CITY OF STOUGHTON
FINANCE DEPARTMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6677 www.ci.stoughton.wi.us

To: Stoughton Redevelopment Authority (RDA) Committee members
Other interested parties
From: Dave Ehlinger
Re: Follow-up regarding 07/13/2022 meeting questions
Date: August 6, 2022

At the July 13, 2022 Stoughton RDA meeting, several questions were brought up on the topics below. Below is a summary response of the issues.

1. 2021 operating deficit – A summary document is included in the packet with more detail explanations. The general ledger reflected a deficit of $1,961.38 but the deficit is actually $10,961.38. The only expenditures for the year were for Stoughton Utilities, Becker Professional Services, and website related items totaling $18,961 but only $8,000 was provided in funding.

It should also be noticed that the prior practice was to put all expenditures into one account labeled Operating Expenses. This practice was stopped in 2022 because putting everything into one account makes any review for activity more difficult.

An item has been placed on the August 10th agenda on this topic for discussion and possible action.

2. Charges from Stoughton Utility – Stormwater charges – These charges are actually billed by Stoughton Utility on behalf of the City of Stoughton to all property owners, whether tax exempt or not. These charges have been occurring on Stoughton RDA owned properties back to at least February 2019. Since these costs were essentially "buried" in with all other charges in the general ledger, the committee could not easily see them.

Rodney Scheel, Director of Planning and Development, reviewed the stormwater charges to the RDA in July 2022 and determined they were appropriate. Attached to Rodney's memo is a report dated 12/20/2018 prepared by GWB Professional Services on behalf of the Stoughton RDA. As such, I consider the charges to the Stoughton RDA appropriate.

3. Charges from Stoughton Utility – Public Fire Protection – These charges were investigated by Shannon Statz and Brian Hoops at Stoughton Utilities. They found that two properties were not being charged this fee when they should have been. They also found that the fee for one property should have been reduced due to a smaller water connection size. The net result is that the Stoughton RDA has been undercharged.

Stoughton Utilities has verbally indicated that no changes are going to be made regarding the Public Fire Protection fees charged to the Stoughton RDA. This will become a moot point when the riverfront properties are sold later in 2022.

4. Revolving Loan Fund – The Common Council is scheduled to vote on R-164-2022 on August 9, 2022 to combine the Stoughton RDA and Revolving Loan Funds together. The general ledger reports included in the August 9, 2022 packet assume that resolution will be approved.

5. New department in BS&A system – The activity in the general ledger for the Stoughton RDA had to be migrated to accurately classify activity on both the audited financial statements and Wisconsin Department of Revenue Form C:

    - From: Culture, Recreation, Education
    - To: Conservation and Development

    Baker Tilly US, LLP has been accurately making these adjustments but the City of Stoughton has been incurring audit fees in this regard.

Please let me know if you have any questions or concerns on any of these topics.

Respectfully submitted,

David P. Ehlinger, CPA
Director of Finance/Comptroller
City of Stoughton

Dave Ehlinger

From: Rodney J. Scheel
Sent: Friday, July 15, 2022 12:07 PM
To: Dave Ehlinger
Cc: Tim Swadley
Subject: RE: Charges from Stoughton Utilities to Redevelopment Authorities
Attachments: RDA Properties - 425-433-501 E South.pdf

Dave,

Pervious areas include gravel. In 2019 adjustments were made based on the attachment and reflected in this table.

			ERU Change	Impervious Square Foot Chang
425 E. South Street	2018 Demolition Work		-1.5	-4625
433 E. South Street	2018 Demolition Work		-29.6	-91802
501 E. South Street	2018 Demolition Work		-15.9	-49496

While the system is not precise, I believe the adjustments made in 2019 generally represent the existing conditions.

