarding Funding for Main Street (pgs. 11-12)
12. Discuss/Approve 5-Year Streets Plan (pg. 13)
13. Approve/Disapprove Certified Survey Map for REI Engineering Inc. (pgs. 14-15)
14. Approve/Disapprove Planting Trees in Red Arrow Park
15. Approve/Disapprove Selling (2) Acres of Land in the New Industrial Park (pgs. 16-20)
16. Approve/Disapprove Selling Parcels 201-2802-061-0988 & 201-2802-061-0972 (pgs.21-22)
17. Approve/Disapprove Naming Rights to New Press Box at Red Arrow Field
18. Water & Sewer Update
19. Approve/Disapprove Resolution 2023-4, a Resolution Authorizing the Issuance and Sale of Up to \$345,510 Taxable Water System Revenue Bonds, Series 2023, and providing for other Details and Covenants with Respect Thereto (pgs. 23-43)
20. Next Meeting Dates- **Tuesday, April 18, 2023 (Re-Org)** & Monday, May 1, 2023
21. Future Agenda Items-No Action Will Be Taken
22. Adjourn

*Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to Clerk's Office at (715) 223-3444 with as much advance notice as possible.*

# Minutes from the March 15, 2023, Abbotsford City Council Meeting in the Abbotsford City Hall Council Chambers.

Mayor Weix called the Meeting to Order at 6:00 PM.

Meeting was Posted According to State Statutes

**Roll Call:** M. Rachu, Nixdorf, Diedrich, Read, Zeiset, Weideman, Espino. Absent: D. Rachu

**Pledge of Allegiance** – Held

**Others Present:** Administrator Soyk, DPW Stuttgen, Neal Hogden (TP Printing), Brian Chapman (Cedar Corp.)

**Comments by the Mayor** – None.

**Comments by the City Administrator-** Administrator Soyk stated that there was a new HD camera installed at city hall per the police department's request. Soyk said that they will work on updating the older cameras with new HD cameras.

**Comments by the Public-** None.

**Minutes from the City Council Meeting held March 6, 2023-** Motion to approve by *Nixdorf/ Zeiset. Unanimous*

**Police Department Update-** The police department has been busy. The police department had a drug bust a few months ago and seized a lot of money. The girlfriend of the individual forfeited the money back to the police department and the police department can use the money at there discretion.

**Approve/Disapprove the Purchase of Ballistic Shields by the Police Department-** The police department received approximately \$12,000 from the forfeited money at the drug bust. The ballistic shields would cost \$8,999.96. Alderman Rachu stated that in the past if there was an armed gunman the police department would have to wait for the county to arrive. With the purchase of the ballistic shields they could go in right away after the gunman. Motion to approve the purchase of ballistic shields by *M. Rachu/ Nixdorf. Unanimous.*

**Incidents, Training, Accidents-** None

**Approve/Disapprove Operator's License-** Administrator Soyk stated that this is a temporary license for the Chamber of Commerce's annual banquet. Motion to approve by *Diedrich/M. Rachu. Opposed: Zeiset.* Motion carried 6-1.

**Public Works Update-** DPW Stuttgen stated that they will start filling pot holes when they are done snow plowing for the season.

**Water & Sewer Update-** None.

**Approve/Disapprove Professional Services Agreement with Cedar Corporation for the 7<sup>th</sup> Street Resurfacing Project-** DPW Stuttgen stated that S. 7<sup>th</sup> Street from Linden to the dead end has never been paved, it is just a chip sealed surface. There will have to be ditches put in to get the water off of the road. The funds for this project would come from public works capital improvement. Motion to approve by *M. Rachu/ Diedrich. Unanimous.*

**Water & Sewer Update-** Water/Wastewater Manager Soyk stated that Clark County's antennas on the tower is scheduled to get raised next week. Viking Painting will start on the project as soon as weather permits. The 2<sup>nd</sup> test well is scheduled to be hydrofracked today and CTW will test pump it the next two days.

**Approve/Disapprove Resolution 2023-3 Amendments to the 2023 Budget-** Administrator Soyk stated that this was approved at a prior meeting and this is the resolution for that approval. Motion to approve by *M. Rachu/ Diedrich.*

**Approve/Disapprove Current Bills in the Amount of \$502,021.71-** Motion to approve by *Diedrich/ Read. Unanimous.*

**YTD Financials-** The council reviewed the YTD Financials.

**City Bank Account Balances & Debt-** The council reviewed the city bank account balances and debt.

**Next Meeting Dates-** Monday, April 3, 2023 & Tuesday, April 18, 2023 (RE-ORG).

**Future Agenda Items-No Action Will Be Taken-** Planting of trees in Red Arrow Park & 5-Year Streets Plan.

**Adjourn-** Motion to adjourn by *Diedrich/ Read. The Abbotsford City Council Adjourned at 6:15 PM.*

## ABBOTSFORD PUBLIC LIBRARY BOARD OF TRUSTEES MEETING

[www.abbotsfordpl.org](http://www.abbotsfordpl.org)

### REGULAR MONTHLY MEETING: Meeting /March 15th 2023 / 5:00 PM

#### ATTENDEES:

Jochimsen (Library Director), Board: Espino, Dukelow, Hinrichsen, Bittner, Archambo  
Members absent: Suttner, Giffin

**Call to order:** 5:00 pm

**Reading of the minutes from previous meeting:** Read, Dukelow moved to approve, Bittner seconded. Motion Passed.

#### Public Comment:

#### Old Business:

- Author Visit – Wednesday, April 26<sup>th</sup>. “Badger Aces” by Mike O’Connor at 6:00pm.
- Annual Report
- System Effectiveness
- Year books, Historical books, and Scanner: 100 years of Abbotsford Book Scanned. Update: 100 Years of Abbotsford Scanned, City Council approved adding the book to the library’s website. Teen volunteer in need of hours to start scan of yearbooks.

#### New Business

- Reappoints: Giffin, Bittner, and Suttner approved by city.
- New business: Shared the 2022 Abbotsford Library Annual Report infographic created by Anne Hamland.
- Pizza Garden: Dukelow will grow 36 tomatoes for the Plant a Pizza Garden program.
- Fairy Garden Program in May: In honor of Board President’s Hinrichsen’s granddaughter. In program is held in future years Dukelow can help get plants.

#### Treasurer’s Report:

- Statements for Nicolet have been switched to electronic statements, however neither the city or the library has access. The City of Abbotsford switched to E-statements at the same time the library stopped receiving paper statements, so the issue is tied to that switch. The director has been working on fixing this issue.
- 2023 Budget Amendment: The Director stated that the interest on the Forward account was being counted twice in the library annual report as both incoming funds and other funds held by the library. Director requested to remove the budget line of \$50 interest from the Forward Bank Account from the incoming funds and decrees the Education/Travel expense line by \$50 to balance the budget. Dukelow moved and Espino seconded. Motion passed.
- 12% of Budget Spent
  - Bank Account Balances:**
  - **Feb 2023:** Forward: \$42,274.98, Forward Retirement: \$601.41, Nicolet: \$55639.54
  - **Jan 2023:** Forward: \$42,266.26, Forward Retirement: \$601.25, Nicolet: \$55,672.85
  - **Dec 2022:** Forward: \$42,254.66, Forward Retirement: \$601.07, Nicolet: \$49,347.75

#### Circulation Report:

- **Feb. 2023: 1902**  
Year to Date: Jan: 1652 Dec: 1774 Nov: 2021 Sept: 1812 Aug 1,789 July: 1857 June: 1807 May: 1417 April: 1794 March: 1808 Feb.2022: 1592 Jan. 2022: 1594
- Past Circ: Feb.2022: 1592 Feb. 2021: 1275 Feb 2020: 2,134 Feb. 2019: 2,444 Feb 2018: 2,165 Feb. 2017: 2,383 Feb 2016: 2046 Feb 2015:2118 Feb 2014:1688
- Circulation Break-down: **Feb:** Books: 1067, DVD: 249, Spoken Record: 49, Large Print: 68, Magazines: 18, Other: 40

#### Other Usage Report:

- Wireless Sessions: **Feb: 113** Jan: 117 Dec:128 Nov:154 Oct:205 Sept:144 Aug: 120 July: 140 June: 200 May: 88 April: 76 March: 95 Feb: 81
- Overdrive E-material Checkout: **Feb: 199** Jan: no data Dec:222 Nov:208 Oct:183 Sept:194 Aug: 181 July: 201 June: 164 May: 176 April: 157 March: 225 Feb: 181
- Website Visits: **Feb: 266** Jan: 318 Dec:318 Nov:300 Oct:755 Sept: 419 Aug: 449 July: 302 June: 269 May: 236 April: 223 March: 263 Feb: 205
- Public Computer Uses in **Feb: 110** Jan: 83 Dec:90 Nov:110 Oct:92 Sept:131 Aug: 137 July: 110 June: 172 May: 120 April: 105 March: 102 Feb: 113
- Monthly Reference:
  - **Feb:47** Jan:49 Dec:41 Nov:66 Oct:68 Sept: 78 Aug: 86 July: 32 June: 49 May: 66 April: 98 March: 85 Feb: 144
- Patron Count:
  - **Feb:739** Jan:713 Dec:618 Nov:812 Oct:716 Sept:663 Aug: 898 July: 936 June: 906 May: 742 April:829 March: 737 Feb: 759

**Policy Review:** none

**WVLS Report:**

**Director Report**

- Grant updates
  - AWE arrived. Baby Bags assembled on 3/11/23. Will talk to city about book drop.
- Last Month Program Count:
  - Feb: Monthly Program total: 12 programs, 131 attendance
- Future/Current Programs Overview: (see newsletter)
- Summer Reading: Booking performers, Director will send an email to Taylor Bender to talk about bringing the school children to school for a summer program introduction.

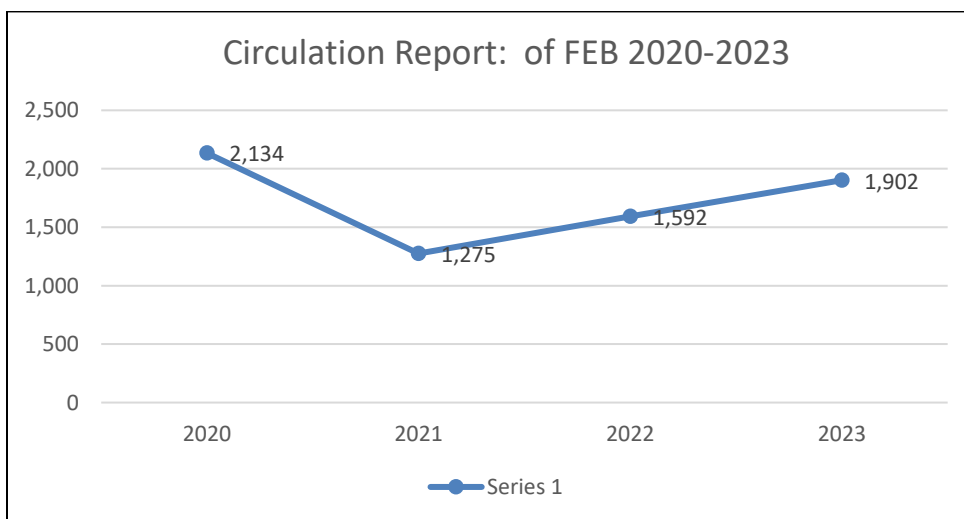
**Staffing/Operating Issues:**

- N. Corley has mentioned she is thinking about retirement. No end date giving at this time.
- Director's mother, Mary Jochimsen, would be willing to be trained in a library sub for emergency coverage situations. Board had no objections.

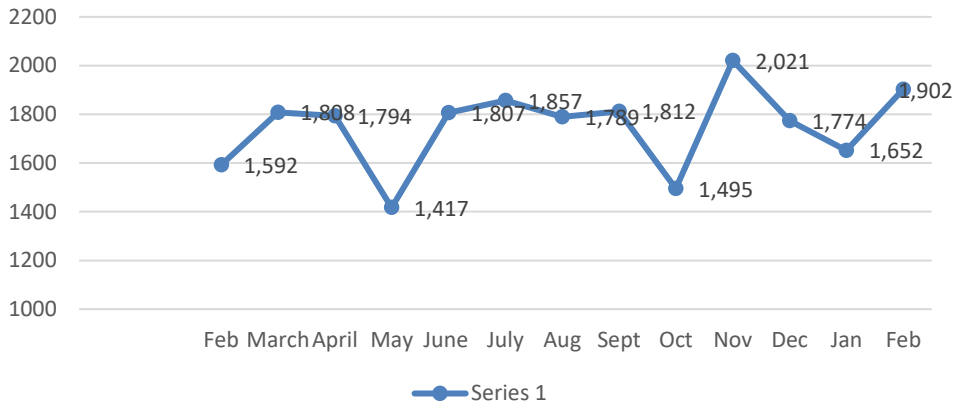
**Next meeting:**

Wed. April 19<sup>th</sup> at 5:00 pm.

