CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: March 2, 2021

To: Finance Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Site Investigation Services – Former Public Works Site

The City and Redevelopment Authority (RDA) continue to work to towards redevelopment of these connected sites: Public Works, Millfab, Highway Trailers and Carpet Warehouse. As part of the environmental work conducted to date it has been identified that to facilitate development it is necessary to prepare an Area-Wide Materials Management Plan and associated Site-Specific Remedial Action Plans. The DNR supports this area-wide approach.

The City engaged True North Consultants to perform additional site investigation work on the former Public Works site and is currently under contract for that effort. The additional work is expected to cost $26,500. WDNR Fees and miscellaneous charges are estimated to be about $5,000. We have about $15,500 remaining from savings associated with the demolition and site investigation work of the Public Works site.

We recommend utilizing the remaining demolition project budget, exceeding the original budget by $16,000, and authorizing True North Consultants for the additional scope of services to complete the Area-wide Materials Management Plan and associated Site-Specific Remedial Action Plans. The funding required in excess of the original budget will be donated to TIF No. 8 from TIF No. 4.

If you have any questions, please contact me.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Approving Additional work with True North Consultants for Services related to Environmental Consulting for City & Redevelopment Authority (RDA) Lands on Fourth Street and E. South St.

Committee Action:

Fiscal Impact: $31,500

File Number:	**Date Introduced:** March 9, 2021

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

WHEREAS, the City of Stoughton and RDA continue to prepare lands on S. Fourth Street and E. South Street for redevelopment, and

WHEREAS, additional environmental planning work has been identified for these lands that includes the creation of an Area-wide Materials Management Plan and Site-Specific Remedial Action Plans, and

WHEREAS, the City is currently working with True North Consultants for environmental consulting for this area and this can be added to their scope of service for $26,500, and

WHEREAS, it is recommended to include $5,000 for additional miscellaneous expenses such as WDNR review fees, and

BE IT RESOLVED that the Common Council of the City of Stoughton hereby approves the proposal for additional services with True North Consultants for $26,500 along with $5,000 for miscellaneous expenses.

BE IT FUTHER RESOLVED that the Common Council of the City of Stoughton hereby approves the exceedance of the original budget by $16,000, which will be funded through a donation by TIF No. 4 to TIF No. 8.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

Exhibit A

True North Consultants Proposal of Services dated May 14, 2019

TRUE NORTH
CONSULTANTS

QUOTATION

525 Junction Road, Suite 1900
Madison, Wisconsin 53717
Phone: 608-234-5092
Fax: 608-237-2453

DATE:	3/1/2021
Proposal #	T22005I-C01
Customer ID	
Valid Until:	4/15/2021

CLIENT

City of Stoughton
207 S. Forrest Street
Stoughton, WI 53589

PROJECT

Riverfront Development
Material Management and Remedial Action Pl
E. South Street and S. 4th Street
Stoughton, Wisconsin

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
Riverfront Development				
Prepare Area-Wide Material Management Plan	1	LS	$ 10,000.00	$ 10,000.00
Prepare Site-Specific Remedial Action Plans				
- Stoughton Public Works Site	1	LS	$ 5,000.00	$ 5,000.00
- Former Millfab Site	1	LS	$ 3,500.00	$ 3,500.00
- Former Robert Auto Electric Site	1	LS	$ 2,000.00	$ 3,000.00
- Former Highway Trailer Building	1	LS	$ 3,500.00	$ 3,500.00
Assist with WEDC Grant Preparations	1	LS	$ 1,500.00	$ 1,500.00
			Subtotal	$ 26,500.00

Comments: The lump sum costs above include completing an Area-Wide Material Management Plan (MMP) to include the entire Riverfront Development project including the stormwater ponds area. Also included is the generation of site-specific Remedial Action Plans (RAPs) for the four associated WDNR sites identified within this project development area. WDNR fees are NOT included with the costs presented above. Additionally, True North with assist with the completion of a WEDC Brownfield grant application. Specific assistance in obtaining estimated fees for disposal and calculation of volume of material to be managed will be included with this fee. Fees will be billed on a monthly basis not to exceed the total lump sum costs presented.

TERMS AND CONDITIONS

1. The terms and conditions incorporated in the fully executed August 10, 2020 proposal shall apply to this scope of work.
2. Payment will be due upon receipt of invoicing.
3. Please fax, mail, or e-mail the signed price quote to the address above

Client Acceptance (sign below):

x _____

Print Name:

Other	$ -
TOTAL Due	$ 26,500.00

True North appreciates the opportunity to offer this proposal for environmental consulting and testing services. If you have any questions, please contact me at 608.234-5092
Mr. Christopher H. Valcheff

Thank You For Your Business!