Rodney Scheel
Director of Planning & Development
City of Stoughton
608.873.6619

From: Dave Ehlinger <DEhlinger@ci.stoughton.wi.us>
Sent: Friday, July 15, 2022 11:22 AM
To: Jill Weiss <JWeiss@stoughtonutilities.com>; Shannon Statz <sstatz@stoughtonutilities.com>; Rodney J. Scheel <rjscheel@ci.stoughton.wi.us>; Brett Hebert <bhebert@ci.stoughton.wi.us>
Cc: Tim Swadley <TSwadley@ci.stoughton.wi.us>
Subject: FW: Charges from Stoughton Utilities to Redevelopment Authorities

Hello everyone,

Could you please verify that the stormwater charges to the RDA for the former Millfab and Marathon properties are accurately assessed? Please see Roger Springman's comments below.

Thanks,

Dave

From: Roger & Sue Springman <berrypatch4651@yahoo.com>
Sent: Friday, July 15, 2022 11:05 AM
To: Dave Ehlinger <DEhlinger@ci.stoughton.wi.us>
Cc: Dale Reeves <reeves10079@gmail.com>
Subject: Re: Charges from Stoughton Utilities to Redevelopment Authorities

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am confused by their stormwater charges. What impervious areas do we have? I would like to see a listing of what they call "impervious areas" by square feet. The Marathon site had no impervious areas (it was all weeds) and perhaps with the exception of some minor residual areas at the Riverfront site, all remaining concrete floors had been excavated out. After all, TrueNorth had to do groundwater testing throughout this area. We even had the demolition contractor plant rye grass over the entire excavated area. I don't understand what they are referring to. Roger Springman

On Friday, July 15, 2022 at 07:51:50 AM CDT, Dave Ehlinger <dehlinger@ci.stoughton.wi.us> wrote:

Hello RDA members,

In looking at the recent charges to the RDA from Stoughton Utilities, they are legitimate.

These charges are for stormwater utility charges billed by Stoughton Utilities on behalf of the City of Stoughton. These charges are on impervious surface areas such as parking lots and buildings.

The charge for the former Marathon site is no longer applicable, and I assume it ended when the property was sold to Blake George.

This item has been added to the August 10th RDA agenda.

Shannon,

Could you please look a look at the first statement on the attached document? Is the public fire protection charge appropriate? Is that because a single building remains there?