**Adjourn:** 5:46pm pm Bittner/Dukelow



## Circulation Report:Year to Date



Date	Time	Duration	Local Event Name	Target Audience: Young Child (0-5), Child (6-11), Young Adult (12-18), Adult (19+), General Interest (all ages)	Group Attending (program) or Individual Participants (self-directed activities)	Format: In-person; Live, virtual; or Pre-recorded	If group attending, then number of attendees	If self-directed, then number of individual participants
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2/10/2023	7pm-8:45pm	2 hours	Family Movie Night: Strange World.	General Interest (all ages)	Group attending	In-person	6	
2/21/2023	3-5 pm	2 hours	National Pancake Day	Young Adult (12-18)	Group attending	In-person	6	
2/3/2023	10:30 -11:15 am	45 min	Story Time	Young Child (0-5)	Group attending	In-person	9	
2/14/2023	7-8 pm	1 hour	Book Club: The Stories Life of A. J	Adult (19+)	Group attending	In-person	8	
2/10/2023	6pm-7pm	1 hour	Winter Luau	Child (6-11)	Group attending	In-person	7	
2/13/2023	3pm-5pm	2 hours	Valentine's Day Perler Beads	Child (6-11)	Group attending	In-person	1	
2/16/2023	6:30-8 pm	1 1/2 hour	Adult Craft: St. Patties Wooden Sign	Adult (19+)	Group attending	In-person	17	
2/17/2023	10:30 -11:15 am	45 min	Story Time	Young Child (0-5)	Group attending	In-person	13	
all month		all month	In House Craft: Yarn heart	Child (6-11)	Individual Participants	In-person	20	
all month		all month	Blind Date with a Book	General Interest (all ages)	Individual Participants	In-person		33
2/14/2023	3pm-5pm	2 hours	Valentine's Day Perler Beads	Child (6-11)	Group attending	In-person	4	
2/14/2023	7-8 pm	1 hour	Book Club: Movie Showing	Adult (19+)	Group attending	In-person	7	

**ABBOTSFORD PUBLIC LIBRARY**



**Annual Monarch Butterfly Program**

The Abbotsford Public Library raises and releases Monarch Butterflies every year in an effort to increase the numbers of this declining species. The display teaches visitors how identify milkweed, find eggs, and raise their own caterpillars. Everyone loves to watch the caterpillars grow and transform into butterflies. The greatest fun is releasing a butterfly and being present for its first flight.

**Adult Craft Program**

Engage your creativity. Relieve stress. Make something beautiful. Learn a new skill. Socialize with friends. You can do all this at Adult Craft Night! Held on the third Thursday of each month at 6:30pm. What will you make at the library?

Your library is here for you.

Open 24/7 online. We can assist you by phone, email, chat, or drive-up service. Use our free wifi from the comfort of your car!

“ Every trip to the library is special and fun. Not only do I love all the choices of books but also enjoy chatting to the librarian and assistants. ”





## Services, Programs, Resources



2,476

participated in 146 in-person and take & make programs



8,770

library visits



22,409

2,289 digital items and 20,120 physical items borrowed



1,418

registered library card users



3,081

used public computers or wifi



4,020

website visits







# ABBOTSFORD PUBLIC LIBRARY EVENTS

**STORY TIME:** Fridays, April 7th and 21st at 10:30 am. No registration required. Story times are held on the first and third Fridays of the month during the school year. **Youth.**

**IN HOUSE YOUTH CRAFT!:** Start of month until supplies run out. Spring Picture Frame.

**EASTER/SPRING PERLER BEADS:** Thursday, April 3rd from 3-5 pm. **All Ages**

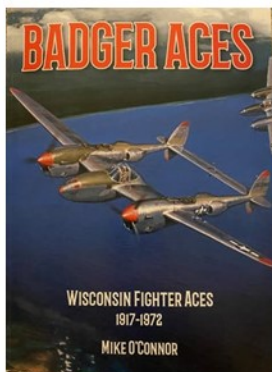


**WILD COOKIES BOOKCLUB:** Wednesday, April 11th at 7:00 pm. Discussing *When We Were Young & Brave:* by Hazel Gaynor. Set in China during WWII, inspired by true events surrounding the Japanese Army's internment of teachers and children from a British-run missionary school. Ask the librarian for a copy of the book to check-out. **Adult**

**AFTER-EASTER EGG HUNT:** Friday, April 14th at 6:30pm. The library will hide Easter eggs in the library for children ages **12 and under.** Each child will be limited a number of eggs determined by the number of children at the event. Family Movie to follow at 7:00pm.



**FAMILY MOVIE:** Friday, April 14th at 7:00 pm. Watching, *The Amazing Maurice*. **Children must be accompanied by an adult who stays for the movie. Doors open at 6:45pm and lock at 7:15pm. Snacks from home are allowed. All Ages**



**ADULT CRAFT NIGHT:** Thursday, April 20th at 6:30 pm. UV Resin bookmarks and keychains. No cost, goodwill donation appreciated. **Registration Required. 16 or older, 12 and older if with an Adult.**

**NATIONAL LIBRARY WEEK AUTHOR VISIT:** Wednesday, April 26th, 6:00 pm. *Badger Aces: Wisconsin Fighter Aces 1917-1972*, written by a Mike O'Connor, a retired librarian from Wausau, who has been a military aviation researcher for decades.

\*These events are subject to change at anytime, please watch the library Facebook page for updates.

Abbotsford Public Library 203 N. First St. Abbotsford WI 54405, (715)223-3920

**City of Abbotsford, WI****CLIENT LIAISON:**

Dan Borchardt, PE

Phone: 715.304.0448

Cell: 715.216-3601

dborchardt@msa-ps.com

**DATE:**

April 3, 2023

**ABBOTSFORD – CEDAR STREET RECONSTRUCTION (2<sup>ND</sup> AVE TO 3<sup>RD</sup> AVE)  
MSA PROJECT #07681048**

The pre-construction meeting is scheduled for Tuesday April 4, 2023. Based on the contractors schedule they would plan to start the project on May 15, 2023 and complete the project on July 14, 2023.

**ABBOTSFORD ELEVATED WATER RESERVOIR REHABILITATION  
MSA PROJECT #07681056**

Clark County has raised the communication dishes and Viking can now work around the dishes without interrupting communications. Viking Painting plans to move on site to start work this month as weather permits.

**ABBOTSFORD WELL RECONDITIONING  
MSA PROJECT #07681057**

CTW plans on starting the well rehabilitation this spring as weather permits.

**ABBOTSFORD NEW WELL DESIGN BIDDING AND CONSTRUCTION  
MSA PROJECT #07681058**

Great news! Two test wells produce enough water to be considered for production wells. One test well produces 18 gpm and the second test well produces 43 gpm after test pumping for 24 hours. MSA and the City will need to decide if both wells or just the larger producer will be reconstructed as a production well.

**ABBOTSFORD- N 5TH STREET RECONSTRUCTION (MAPLE TO OAK)  
MSA PROJECT #07681055**

Based on discussion with City staff 5<sup>th</sup> Street has seen significant deterioration this winter and the City would like to submit an LRIP – MSID application in November 2023 to try to obtain grant funding to complete this work in 2024.

**ABBOTSFORD CDBG 2021 CDBG-PF ADMINISTRATION  
MSA PROJECT #07681053**

Summary Narrative Reports were submitted to the Department of Administration on March 25, 2023.

 **MSA Memo**

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**To:** Abbotsford City Council  
**From:** Dave Rasmussen & Jennifer Trader  
**Subject:** Funding Opportunities – N. 1<sup>st</sup> Street  
**Date:** March 30, 2023

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The City has requested MSA to develop some potential funding opportunities for the reconstruction of N. 1<sup>st</sup> Street from Spruce Street to Pine Street. MSA is experienced in these types of projects having completed similar projects in the City of Amery and the City of Augusta. Summaries of these projects are provide later in this memo. Both of these communities funded their projects through the “bundling” of the Community Development Block Grant for Public Facilities (CDBG-PF) grant program, the DNR Safe Drinking Water Loan (SDWL) and Clean Water Fund (CWF) loan program, including principal forgiveness, and, Tax Increment Financing (TIF). The City is quite familiar with all of these projects having utilized them in the past. I will go into each of these programs and how they may fit into the City’s N. 1<sup>st</sup> project.

We have looked at the project area (N. 1<sup>st</sup> Street from Spruce to Pine) and how CDBG-PF could fit. We believe that the downtown portion from Spruce to Cedar would be a community-wide benefit. In order for CDBG to participate, the City’s community-wide LMI (low- to moderate-income) benefit would need to be more than 51.0%. The City’s community-wide LMI is 56.63%; thus it meets the eligibility requirement for the CDBG program. These percentages may change next spring and if the community-wide benefit drops below 51.0%, there is an option of doing a community-wide income survey using a random sampling methodology. MSA assisted the City of Barron in this process earlier this year with success. The DoA may consider the segment of N. 1<sup>st</sup> Street from Cedar to Pine as benefitting only those residents on that segment of the street (not community-wide benefit) and so an income survey may be needed on that portion of the street/project. The maximum CDBG award is \$1.0 million. To receive the maximum award, the CDBG needs to be matched by a minimum of \$500,000. We would be looking at applying for these funds in May of 2025, if the current CDBG is closed out by then. If awarded, construction would take place in 2026.

The SDWL and CWF loan programs are low-interest loan programs through the Department of Natural Resources (DNR) with the potential for principal forgiveness (grant). These programs can be used as match to the CDBG program. The interest rate changes quarterly and the amount and percentage of principal forgiveness changes yearly. Because of these changes, it is difficult to determine these amounts at this time. Interest rates on loans are typically no more that 2.0% and estimated principal forgiveness would 30-35% range.

Tax Increment Financing is another tool we commonly use in funding projects and the City’s TID #6 is performing quite well.

In 2021, the City of Amery reconstructed 8-blocks of Keller Avenue (STH 46) through downtown Amery. The \$3.8 million dollar project was funded with a \$1.0 million CDBG, SDWL and CWF loans of \$1.1 million, approximately \$1.0 million was SDWL & CWF principal forgiveness and approximately \$700,000 of G.O. borrowing. Total borrowing was approximately \$1.8 million. The City received \$2.0 million in

**MEMO**

March 30, 2023

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grants and the debt service on the combined \$1.8 million loans is being paid by TIF District #6 in the City of Amery.

A similar experience was realized in the City of Augusta where in 2018, the City reconstructed 12 blocks of Lincoln Avenue (USH 12). This \$4.2 million project was funded by a \$500,000 CDBG grant, \$2.47 million SDWL & CWF loan, \$1.17 million in SDWL & CWF principal forgiveness, and \$106,000 of local (G.O.) borrowing. As with Amery, the debt service on the SDWL & CWF loan and local borrowing (approximately \$2.58 million) is being paid by the City's TID #3.

CITY OF ABBOTSFORD 5 YEAR STREETS PLAN

1. N. 5<sup>th</sup> -Street from Maple to Oak. (storm sewer, curb pavement)
2. W. Elm- 2<sup>nd</sup> Ln to dead end (storm sewer, curb, pavement)
3. S. 7<sup>th</sup> Street- Linden to dead end (2.5" of blacktop, shouldering, ditching)
4. 1<sup>st</sup> Street- E. Pine Street to E. Maple ( curb, pavement, curb stops west side) Spruce St. to Oak Street (Curb and sidewalk repair and overlay)
5. W. Cedar -2<sup>nd</sup> Ave. to 3<sup>rd</sup> Ave. (complete reconstruct)
6. Spruce St. from 4<sup>th</sup> St. to 8<sup>th</sup> St. (Resurfacing)
7. City garage parking lot. (Resurfacing)
8. Linden Street- Galvin to 7<sup>th</sup> Street (mill overlay, spot repair, curb)
9. Birch Street- N. 5<sup>th</sup> Street to N. 6<sup>th</sup> Street (complete reconstruct)
10. Larch Circle- N. 4<sup>th</sup> Ave. to termini (resurface, storm sewer repair)
11. N. 3<sup>rd</sup> Ave.- W. Pine Street to W. Cedar Street (resurface, watermain)
12. S. 2<sup>nd</sup> Ave- Linden Street to W. Elm Street (resurface, curb, storm repair)
13. S. 2<sup>nd</sup> Ave- From Linden to Termini (mill, overlay)
14. E. Elm Street- From Galvin to 11<sup>th</sup> (resurface, storm repair)
15. N. 1st Avenue from Spruce St. to Butternut St.