Exhibit B

TIF No. 8 Financial Forecast, TIF No. Capital Expenditures and TIF No. 4 Financial Forecast

TIF NO. 8 FORECAST

	Projected Revenues								Expenditures						Balances		
									Total Debt Service								
Revenue Year	Tax Increments	Grants	Interest	Land Sales / Misc Rev	Levy Support	TID 4 Donations	Debt Proceeds	Total Revenues	Principal	Interest	Capital	Prof Services	Admin.	Total Expenditures	Annual	Cumulative	Year
2020	$-	$95,500	$289	$-	$-	$-	$-	$95,789	$-	$17,288	$105,244	$16,695	$2,700	$141,927	($46,138)	($62,816)	**2020**
2021	$5,596	$807,409	$-	$400,000	$24,741	$410,625	$-	$1,237,746	$-	$24,741	$1,095,572	$25,000	$5,000	$1,150,312	$87,434	$24,618	**2021**
2022	$5,596	$-	$-	$-	$-	$16,341	$-	$5,596	$88,621	$23,136	$-	$25,000	$5,000	$141,757	($136,161)	($111,544)	**2022**
2023	$5,596	$-	$-	$-	$-	$15,990	$-	$5,596	$92,405	$19,857	$-	$-	$5,000	$117,262	($111,666)	($223,210)	**2023**
2024	$5,596	$-	$-	$-	$-	$18,027	$-	$5,596	$93,957	$16,394	$-	$-	$5,000	$115,351	($109,755)	($332,965)	**2024**
2025	$5,596	$-	$-	$-	$-	$8,570	$-	$5,596	$97,741	$12,743	$-	$-	$5,000	$115,484	($109,888)	($442,853)	**2025**
2026	$5,596	$-	$-	$-	$-	$8,106	$-	$5,596	$102,043	$8,938	$-	$-	$5,000	$115,981	($110,385)	($553,238)	**2026**
2027	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$105,828	$5,515	$-	$-	$5,000	$116,343	($110,747)	($663,985)	**2027**
2028	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$106,345	$2,509	$-	$-	$5,000	$113,854	($108,258)	($772,243)	**2028**
2029	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$41,379	$491	$-	$-	$5,000	$46,870	($41,275)	($813,518)	**2029**
2030	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($812,922)	**2030**
2031	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($812,326)	**2031**
2032	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($811,730)	**2032**
2033	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($811,134)	**2033**
2034	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($810,538)	**2034**
2035	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($809,943)	**2035**
2036	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($809,347)	**2036**
2037	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($808,751)	**2037**
2038	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($808,155)	**2038**
2039	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($807,559)	**2039**
2040	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($806,963)	**2040**
2041	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($806,367)	**2041**
2042	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($805,771)	**2042**
2043	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($805,176)	**2043**
2044	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($804,580)	**2044**
2045	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($803,984)	**2045**
2046	$5,596	$-	$-	$-	$-	$-	$-	$5,596	$-	$-	$-	$-	$5,000	$5,000	$596	($803,388)	**2046**
Total	**$145,493**	**$902,909**		**$404,671**	**$24,741**	**$477,659**	**$726,251**	**$2,204,354**	**$728,319**	**$154,539**	**$1,838,352**	**$143,184**	**$143,348**	**$3,007,742**	**$(803,388)**		

Riverfront Capital Budgeting - Including Add'l Remediation Request

	2021 CIP	Adjustments/Carry Overs	Total
Pedestrian Bridge Construction Engineering	$ -	$ 16,650	$ 16,650
Pedistrian Bridge Construction	$ 398,542	$ 76,561	$ 475,103
Riverbank Restoration Design	$ -	$ 31,740	$ 31,740
Riverbank Restoration	$ 211,600	$ -	$ 211,600
Riverfront Trail and Amenities Design	$ -	$ 31,740	$ 31,740
Riverfront Trail and Amenities	$ 242,379	$ 36,360	$ 278,739
Remediation	$ 34,000	$ 16,000	$ 50,000
	$ 886,521	$ 209,051	$ 1,095,572
Grants	$ 722,920	$ 84,489	$ 807,409
Net Cash Flow	$ (163,601)	$ (124,562)	$ (288,163)

TIF NO. 4 FORECAST

	Projected Revenues					Projected Expenditures									Balances	
						Total Debt Service										
Revenue Year	Tax Increments	Other	Interest	Land Sales / Misc Rev	Total Revenues	Principal	Interest	Capital	Prof Services	Admin.	Revolving Loan	Donation to TID 5	Donation to TID 8	Total Expenditures	Annual	Cumulative
2020	$180,369	$11,644	$5,459	$39,000	$236,472	$100,000	$1,625	$892,956	$11,355	$11,884	$135,000	$-	$-	$1,152,820	$(916,348)	$202,400
2021	$174,190	$6,000	$35	$60,000	$240,225	$-	$-	$-	$5,000	$10,000	$17,000	$-	$410,625	$442,625	$(202,400)	$-
2022	$174,190	$6,000	$-	$-	$180,190	$-	$-	$-	$5,000	$5,000	$-	$153,849	$16,341	$180,190	$-	$-
2023	$174,190	$6,000	$-	$-	$180,190	$-	$-	$-	$5,000	$5,000	$-	$154,200	$15,990	$180,190	$-	$-
2024	$174,190	$6,000	$-	$-	$180,190	$-	$-	$-	$5,000	$5,000	$-	$152,163	$18,027	$180,190	$-	$-
2025	$174,190	$6,000	$-	$-	$180,190	$-	$-	$-	$5,000	$5,000	$-	$161,620	$8,570	$180,190	$-	$-
2026	$174,190	$6,000	$-	$-	$180,190	$-	$-	$-	$5,000	$5,000	$-	$162,084	$8,106	$180,190	$-	$-
	$ 1,400,203	**$ 50,278**	**$ 28,757**	**$ 104,000**	**$ 1,583,238**	**$ 200,000**	**$ 6,425**	**$ 932,574**	**$ 51,455**	**$ 47,034**	**$ 217,000**	**$ 783,916**	**$ 477,659**	**$ 2,716,063**		