Thanks,

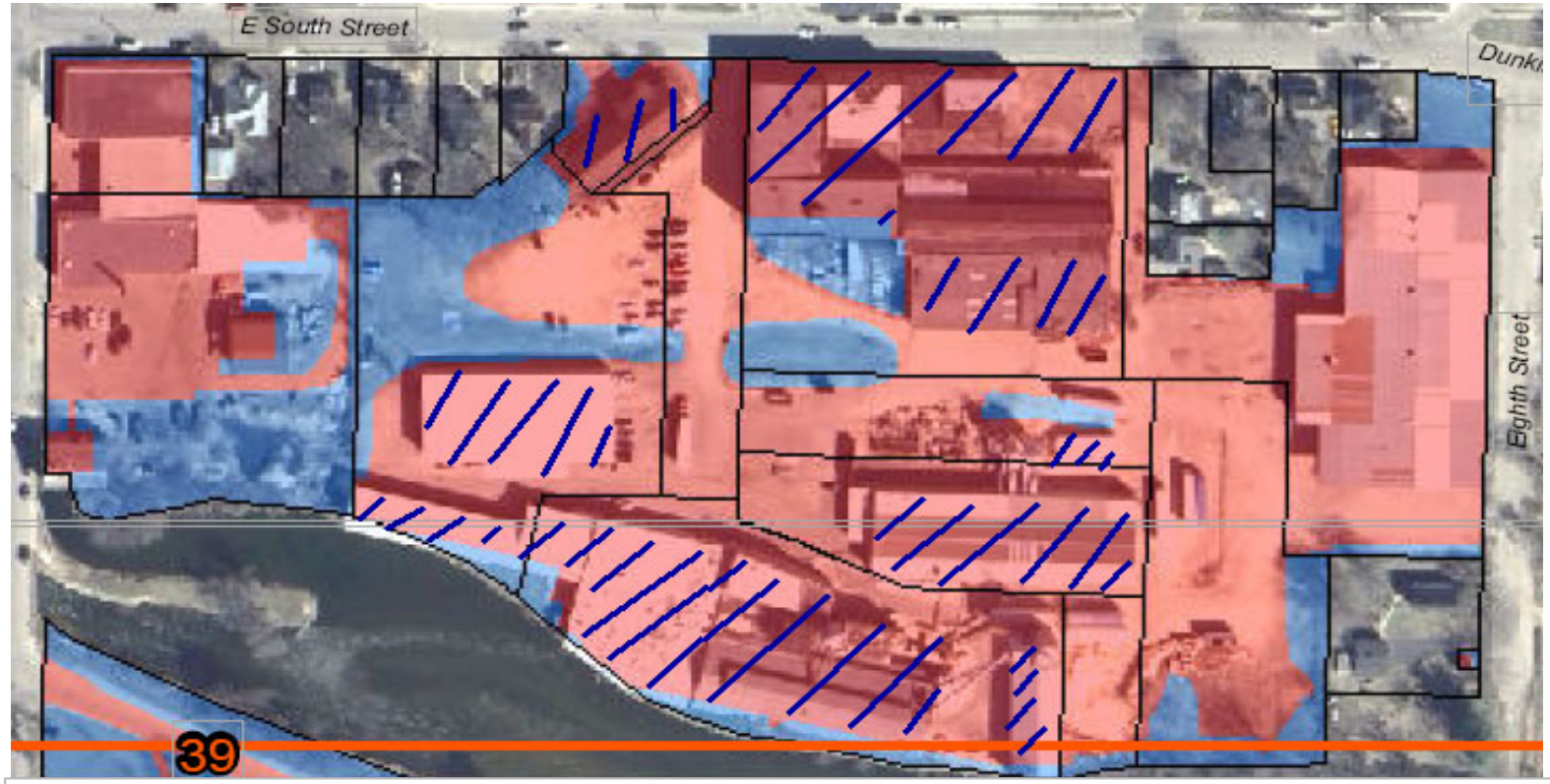
Dave

David P. Ehlinger, CPA

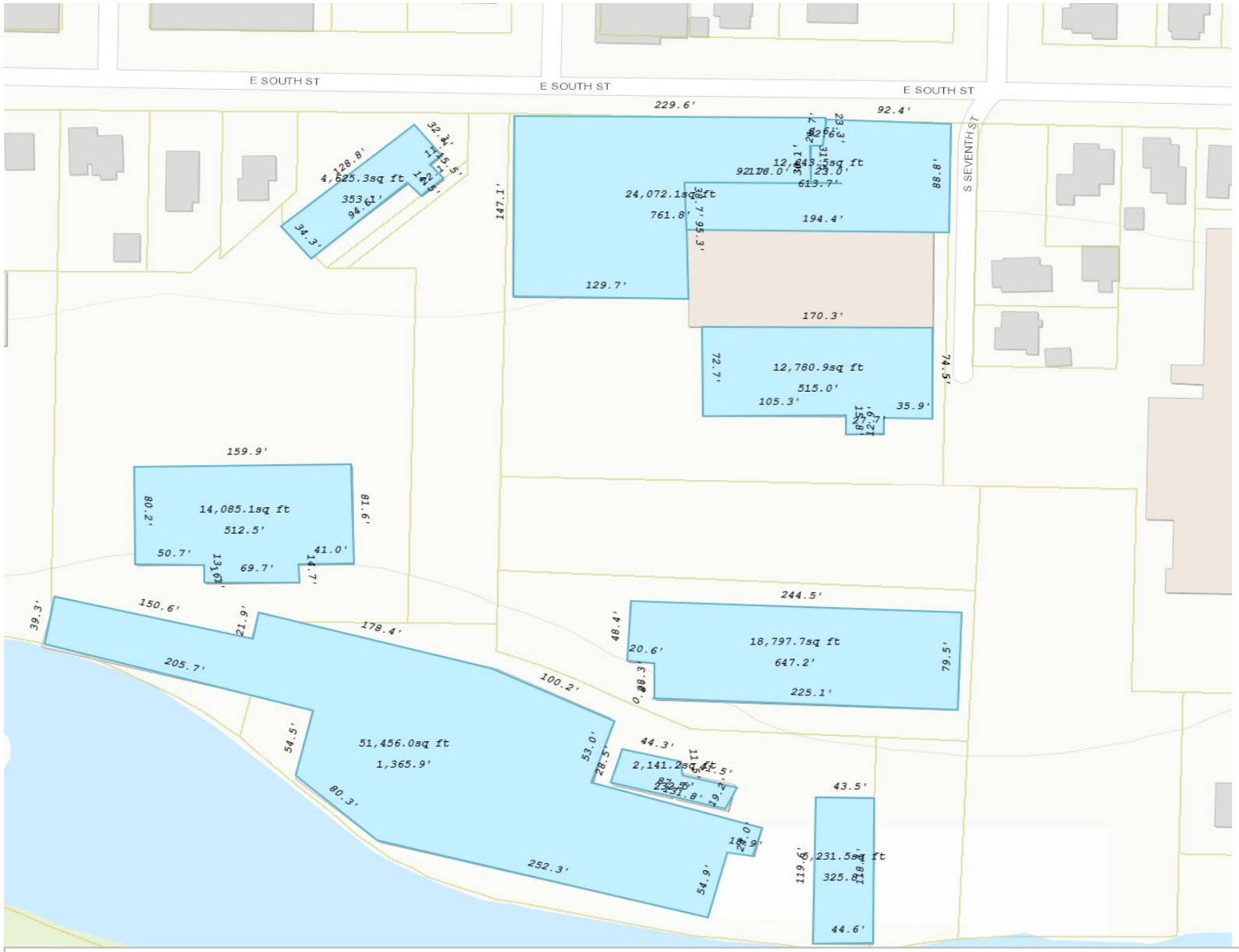
Stoughton RDA Impervious Surface Changes Due to Demolition