Approved by the City of Abbotsford City Council on \_\_\_\_\_

Affirmed:

\_\_\_\_\_  
Josh Soyk-City Administrator





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

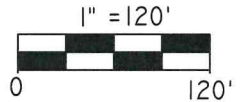
# CLARK COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

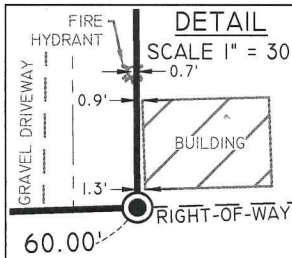
JENSEN, SCOTT, GRUNEWALD

PREPARED FOR: \_\_\_\_\_ & SHIFFLER, S.C.

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST,  
CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN.

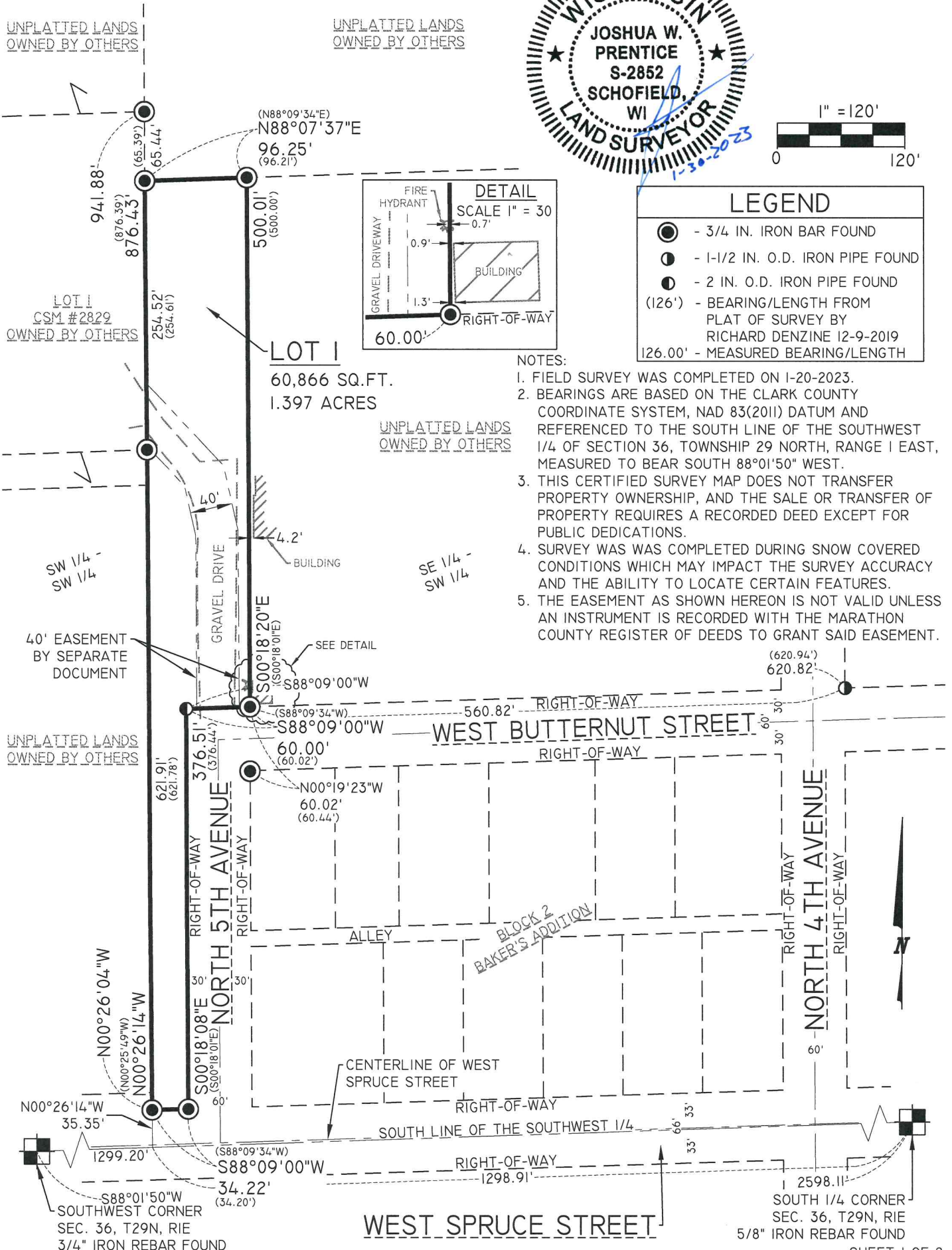


LEGEND	
	- 3/4 IN. IRON BAR FOUND
	- 1-1/2 IN. O.D. IRON PIPE FOUND
	- 2 IN. O.D. IRON PIPE FOUND
(126')	- BEARING/LENGTH FROM PLAT OF SURVEY BY RICHARD DENZINE 12-9-2019
126.00'	- MEASURED BEARING/LENGTH



NOTES:

1. FIELD SURVEY WAS COMPLETED ON 1-20-2023.
2. BEARINGS ARE BASED ON THE CLARK COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST, MEASURED TO BEAR SOUTH 88°01'50" WEST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
4. SURVEY WAS COMPLETED DURING SNOW COVERED CONDITIONS WHICH MAY IMPACT THE SURVEY ACCURACY AND THE ABILITY TO LOCATE CERTAIN FEATURES.
5. THE EASEMENT AS SHOWN HEREON IS NOT VALID UNLESS AN INSTRUMENT IS RECORDED WITH THE MARATHON COUNTY REGISTER OF DEEDS TO GRANT SAID EASEMENT.





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

# CLARK COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

JENSEN, SCOTT, GRUNEWALD

PREPARED FOR: \_\_\_\_\_  
& SHIFFLER, S.C.

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST,  
CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST, CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE SOUTH 88°01'50" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1298.91 FEET; THENCE NORTH 00°26'14" WEST, 35.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST SPRUCE STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°26'14" WEST, 876.43 FEET; THENCE NORTH 88°07'37" EAST, 96.25 FEET; THENCE SOUTH 00°18'20" EAST, 500.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST BUTTERNUT STREET; THENCE SOUTH 88°09'00" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF WEST BUTTERNUT STREET, 60.00 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF WEST BUTTERNUT STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH 5TH AVENUE; THENCE SOUTH 00°18'08" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 5TH AVENUE, 376.51 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF WEST SPRUCE STREET; THENCE SOUTH 88°09'00" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF WEST SPRUCE STREET, 34.22 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 60,866 SQUARE FEET, 1.397 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF JENSEN, SCOTT, GRUNEWALD & SHIFFLER, S.C., AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF ABBOTSFORD.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 30<sup>TH</sup> DAY OF JANUARY 2023

REI  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852

CITY OF ABBOTSFORD  
APPROVED FOR RECORDING UNDER THE TERMS OF THE  
CITY OF ABBOTSFORD LAND DIVISION REGULATIONS.  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CITY OF ABBOTSFORD ZONING DEPARTMENT





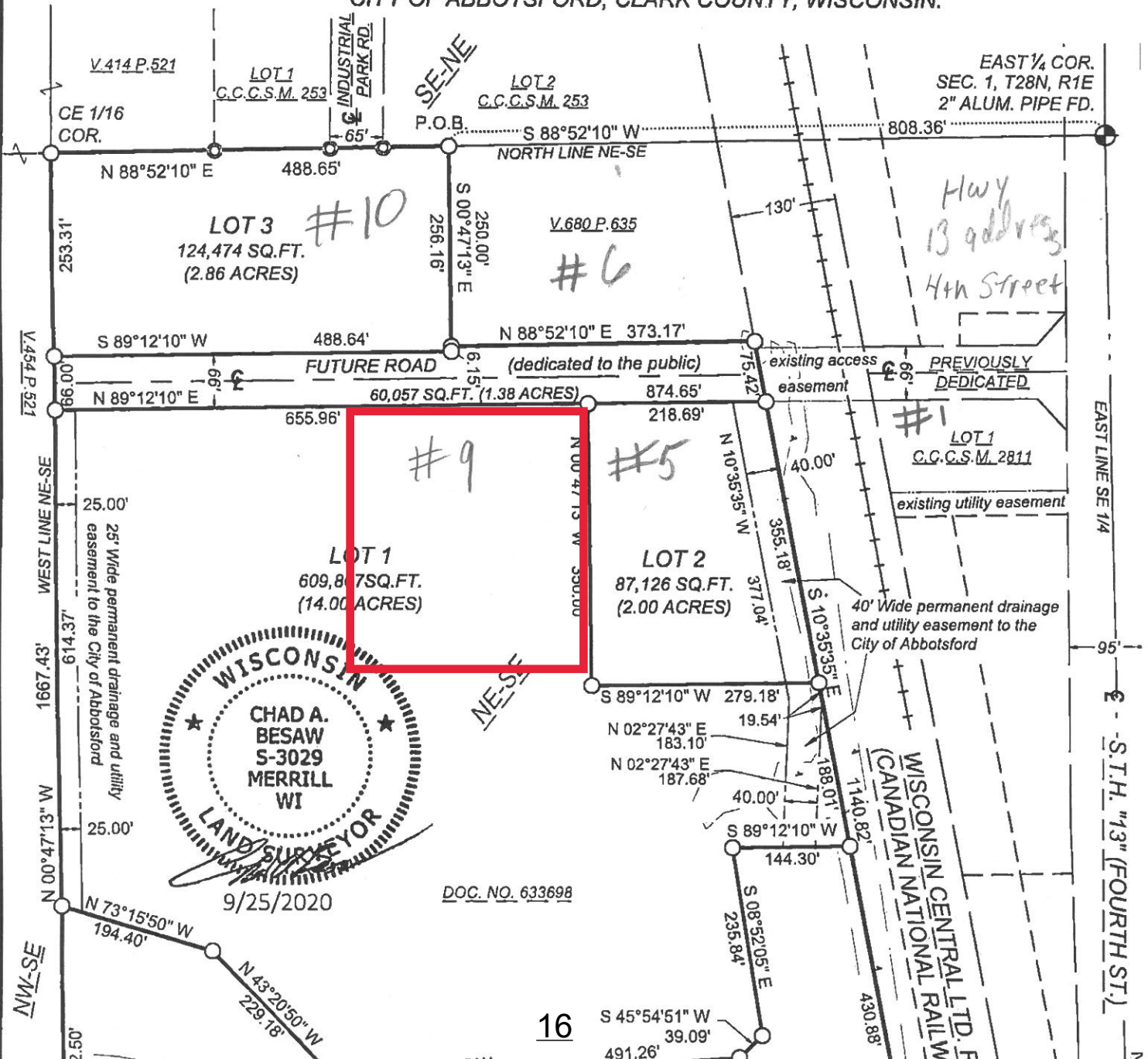
ENGINEERING | ARCHITECTURE | SURVEYING  
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 146 North Central Ave, Marshfield WI 54449  
 (715) 384-2133 www.msa-ps.com  
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PROJECT NO.	07681040
DRAWN BY:	CAB
CHECK BY:	JJE
FIELD WORK COMPLETED:	SEP. 2020
SHEET NO.	2 of 3

CITY OF ABBOTSFORD  
 203 NORTH FIRST ST  
 ABBOTSFORD, WI

CLARK COUNTY CERTIFIED SURVEY MAP #

PART OF THE NE 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SE 1/4,  
 OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 1 EAST,  
 CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN.



WISCONSIN  
 CHAD A. BESAW  
 S-3029  
 MERRILL  
 WI  
 LAND SURVEYOR  
 9/25/2020

DOC. NO. 633698

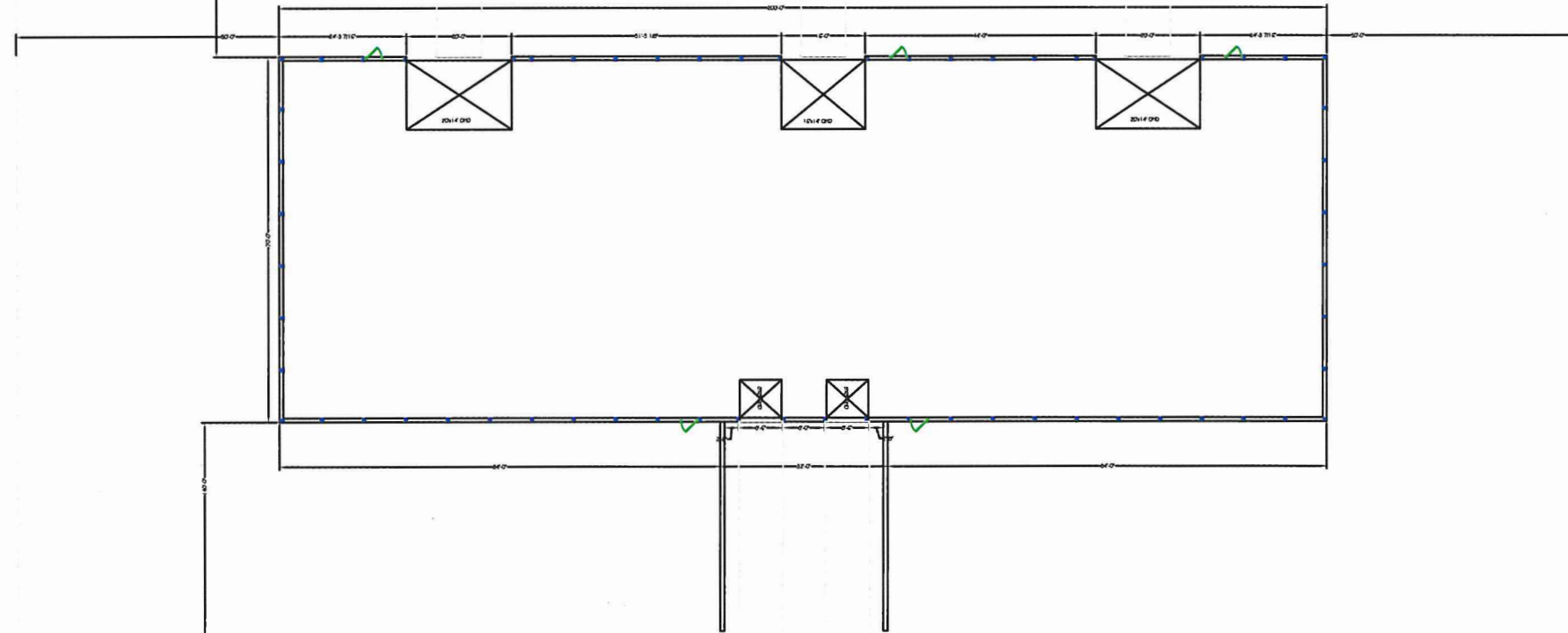
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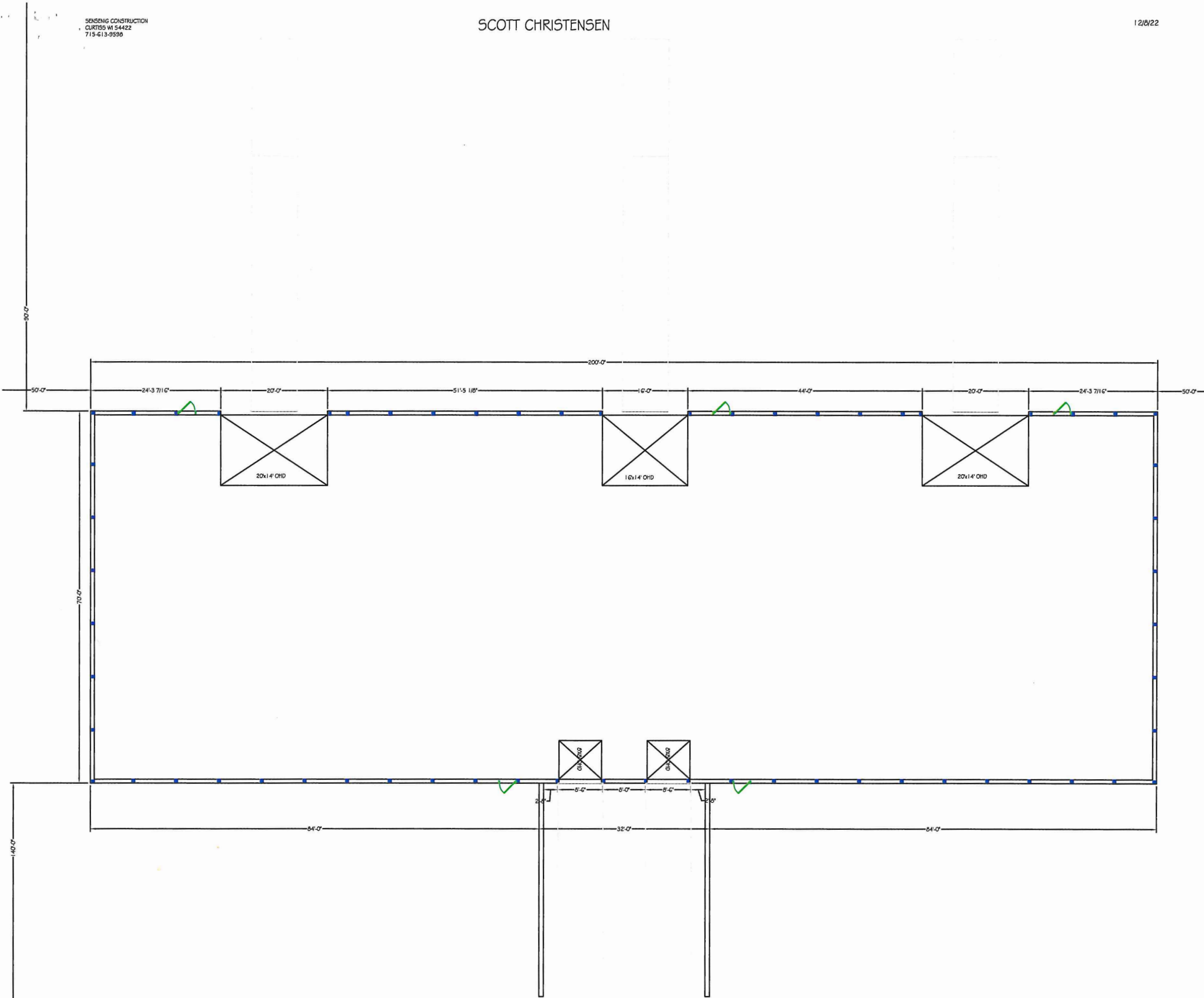


SCOTT CHRISTENSEN  
CLIMATE W/ SIA/2  
715.413.8990

SCOTT CHRISTENSEN

12822

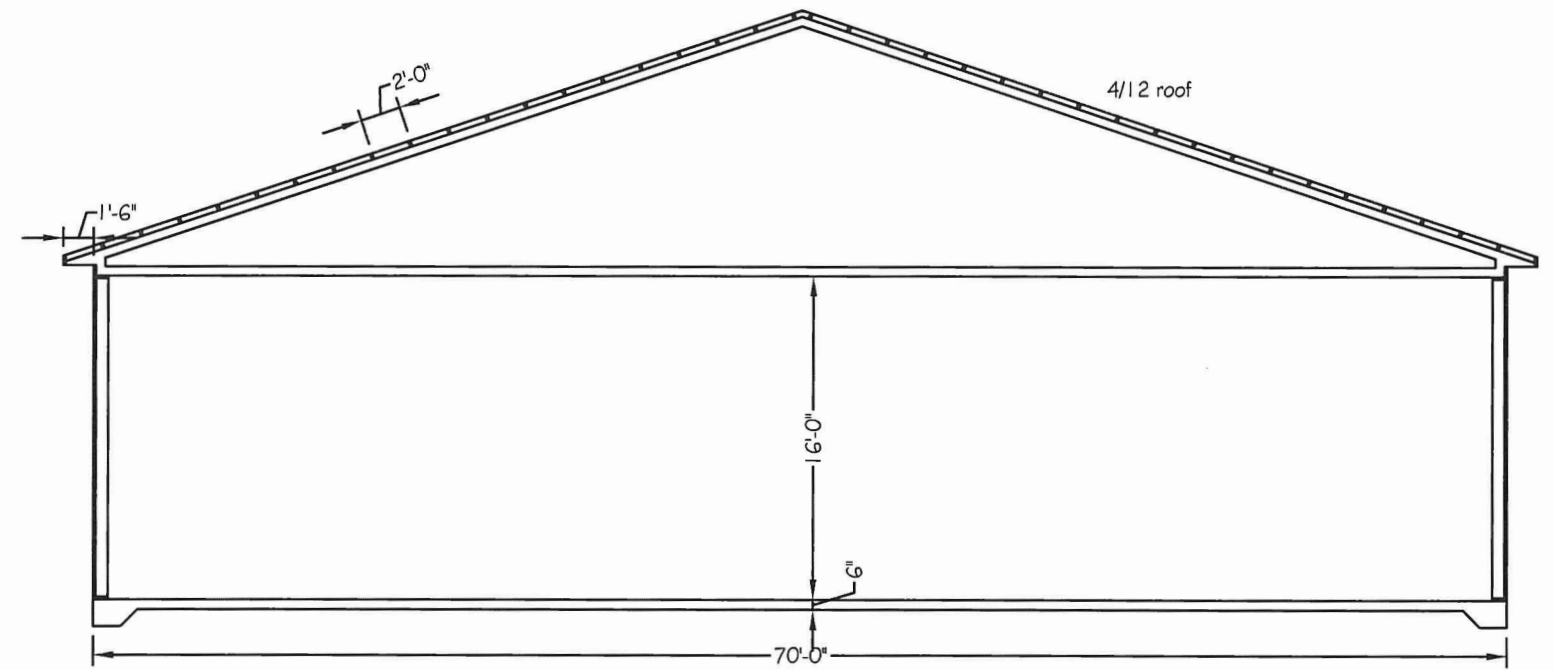
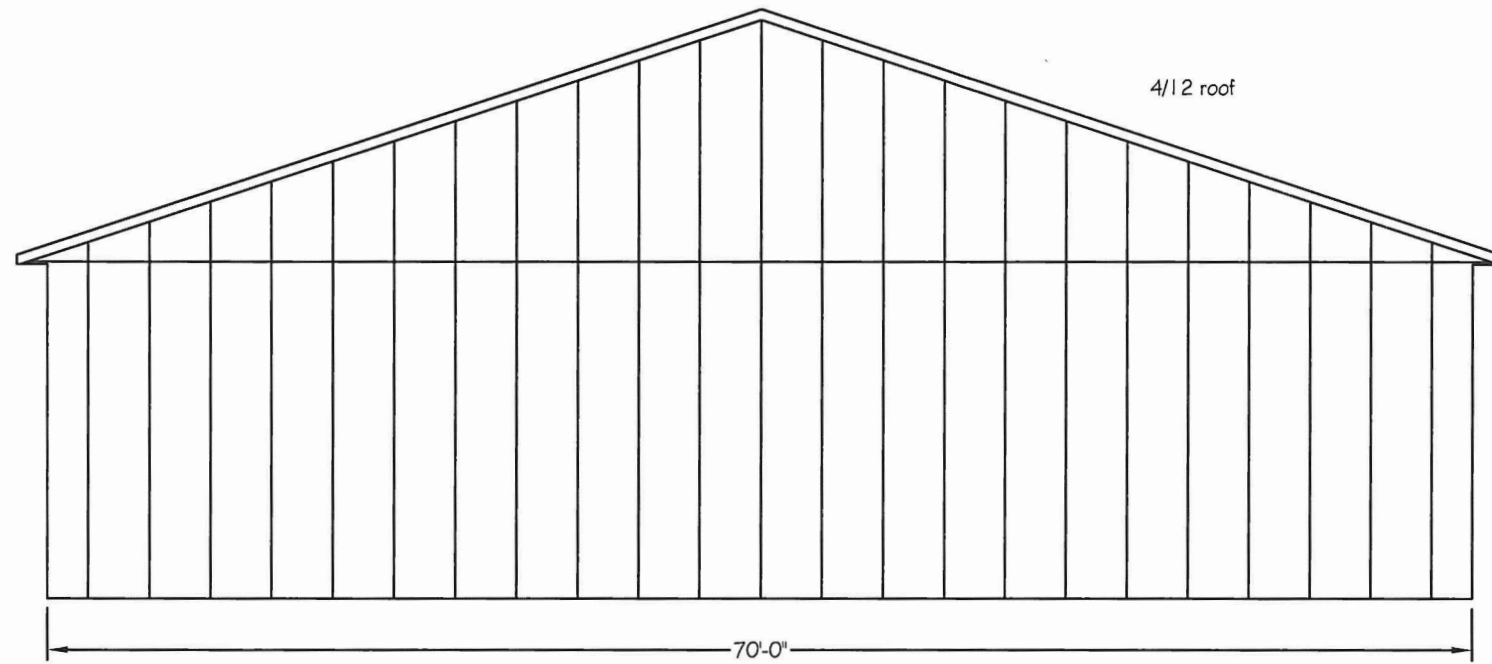