Address	Building	Area Removed	Current Charges	ERUs	Charged Area s.f.	Reductioni n Fee	New Fee
433	A	51,546					
433	B	2,141					
433	C	14,085					
433	D	18,798					
433	E	5,232					
	Sum 433	**91,802**	**$377.12**	**73.800**	**229,150**	**$151.08**	**$226.04**
425	**F**	**4,625**	**$20.44**	**4.000**	**12,420**	**$7.61**	**$12.83**
501	G	24,072					
501	H	12,643					
501	I	12,781					
	Sum 501	**49,496**	**$135.93**	**26.601**	**82,595**	**$81.46**	**$54.47**
	Total	**145,923**	**$533.49**	**104.401**	**324,166**	**$240.15**	**$293.34**

$5.11 Storm water fee/ERU
3,105 Amount of impervious area = Sq. Ft. per ERU



Impervious surface map prepared by Strand used to calculate impervious surface for storm water fees. Blue hatched lines represent buildings/concrete known to have been removed and redendered pervious through demolition.



Measurement of areas that were previously impervious and are now pervious. Each building is represented in the chart above by a

Statement

Stoughton Utilities
600 South Fourth Street . PO Box 383 . Stoughton, WI 53589
Office: (608) 873-3379 . Emergency: (608) 873-9322
www.stoughtonutilities.com

Customer: STOUGHTON REDEVELOPMENT
Account Number: AUTHORITY
Service Address: 10659-10
Statement Date: 501 E SOUTH ST
Service Period: 06/06/2022
Bill Type: 05/01/2022 - 06/01/2022
Account Type: REGULAR
PUBLIC AUTHORITY

STATEMENT ACTIVITY

PREVIOUS BALANCE			92.48
PAYMENT 05/20/2022			-92.48
BALANCE FORWARD			0.00
	RATE	**USAGE**	**CHARGES**
WATER SERVICE CHARGES:			
Public Fire Protection			20.15
Total Water Charges			**20.15**
CITY OF STOUGHTON CHARGES (873-6619):			
Stormwater Utility Charge	6.7600	10.70	72.33
CURRENT CHARGES			**92.48**
TOTAL AMOUNT DUE			**92.48**

SUMMER ENERGY BILLS BLOWING YOUR BUDGET?
When summer months bring longer days and higher than average temperatures (mainly due to extended air conditioner use), your energy bills can go up. We can help with tips to help you cut energy costs without sweating the heat. Find out more at **stoughtonutilities.com.**

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BY

Detach and return this portion. Make checks payable to Stoughton Utilities. Do not staple or fold.