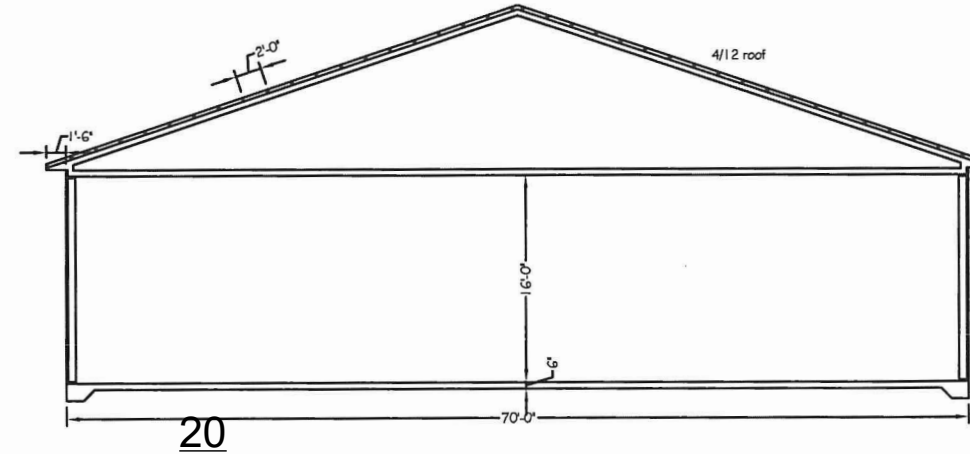
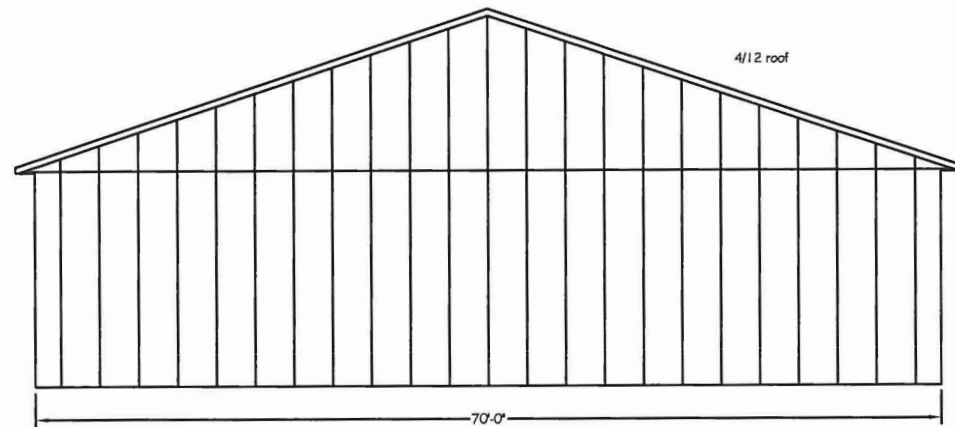
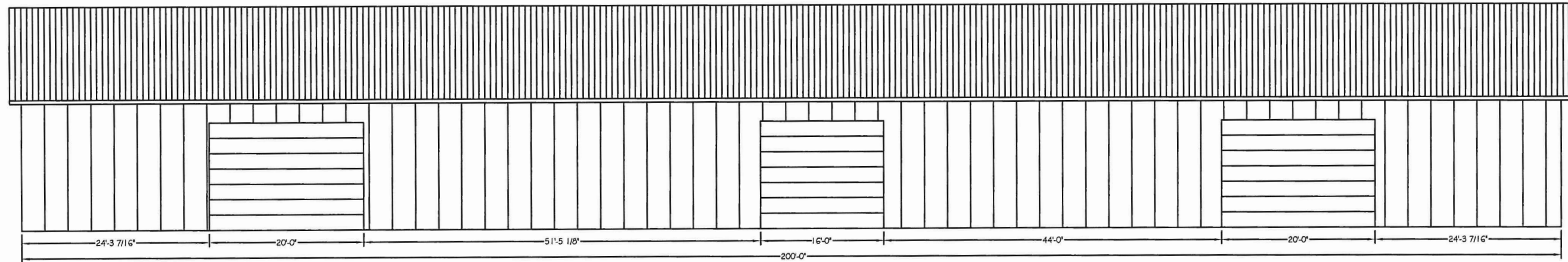
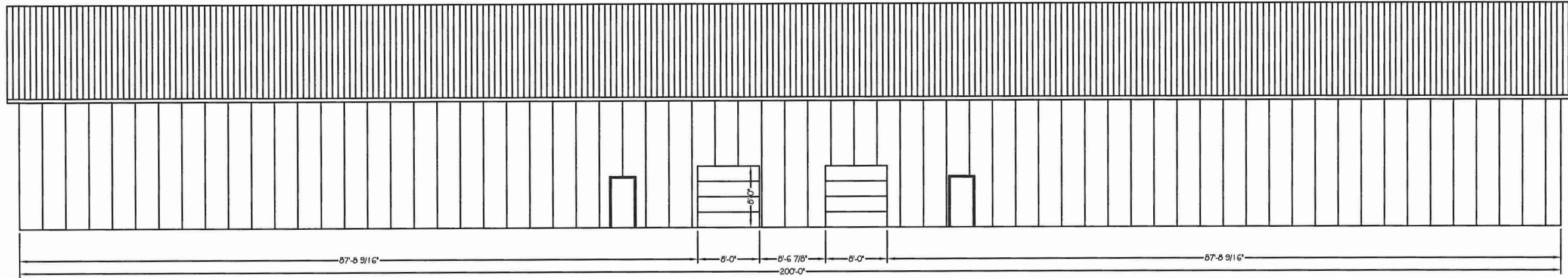


SENENIG CONSTRUCTION  
CURTISS WI 54422  
715-613-9598

SCOTT CHRISTENSEN

12/8/22





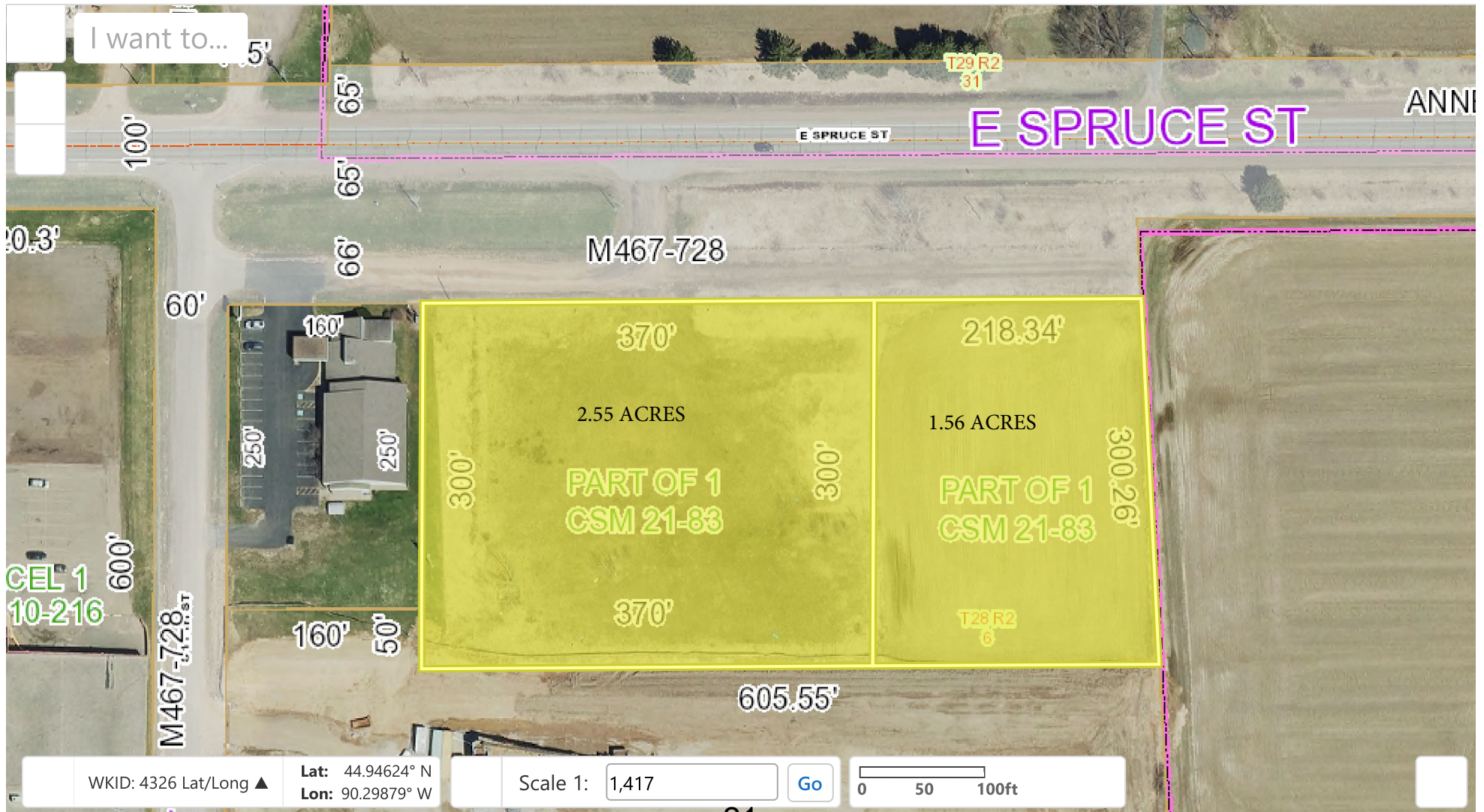
[Sign in](#)[Home](#)[Map](#)[Tools](#)

Tool Labels



Layer List

Layers



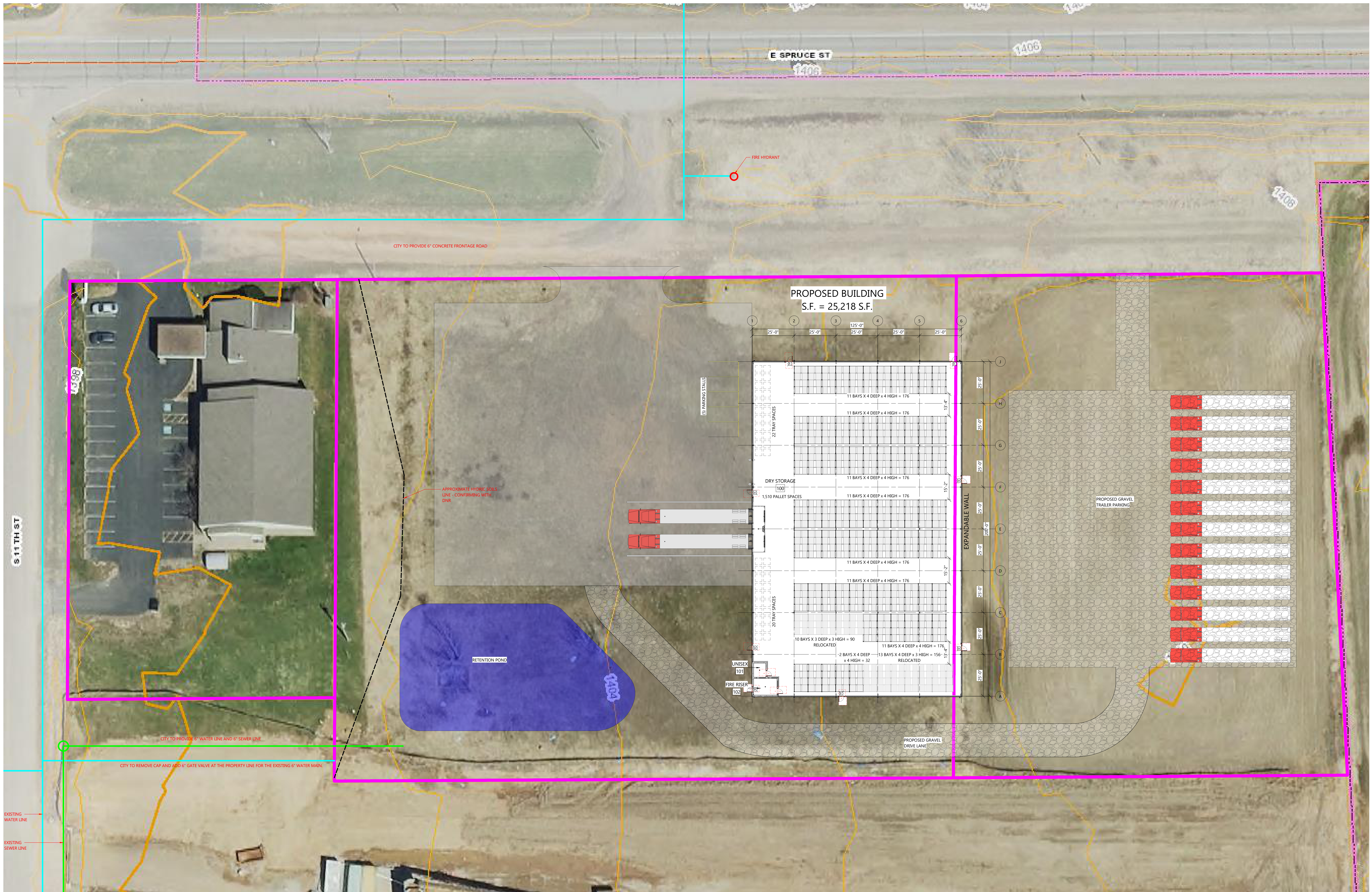
WKID: 4326 Lat/Long ▲

Lat: 44.94624° N  
 Lon: 90.29879° W

Scale 1: 1,417

[Go](#)

0 50 100ft



**PROPOSED OVERALL SITE PLAN**  
SCALE: 3/64" = 1'-0"  
0 20 40



RESOLUTION NO. 2023-4

RESOLUTION AUTHORIZING THE ISSUANCE AND  
SALE OF UP TO \$345,510 TAXABLE WATER SYSTEM REVENUE BONDS, SERIES 2023,  
AND PROVIDING FOR OTHER DETAILS AND  
COVENANTS WITH RESPECT THERETO

WHEREAS, the City of Abbotsford, Clark and Marathon Counties, Wisconsin (the "Municipality") owns and operates a water system (the "System") which is operated for a public purpose as a public utility by the Municipality; and

WHEREAS, pursuant to a resolution adopted by the Governing Body on March 1, 2012 (the "2012 Resolution"), the Municipality has heretofore issued its Taxable Water System Mortgage Revenue Refunding Bonds, dated March 26, 2012 (the "2012 Bonds"), which are payable from the income and revenues of the System; and

WHEREAS, pursuant to a resolution adopted by the Governing Body on December 7, 2020 (the "2020 Resolution"), the Municipality has heretofore issued its Taxable Water System Mortgage Revenue Refunding Bonds, Series 2021A, dated January 27, 2021 (the "2021 Bonds"), which are payable from the income and revenues of the System; and

WHEREAS, the 2012 Bonds and the 2021 Bonds shall collectively be referred to as the "Senior Bonds"; and

WHEREAS, the 2012 Resolution and the 2020 Resolution shall collectively be referred to as the "Senior Resolutions"; and

WHEREAS, certain improvements to the System are necessary to meet the needs of the Municipality and the residents thereof, consisting of the construction of a project (the "Project") assigned Safe Drinking Water Loan Program Project No. 4748-10 by the Department of Natural Resources, and as described in the Department of Natural Resources approval letter for the plans and specifications of the Project, or portions thereof, issued under Section 281.41, Wisconsin Statutes, assigned No. W-2022-0648 and dated August 5, 2022 and No. W-2022-0066 and dated June 15, 2022 by the DNR; and

WHEREAS, under the provisions of Chapter 66, Wisconsin Statutes any municipality may, by action of its governing body, provide for purchasing, acquiring, constructing, extending, adding to, improving, operating and managing a public utility from the proceeds of bonds, which bonds are to be payable only from the revenues received from any source by such utility, including all rentals and fees; and

WHEREAS, the Municipality deems it to be necessary, desirable and in its best interest to authorize and sell water system revenue bonds of the Municipality payable solely from the revenues of the System, pursuant to the provisions of Section 66.0621, Wisconsin Statutes, on a basis junior and subordinate to the Senior Bonds to pay the cost of the Project; and

WHEREAS, due to certain provisions of the Internal Revenue Code of 1986, as amended, it is necessary to issue such bonds on a taxable basis, and the State of Wisconsin Safe Drinking Water Loan Program has granted the Municipality a variance to allow such bonds to be issued on a taxable basis; and

WHEREAS, United States Department of Agriculture, the sole registered holder of all of the 2012 Bonds, has consented in writing to the issuance of the bonds to be authorized pursuant to this Resolution on a basis junior and subordinate to the 2012 Bonds, a copy of which consent is attached hereto as Exhibit B, and the 2021 Resolution allows the issuance of junior lien obligations without any restriction; and

WHEREAS, other than the Senior Bonds, no bonds or obligations payable from the revenues of the System are now outstanding.

NOW, THEREFORE, be it resolved by the Governing Body of the Municipality that:

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by implication requires otherwise:

- (a) "Act" means Section 66.0621, Wisconsin Statutes;
- (b) "Bond Registrar" means the Municipal Treasurer which shall act as Paying Agent for the Bonds;
- (c) "Bonds" means the \$345,510 Taxable Water System Revenue Bonds, Series 2023, of the Municipality dated their date of issuance, authorized to be issued by this Resolution;
- (d) "Bond Year" means the twelve-month period ending on each May 1;
- (e) "Current Expenses" means the reasonable and necessary costs of operating, maintaining, administering and repairing the System, including salaries, wages, costs of materials and supplies, insurance and audits, but shall exclude depreciation, debt service, tax equivalents and capital expenditures;
- (f) "Debt Service Fund" means the Junior Lien Special Redemption Fund of the Municipality, which shall be the "special redemption fund" as such term is defined in the Act;
- (g) "Financial Assistance Agreement" means the Financial Assistance Agreement by and between the State of Wisconsin by the Department of Natural Resources and the Department of Administration and the Municipality pursuant to which the Bonds are to be issued and sold to the State, substantially in the form attached hereto and incorporated herein by this reference;
- (h) "Fiscal Year" means the twelve-month period ending on each December 31;
- (i) "Governing Body" means the Common Council, or such other body as may hereafter be the chief legislative body of the Municipality;



(j) "Gross Earnings" means the gross earnings of the System, including earnings of the System derived from water charges imposed by the Municipality, all payments to the Municipality under any service agreements between the Municipality and any contract users of the System, and any other monies received from any source including all rentals and fees, any tax incremental district revenues appropriated by the Governing Body to the System, and any special assessments levied and collected in connection with the Project;

(k) "Municipal Treasurer" means the Treasurer of the Municipality who shall act as Bond Registrar and Paying Agent;

(l) "Municipality" means the City of Abbotsford, Clark and Marathon Counties, Wisconsin;

(m) "Net Revenues" means the Gross Earnings of the System after deduction of Current Expenses;

(n) "Parity Bonds" means bonds payable from the revenues of the System other than the Bonds but issued on a parity and equality with the Bonds pursuant to the restrictive provisions of Section 11 of this Resolution;

(o) "Project" means the Project described in the preamble to this Resolution. All elements of the Project are to be owned and operated by the Municipality as part of the System as described in the preamble hereto;

(p) "Record Date" means the close of business on the fifteenth day of the calendar month next preceding any principal or interest payment date;

(q) "Senior Bonds" means the 2012 Bonds and the 2021 Bonds, collectively;

(r) "Senior Resolutions" means the 2012 Resolution and the 2020 Resolution, collectively;

(s) "System" means the entire water system of the Municipality specifically including that portion of the Project owned by the Municipality and including all property of every nature now or hereafter owned by the Municipality for the extraction, collection, treatment, storage and distribution of water, including all improvements and extensions thereto made by the Municipality while any of the Bonds and Parity Bonds remain outstanding, including all real and personal property of every nature comprising part of or used or useful in connection with such water system and including all appurtenances, contracts, leases, franchises, and other intangibles;

(t) "2012 Bonds" means the Municipality's Taxable Water System Mortgage Revenue Refunding Bonds, dated March 26, 2012;

(u) "2012 Resolution" means a resolution adopted by the Governing Body on March 1, 2012 authorizing the issuance of the 2012 Bonds;

(v) "2021 Bonds" means the Municipality's Taxable Water System Mortgage Revenue Refunding Bonds, Series 2021A, dated January 27, 2021; and

(w) "2020 Resolution" means a resolution adopted by the Governing Body on December 7, 2020 authorizing the issuance of the 2021 Bonds.

Section 2. Authorization of the Bonds and the Financial Assistance Agreement. For the purpose of paying the cost of the Project (including legal, fiscal, engineering and other expenses), there shall be borrowed on the credit of the income and revenue of the System up to the sum of \$345,510; and fully registered revenue bonds of the Municipality are authorized to be issued in evidence thereof and sold to the State of Wisconsin Safe Drinking Water Loan Program in accordance with the terms and conditions of the Financial Assistance Agreement, which is incorporated herein by this reference and the Mayor and City Clerk of the Municipality are hereby authorized, by and on behalf of the Municipality, to execute the Financial Assistance Agreement.

Section 3. Terms of the Bonds. The Bonds shall be designated "Taxable Water System Revenue Bonds, Series 2023" (the "Bonds"); shall be dated their date of issuance; shall be numbered one and upward; shall bear interest at the rate of 1.287% per annum; shall be issued in denominations of \$0.01 or any integral multiple thereof; and shall mature on the dates and in the amounts as set forth in Exhibit B of the Financial Assistance Agreement and in the Bond form attached hereto as Exhibit A as it is from time to time adjusted by the State of Wisconsin based upon the actual draws made by the Municipality. Interest on the Bonds shall be payable commencing on November 1, 2023 and semiannually thereafter on May 1 and November 1 of each year. The Bonds shall not be subject to redemption prior to maturity except as provided in the Financial Assistance Agreement.

The schedule of maturities of the Bonds is found to be such that the amount of annual debt service payments is reasonable in accordance with prudent municipal utility practices.

Section 4. Form, Execution, Registration and Payment of the Bonds. The Bonds shall be issued as registered obligations in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

The Bonds shall be executed in the name of the Municipality by the manual signatures of the Mayor and City Clerk, and shall be sealed with its official or corporate seal, if any.

The principal of, premium, if any, and interest on the Bonds shall be paid by the Municipal Treasurer, who is hereby appointed as the Municipality's Bond Registrar.

Both the principal of and interest on the Bonds shall be payable in lawful money of the United States of America by the Bond Registrar. Payment of principal of the final maturity on the Bond will be payable upon presentation and surrender of the Bond to the Bond Registrar. Payment of principal on the Bond (except the final maturity) and each installment of interest shall be made to the registered owner of each Bond who shall appear on the registration books of the Municipality, maintained by the Bond Registrar, on the Record Date and shall be paid by electronic transfer or by check or draft of the Municipality and mailed to such registered owner at his or its address as it appears on such registration books or at such other address may be furnished in writing by such registered owner to the Bond Registrar.

Section 5. Security for the Bonds. The Bonds, together with interest thereon, shall not constitute an indebtedness of the Municipality nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Debt Service Fund hereinafter created and established, and shall be a valid claim of the registered owner or owners thereof only against such Debt Service Fund and the revenues of the System pledged to such fund, junior and subordinate to the pledge granted to the holders of the Senior Bonds. Sufficient revenues are hereby pledged to said Debt Service Fund, and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Senior Bonds, the Bonds and any Parity Bonds as the same becomes due.

Section 6. Funds and Accounts. In accordance with the Act, for the purpose of the application and proper allocation of the revenues of the System, and to secure the payment of the principal of and interest on the Senior Bonds, the Bonds and Parity Bonds, certain funds of the System which were created and established by a resolution adopted on May 9, 1988, and continued and amended by the Senior Resolutions, are hereby further continued and amended and shall be used solely for the following respective purposes:

- (a) Revenues in amounts sufficient to provide for the reasonable and proper operation and maintenance of the System through the payment of Current Expenses shall be set aside into the Water System Operation and Maintenance Fund (the "Operation and Maintenance Fund").
- (b) Revenues thereafter remaining shall be set aside for the payment of principal of and interest on the Senior Bonds into a fund known and designated as the "Water System Revenue Bond and Interest Special Redemption Fund".
- (c) Revenues thereafter remaining shall be set aside to additionally secure the payment of principal of and interest on the Senior Bonds into a fund known and designated as the "Water System Reserve Account", which shall be divided into the subaccounts and funded as provided in the Senior Resolutions. Monies on deposit in the Water System Reserve Account do not secure the Bonds and monies on deposit therein shall under no circumstances be used to pay principal of or interest on the Bonds.
- (d) Revenues thereafter remaining shall be set aside for payment of principal of and interest on the Bonds and any Parity Bonds into a fund known and designated as the "Junior Lien Special Redemption Fund" (herein referred to as the "Debt Service Fund").
- (e) Revenues thereafter remaining shall be set aside as a proper and adequate depreciation account of the System into a fund known as the "Water System Depreciation Fund" (herein referred to as the "Depreciation Fund").
- (f) Water System Surplus Fund (the "Surplus Fund"), which shall first be used whenever necessary to pay principal of, premium, if any, or interest on the Senior Bonds when the Water System Revenue Bond and Interest Special Redemption Fund shall be insufficient for such purpose, next, whenever necessary to pay principal of, premium, if any, or interest on the Bonds and Parity Bonds when the Debt Service Fund shall be insufficient for such purpose, and thereafter shall be

disbursed as follows: (i) at any time, to remedy any deficiency in any of the Funds provided in this Section 6 hereof; and (ii) money thereafter remaining in the Surplus Fund at the end of any Fiscal Year may be transferred to any of the funds or accounts created herein or to reimburse the general fund of the Municipality for advances made by the Municipality to the System.