Stoughton Utilities
PO Box 383
Stoughton, WI 53589-0383

Manage and pay your account online.
Log in to *My Account* at stoughtonutilities.com.

Account Number: 10659-10
Service Address: 501 E SOUTH ST
Statement Date: 06/06/2022

TOTAL DUE: $92.48 DUE DATE: 06/28/2022

AMOUNT ENCLOSED:

A 1% late payment charge totaling $0.92 will be assessed if prompt payment is not received by 06/28/2022.

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STOUGHTON REDEVELOPMENT AUTHORITY
207 S FORREST ST
STOUGHTON WI 53589-1718

STOUGHTON UTILITIES
PO BOX 8797
CAROL STREAM, IL 60197-8797

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Statement

Stoughton Utilities
600 South Fourth Street . PO Box 383 . Stoughton, WI 53589
Office: (608) 873-3379 . Emergency: (608) 873-9322
www.stoughtonutilities.com

Customer:	STOUGHTON REDEVELOPMENT
Account Number:	AUTHORITY
Service Address:	90374-13
Statement Date:	425 E SOUTH ST
Service Period:	06/06/2022
Bill Type:	05/01/2022 - 06/01/2022
Account Type:	REGULAR
	RES-CITY-DANE-1PH

STATEMENT ACTIVITY

PREVIOUS BALANCE			16.90
PAYMENT 05/20/2022			-16.90
BALANCE FORWARD			0.00
CITY OF STOUGHTON CHARGES (873-6619):			
Stormwater Utility Charge	6.7600	2.50	16.90
CURRENT CHARGES			**16.90**
TOTAL AMOUNT DUE			**16.90**

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JUN 10 2022
BY

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Stoughton Utilities
PO Box 383
Stoughton, WI 53589-0383

Account Number:	90374-13
Service Address:	425 E SOUTH ST
Statement Date:	06/06/2022

TOTAL DUE: $16.90 DUE DATE: 06/28/2022

AMOUNT ENCLOSED:

A 1% late payment charge totaling $0.17 will be assessed if prompt payment is not received by 06/28/2022.

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STOUGHTON REDEVELOPMENT AUTHORITY
207 S FORREST ST
STOUGHTON, WI 53589-1718

STOUGHTON UTILITIES
PO BOX 8797
CAROL STREAM, IL 60197-8797

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Statement

Stoughton Utilities
600 South Fourth Street . PO Box 383 . Stoughton, WI 53589
Office: (608) 873-3379 . Emergency: (608) 873-9322
www.stoughtonutilities.com

Customer: STOUGHTON REDEVELOPMENT
Account Number: AUTHORITY
Service Address: 90628-10
Statement Date: 433 E SOUTH ST
Service Period: 06/06/2022
Bill Type: 05/01/2022 - 06/01/2022
Account Type: REGULAR
PUBLIC AUTHORITY

STATEMENT ACTIVITY

PREVIOUS BALANCE			298.79
PAYMENT 05/20/2022			-298.79
BALANCE FORWARD			0.00
CITY OF STOUGHTON CHARGES (873-6619):			
Stormwater Utility Charge	6.7600	44.20	298.79
CURRENT CHARGES			**298.79**
TOTAL AMOUNT DUE			**298.79**

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Stoughton Utilities
PO Box 383
Stoughton, WI 53589-0383

Account Number: 90628-10
Service Address: 433 E SOUTH ST
Statement Date: 06/06/2022

TOTAL DUE: $298.79 DUE DATE: 06/28/2022

AMOUNT ENCLOSED:

A 1% late payment charge totaling $2.99 will be assessed if prompt payment is not received by 06/28/2022.

Manage and pay your account online.
Log in to *My Account* at stoughtonutilities.com.

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STOUGHTON REDEVELOPMENT AUTHORITY
207 S FORREST ST
STOUGHTON, WI 53589-1718

STOUGHTON UTILITIES
PO BOX 8797
CAROL STREAM, IL 60197-8797

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