Section 7. Application of Revenues. After the delivery of the Bonds, the Gross Earnings of the System shall be transferred monthly to the funds listed below in the following order of priority and in the manner set forth below:

- (a) to the Operation and Maintenance Fund, in an amount equal to the estimated Current Expenses for such month and for the following month (after giving effect to available amounts in said Fund from prior deposits);
- (b) to the Water System Revenue Bond and Interest Special Redemption Fund, the amounts required by the Senior Resolutions;
- (c) to the Water System Reserve Account, the amounts required by the Senior Resolutions;
- (d) to the Debt Service Fund, an amount equal to one-sixth (1/6) of the next installment of interest coming due on the Bonds and any Parity Bonds then outstanding and an amount equal to one-twelfth (1/12) of the installment of principal of the Bonds and any Parity Bonds coming due during such Bond Year (after giving effect to available amounts in said Fund from accrued interest, any premium or any other source);
- (e) to the Depreciation Fund, an amount determined by the Governing Body to be sufficient to provide a proper and adequate depreciation account for the System; and
- (f) to the Surplus Fund, any amount remaining in the Revenue Fund after the monthly transfers required above have been completed.

Transfers to the Operation and Maintenance Fund, the Water System Revenue Bond and Interest Special Redemption Fund, the Water System Reserve Account, the Debt Service Fund, the Depreciation Fund and the Surplus Fund shall be made monthly not later than the tenth day of each month, and such transfer shall be applicable to monies on deposit as of the last day of the month preceding. Any other transfers and deposits to any fund required or permitted by subsection (a) through (f) of this Section, except transfers or deposits which are required to be made immediately or annually, shall be made on or before the tenth day of the month. Any transfer or deposit required to be made at the end of any Fiscal Year shall be made within sixty (60) days after the close of such Fiscal Year. If the tenth day of any month shall fall on a day other than a business day, such transfer or deposit shall be made on the next succeeding business day.

It is the express intent and determination of the Governing Body that the amounts deposited in the Debt Service Fund shall be sufficient in any event to pay the interest on the Bonds and any Parity Bonds as the same accrues and the principal thereof as the same matures.

Section 8. Deposits and Investments. The Debt Service Fund shall be kept apart from monies in the other funds and accounts of the Municipality and the same shall be used for no purpose other than the prompt payment of principal of and interest on the Bonds and any Parity Bonds as the same becomes due and payable. All monies therein shall be deposited in special and segregated accounts in a public depository selected under Chapter 34, Wisconsin Statutes and may be temporarily invested until needed in legal investments subject to the provisions of Section 66.0603(1m), Wisconsin Statutes. The other funds herein created (except the Water System SDWLP Project Fund) may be combined in a single account in a public depository selected in the manner set forth above and may be temporarily invested until needed in legal investments subject to the provisions of Section 66.0603(1m), Wisconsin Statutes.

Section 9. Service to the Municipality. The reasonable cost and value of services rendered to the Municipality by the System by furnishing water services for public purposes shall be charged against the Municipality and shall be paid in monthly installments as the service accrues, out of the current revenues of the Municipality collected or in the process of collection, exclusive of the revenues derived from the System; that is to say, out of the tax levy of the Municipality made by it to raise money to meet its necessary current expenses. The reasonable cost and value of such service to the Municipality in each year shall be equal to an amount which, together with other revenues of the System, will produce in each Fiscal Year Net Revenues equivalent to not less than the annual principal and interest requirements on the Senior Bonds, the Bonds, any Parity Bonds and any other obligations payable from the revenues of the System then outstanding, times the greater of (i) 110% or (ii) the highest debt service coverage ratio required with respect to any obligations payable from revenues of the System then outstanding. However, such payment out of the tax levy shall be subject to (a) approval of the Public Service Commission, or successors to its function, if applicable, (b) yearly appropriations therefor, and (c) applicable levy limitations, if any; and neither this Resolution nor such payment shall be construed as constituting an obligation of the Municipality to make any such appropriation over and above the reasonable cost and value of the services rendered to the Municipality and its inhabitants or to make any subsequent payment over and above such reasonable cost and value.

Section 10. Operation of System; Municipality Covenants. It is covenanted and agreed by the Municipality with the owner or owners of the Bonds, and each of them, that the Municipality will perform all of the obligations of the Municipality as set forth in the Financial Assistance Agreement.

Section 11. Additional Bonds. The Bonds are issued on a basis junior and subordinate to the Senior Bonds as to the pledge of revenues of the System. No bonds or obligations payable out of the revenues of the System may be issued in such manner as to enjoy priority over the Bonds. Additional obligations may be issued if the lien and pledge is junior and subordinate to that of the Bonds. Parity Bonds may be issued only under the following circumstances:

(a) Additional Parity Bonds may be issued for the purpose of completing the Project and for the purpose of financing costs of the Project which are ineligible for payment under the State of Wisconsin Safe Drinking Water Loan Program. However, such additional Parity Bonds shall be in an aggregate amount not to exceed 20% of the face amount of the Bonds; or

(b) Additional Parity Bonds may also be issued if all of the following conditions are met:

(1) The Net Revenues of the System for the Fiscal Year immediately preceding the issuance of such additional bonds must have been in an amount at least equal to the maximum annual interest and principal requirements on all bonds outstanding payable from the revenues of the System, and on the bonds then to be issued, times the greater of (i) 1.10 or (ii) the highest debt service coverage ratio to be required with respect to the Additional Parity Bonds to be issued or any other obligations payable from the revenues of the System then outstanding. Should an increase in permanent rates and charges, including those made to the Municipality, be properly ordered and made effective during the Fiscal Year immediately prior to the issuance of such additional bonds or during that part of the Fiscal Year of issuance prior to such issuance, then Net Revenues for purposes of such computation shall include such additional revenues as a registered municipal advisor, an independent certified public accountant, consulting professional engineer or the Wisconsin Public Service Commission may calculate would have accrued during the prior Fiscal Year had the new rates been in effect during that entire immediately prior Fiscal Year.

(2) The payments required to be made into the funds enumerated in Section 6 of this Resolution must have been made in full.

(3) The additional bonds must have principal maturing on May 1 of each year and interest falling due on May 1 and November 1 of each year.

(4) The proceeds of the additional bonds must be used only for the purpose of providing extensions or improvements to the System, or to refund obligations issued for such purpose.

Section 12. Sale of Bonds. The sale of the Bonds to the State of Wisconsin Safe Drinking Water Loan Program for the purchase price of up to \$345,510 and at par, is ratified and confirmed; and the officers of the Municipality are authorized and directed to do any and all acts, including executing the Financial Assistance Agreement and the Bonds as hereinabove provided, necessary to conclude delivery of the Bonds to said purchaser, as soon after adoption of this Resolution as is convenient. The purchase price for the Bonds shall be paid upon requisition therefor as provided in the Financial Assistance Agreement, and the officers of the Municipality are authorized to prepare and submit to the State requisitions and disbursement requests in anticipation of the execution of the Financial Assistance Agreement and the issuance of the Bonds.

Section 13. Application of Bond Proceeds. The proceeds of the sale of the Bonds shall be deposited by the Municipality into a special fund designated as "Water System SDWLP Project Fund." The Water System SDWLP Project Fund shall be used solely for the purpose of paying the costs of the Project as more fully described in the preamble hereof and in the Financial Assistance Agreement. Moneys in the Water System SDWLP Project Fund shall be disbursed within three (3) business days of their receipt from the State of Wisconsin and shall not be invested in any interest-bearing account.

Section 14. Amendment to Resolution. After the issuance of any of the Bonds, no change or alteration of any kind in the provisions of this Resolution may be made until all of the Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except: (a) the Municipality may, from to time, amend this Resolution without the consent of any of the owners of the Bonds, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and (b) this Resolution may be amended, in any respect, with a written consent of the owners of not less than two-thirds (2/3) of the principal amount of the Bonds then outstanding, exclusive of Bonds held by the Municipality; provided, however, that no amendment shall permit any change in the pledge of revenues derived from the System or the maturity of any Bond issued hereunder, or a reduction in the rate of interest on any Bond, or in the amount of the principal obligation thereof, or in the amount of the redemption premium payable in the case of redemption thereof, or change the terms upon which the Bonds may be redeemed or make any other modification in the terms of the payment of such principal or interest without the written consent of the owner of each such Bond to which the change is applicable.

Section 15. Defeasance. When all Bonds have been discharged, all pledges, covenants and other rights granted to the owners thereof by this Resolution shall cease. The Municipality may discharge all Bonds due on any date by irrevocably depositing in escrow with a suitable bank or trust company a sum of cash and/or bonds or securities issued or guaranteed as to principal and interest of the U.S. Government, or of a commission, board or other instrumentality of the U.S. Government, maturing on the dates and bearing interest at the rates required to provide funds sufficient to pay when due the interest to accrue on each of said Bonds to its maturity or, at the Municipality's option, if said Bond is prepayable to any prior date upon which it may be called for redemption, and to pay and redeem the principal amount of each such Bond at maturity, or at the Municipality's option, if said Bond is prepayable, at its earliest redemption date, with the premium required for such redemption, if any, provided that notice of the redemption of all prepayable Bonds on such date has been duly given or provided for.

Section 16. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Municipality and the owner or owners of the Bonds, and after issuance of any of the Bonds no change or alteration of any kind in the provisions of this Resolution may be made, except as provided in Section 14, until all of the Bonds have been paid in full as to both principal and interest. The owner or owners of any of the Bonds shall have the right in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce such owner's or owners' rights against the Municipality, the Governing Body thereof, and any and all officers and agents thereof including, but without limitation, the right to require the Municipality, its Governing Body and any other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in this Resolution.

Section 17. Continuing Disclosure. The officers of the Municipality are hereby authorized and directed, if requested by the State of Wisconsin, to provide to the State of Wisconsin Safe Drinking Water Loan Program and to such other persons or entities as directed by the State of Wisconsin such ongoing disclosure regarding the Municipality's financial condition and other matters, at such times and in such manner as the Safe Drinking Water Loan Program may require, in order that securities issued by the Municipality and the State of Wisconsin satisfy rules and regulations promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended and as it may be amended from time to time, imposed on brokers and dealers of municipal securities before the brokers and dealers may buy, sell, or recommend the purchase of such securities.

Section 18. Conflicting Resolutions. All ordinances, resolutions (other than the Senior Resolutions), or orders, or parts thereof heretofore enacted, adopted or entered, in conflict with the provisions of this Resolution, are hereby repealed and this Resolution shall be in effect from and after its passage. In case of any conflict between this Resolution and the Senior Resolution, the Senior Resolutions shall control as long as any of the respective Senior Bonds are outstanding.

Passed: April 3, 2023

Approved: April 3, 2023

---

James Weix  
Mayor

Attest:

---

Erin Clausnitzer  
City Clerk



EXHIBIT A

(Form of Municipal Obligation)

REGISTERED  
NO. \_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF WISCONSIN  
CLARK AND MARATHON COUNTIES  
CITY OF ABBOTSFORD

REGISTERED  
\$ \_\_\_\_\_

TAXABLE WATER SYSTEM REVENUE BOND, SERIES 2023

Final  
Maturity Date

Date of  
Original Issue

May 1, 2043

\_\_\_\_\_, 20\_\_

REGISTERED OWNER: STATE OF WISCONSIN SAFE DRINKING WATER LOAN PROGRAM

FOR VALUE RECEIVED the City of Abbotsford, Clark and Marathon Counties, Wisconsin (the "Municipality") hereby acknowledges itself to owe and promises to pay to the registered owner shown above, or registered assigns, solely from the fund hereinafter specified, the principal sum of an amount not to exceed \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) (but only so much as shall have been drawn hereunder, as provided below) on May 1 of each year commencing May 1, 2024 until the final maturity date written above, together with interest thereon (but only on amounts as shall have been drawn hereunder, as provided below) from the dates the amounts are drawn hereunder or the most recent payment date to which interest has been paid, at the rate of 1.287% per annum, calculated on the basis of a 360-day year made up of twelve 30-day months, such interest being payable on the first days of May and November of each year, with the first interest being payable on November 1, 2023.

The principal amount evidenced by this Bond may be drawn upon by the Municipality in accordance with the Financial Assistance Agreement entered by and between the Municipality and the State of Wisconsin by the Department of Natural Resources and the Department of Administration including capitalized interest transferred (if any). The principal amounts so drawn shall be repaid in installments on May 1 of each year commencing on May 1, 2024 in an amount equal to an amount which when amortized over the remaining term of this Bond plus current payments of interest (but only on amounts drawn hereunder) at One and 287/1000ths percent (1.287%) per annum shall result in equal annual payments of the total of principal and the semiannual payments of interest. The State of Wisconsin Department of Administration shall record such draws and corresponding principal repayment schedule on a cumulative basis in the format shown on the attached Schedule A.

Both principal and interest hereon are hereby made payable to the registered owner in lawful money of the United States of America. On the final maturity date, principal of this Bond shall be payable only upon presentation and surrender of this Bond at the office of the Municipal Treasurer. Principal hereof (except the final maturity) and interest hereon shall be payable by electronic transfer or by check or draft dated on or before the applicable payment date and mailed from the office of the Municipal Treasurer to the person in whose name this Bond is registered at the close of business on the fifteenth day of the calendar month next preceding such interest payment date.

This Bond shall not be redeemable prior to its maturity, except with the consent of the registered owner.

This Bond is transferable only upon the books of the Municipality kept for that purpose at the office of the Municipal Treasurer, by the registered owner in person or its duly authorized attorney, upon surrender of this Bond, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Municipal Treasurer, duly executed by the registered owner or its duly authorized attorney. Thereupon a replacement Bond shall be issued to the transferee in exchange therefor. The Municipality may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes. This Bond is issuable solely as a negotiable, fully-registered bond, without coupons, and in denominations of \$0.01 or any integral multiple thereof.

This Bond is issued for the purpose of providing for the payment of the cost of constructing improvements to the Water System of the Municipality, pursuant to Article XI, Section 3, of the Wisconsin Constitution, Section 66.0621, Wisconsin Statutes, and a resolution adopted April 3, 2023, and entitled: "Resolution Authorizing the Issuance and Sale of Up to \$345,510 Taxable Water System Revenue Bonds, Series 2023, and Providing for Other Details and Covenants With Respect Thereto" and is payable only from the income and revenues of the Water System of the Municipality (the "Utility"). The Bonds are issued on a basis junior and subordinate to the Municipality's Taxable Water System Mortgage Revenue Refunding Bonds, dated March 26, 2012 and Taxable Water System Mortgage Revenue Refunding Bonds, Series 2021A, dated January 27, 2021, as to the pledge of income and revenues of the Utility. This Bond does not constitute an indebtedness of said Municipality within the meaning of any constitutional or statutory debt limitation or provision.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in due time, form and manner as required by law; and that sufficient of the income and revenue to be received by said Municipality from the operation of its Utility has been pledged to and will be set aside into a special fund for the payment of the principal of and interest on this Bond.

IN WITNESS WHEREOF, the Municipality has caused this Bond to be signed by the signatures of its Mayor and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

CITY OF ABBOTSFORD,  
WISCONSIN

(SEAL)

By: \_\_\_\_\_  
James Weix  
Mayor

By: \_\_\_\_\_  
Erin Clausnitzer  
City Clerk

COPY

(Form of Assignment)

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

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---

(Please print or typewrite name and address, including zip code, of Assignee)

Please insert Social Security or other identifying number of Assignee

---

the within Bond and all rights thereunder, hereby irrevocably constituting and appointing

---

Attorney to transfer said Bond on the books kept for the registration thereof with full power of substitution in the premises.

Dated: \_\_\_\_\_

NOTICE: The signature of this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Signature(s) guaranteed by

---

SCHEDULE A

\$345,510

CITY OF ABBOTSFORD, WISCONSIN  
TAXABLE WATER SYSTEM REVENUE BONDS, SERIES 2023

<u>Amount of Disbursement</u>	<u>Date of Disbursement</u>	<u>Series of Bonds</u>	<u>Principal Repaid</u>	<u>Principal Balance</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

COPY

SCHEDULE A (continued)

PRINCIPAL REPAYMENT SCHEDULE

<u>Date</u>	<u>Principal Amount</u>
May 1, 2024	\$15,257.74
May 1, 2025	15,454.11
May 1, 2026	15,653.01
May 1, 2027	15,854.46
May 1, 2028	16,058.51
May 1, 2029	16,265.18
May 1, 2030	16,474.51
May 1, 2031	16,686.54
May 1, 2032	16,901.30
May 1, 2033	17,118.82
May 1, 2034	17,339.13
May 1, 2035	17,562.29
May 1, 2036	17,788.32
May 1, 2037	18,017.25
May 1, 2038	18,249.13
May 1, 2039	18,484.00
May 1, 2040	18,721.89
May 1, 2041	18,962.84
May 1, 2042	19,206.89
May 1, 2043	19,454.08



March 20, 2023

City of Abbotsford  
Attn: Josh Soyk  
203 E. First Street  
Abbotsford, WI 54405-9102

SUBJECT: Request for Consent of Subordinate 2023 Safe Drinking Water loan

Dear Mr. Soyk:

We have received and reviewed your request for the City of Abbotsford to obtain the subordinate 2023 DNR Safe Drinking Water loan in the amount of \$345,510. We are pleased to inform you that this request has been approved.

A copy of the signed Application for Consent has been enclosed for your records.

The proceeds of the 2023 Clean Water Fund loan will be used to finance the construction of a water tower and the water system portion of the Cedar Street project.

We have reviewed SI 1782.17 (c) 1 through 7, and believe this transaction is in the governments interest, as our security position will be maintained and the liability of the water revenues will be sufficient based on the current financials.

If you have any questions, please feel free to contact me.

Sincerely,

**NATHAN BILLINGHURST** Digitally signed by NATHAN BILLINGHURST  
Date: 2023.03.20 16:13:50 -05'00'

Nathan L. Billinghamurst  
Community Programs Director

NB/lw

UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL DEVELOPMENT  
FARM SERVICE AGENCY

STATE WI
COUNTY Clark and Marathon
CASE NO.

**APPLICATION FOR PARTIAL RELEASE,  
SUBORDINATION, OR CONSENT**

TYPE OF LOAN Direct - Water
(SPECIFY)

The undersigned City of Abbotsford

(Names of Borrower and Co-Borrower)

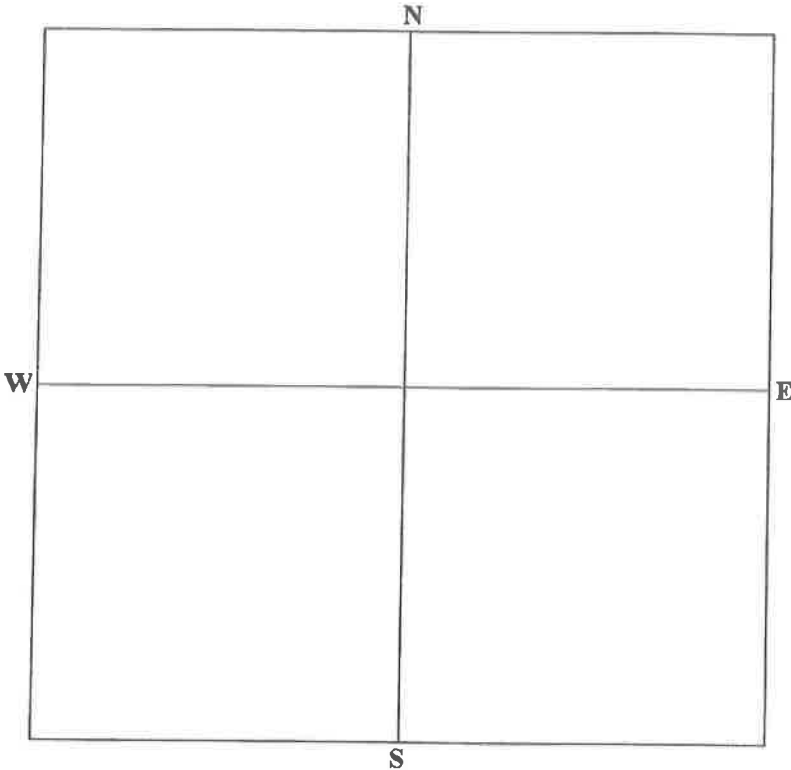
203 North First Street, Abbotsford, WI. 54405

whose address (Including ZIP Code) is \_\_\_\_\_  
in accordance with the terms of the security instruments held by Rural Development or the Farm Service Agency (hereafter referred to as "Agency") on their property, apply for release or subordination of the liens of said security instruments or consent to the following transaction.

The City is seeking consent to issue a junior Safe Drinking Water Loan. See Attachment A.

(Description)

1. Plot of Property:



2. Prior lienholders listed in order:

The 2012 Bonds and the 2021 Bonds are issued on a parity with each other and will both be senior to the SDWL.

3. The prior lien to which subordination is requested is to be held by:

2012 USDA Bonds.

4. The property to be leased or conveyed to:

N/A

5. Description of property to be covered by the release, subordination, or consent:

The City is requesting consent to pledge revenues of the water system to the owners of the SDWL on a basis junior and subordinate to the pledge granted to the owners of the 2012 Bonds (USDA). After the issuance of the SDWL, USDA will continue to have a first lien on revenues of the water system.

6. The use to be made of the property covered by this application is:

The use of the property will not change

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0066 and 0572-0137. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.



7. The anticipated proceeds from this transaction are:

Initial payment \$ \$345,510 ~~~800,000~~~  
Subsequent payment(s) \$ N/A

Other considerations:

If the borrower obtains a loan from another lender as a result of any subordination covered by this application, the lender must incorporate in the borrower's note a statement that the loan will be in default should any proceeds of the loan funds obtained as a result of this subordination be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity.

N/A

8. Subject to the provisions of Paragraph 7 it is proposed to use the proceeds as follows:

See Attachment B

9. Have you or any member, stockholder, partner or joint operator of the entity borrower been convicted under Federal or State law of planting, cultivating, growing, producing, harvesting, or storing a controlled substance since December 23, 1985?

Yes  No

If yes, provide date of conviction and details on a separate sheet.

10. If this application is approved, the undersigned borrower(s) agree to comply with such terms as may be prescribed by Agency and to disposition of the proceeds as required by Agency pursuant to its regulations, including the method of applying payments to the borrower(s)' loan accounts. It is expressly understood that unless a separate written instrument of subordination or partial release is executed and delivered by Agency pursuant to this application, approval by Agency of this application will merely constitute and evidence its consent, as lienholder, to the proposed transaction without in any way subordinating its lien, releasing any of its security, modifying the payment terms of the loan, or otherwise affecting any rights of Agency.

The borrower(s) agrees that none of the funds obtained as a result of any subordination covered by this application will be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as explained in Exhibit M of Subpart G of Part 1940 of Title 7 of the Code of Federal Regulations.

Date

01-03-2023

Signed

*MSL - City Administrator*

(Borrower)

(Co-Borrower)

1. The proposed transaction:

- WILL       WILL NOT prevent or make more difficult the successful operation of this property.
- WILL       WILL NOT reduce the efficiency of the property.

2. The proposed transaction will affect the value of this property as security for the loan as follows: N/A  
Present Market Value

- (a) Value of Real Estate Before \_\_\_\_\_
- (b) Value of Real Estate After \_\_\_\_\_
- (c) Value of Real Estate Disposed of \_\_\_\_\_

3. The following  damages  benefits will result to this property from the transaction:

See Attachment B

I hereby recommend that this application be approved and that the proceeds be applied or released as follows:

INITIAL PAYMENT		SUBSEQUENT PAYMENTS:	
\$ _____	To extra payment on Agency loan	\$ _____	or _____ 0% % To extra payment on Agency loan
\$ _____	To regular payment on Agency loan	\$ _____	or _____ 0% % To regular payment on Agency loan
\$ _____	To borrower as regular income	\$ _____	or _____ 0% % To borrower as regular income
\$ _____	To prior lien(s)	\$ _____	or _____ 0% % To prior lien(s)
\$ _____	Other ( <i>specify</i> ) _____	\$ _____	Other ( <i>specify</i> ) _____

The proposed transaction is in the Governments' best interest as it will allow the City of Abbotsford to access loan funds to make improvements to the Utility. Those improvements will ensure the system works efficiently and will improve the USDA's security position on revenues of the system.

Date 3/17/2023

Recommended by **LANDIS WUBBELS**  
Digitally signed by LANDIS WUBBELS  
 Date: 2023.03.17 16:47:09 -05'00'

Landis Wubbels, Community Programs Servicing Specialist  
*(Title)*

Date \_\_\_\_\_

Approved

Disapproved by

**NATHAN BILLINGHURST**  
Digitally signed by NATHAN BILLINGHURST  
 Date: 2023.03.20 16:18:25 -05'00'

Nathan Billinghamurst, Community Programs Director  
*(Title)*  
**UNITED STATES DEPARTMENT OF AGRICULTURE**

**Attachment A**

The City is asking for consent to issue approximately \$800,000 Water System Revenue Bonds (the "SDWL") to the State of Wisconsin. The SDWL will be issued on a basis junior and subordinate to the City's outstanding Taxable Water System Mortgage Revenue Refunding Bonds, dated March 26, 2012 (the "2012 Bonds") which 2012 Bonds are owned by USDA and the City's Taxable Water System Mortgage Revenue Refunding Bonds, Series 2021A, dated January 27, 2021 (the "2021 Bonds") which 2021 Bonds are payable on a parity with the 2012 Bonds.

**Attachment B**

The City will use the proceeds of the SDWL to finance the construction of a water tower and the water system portion of the Cedar Street project.