

VILLAGE OF WHEELER

105 W TOWER RD

WHEELER WI 54772

MAY 2025 MEETING AGENDA

1. CALL TO ORDER
2. PROOF OF POSTING
3. ROLL CALL
4. ATTENDANCE
5. APPROVAL OF APRIL MEETING MINUTES
6. APPROVAL OF SPECIAL MEETING MINUTES 4/23/2025
7. REPORTS:
 - a. PRESIDENT
 - b. TREASURER
 - c. CLERK
 - d. PUBLIC WORKS
 - e. ENFORCEMENT
 - f. BUILDING INSPECTOR
8. OLD BUSINESS:
 - a. RAZE 315 RAILROAD AVE
 - b. U.S.D.A STATUS
 - c. IMPROVEMENTS AT THE BALL FIELD
 - d. SIDING
9. NEW BUSINESS:
 - a. Recognition Certificates:
 - i. SHINE BRITE EXTERIOR CLEANING
 - ii. RETIREMENT RECGNITION BRIAN AND KIM LORENZ
 - iii. WELCOME KEVIN AND AMANDA KOLDEN
 - b. POSSIBLE PURCHASE TILLEX BOX BLADE QUICK ATTATCH
10. CALENDAR
11. PUBLIC COMMENTS
12. ADJOURNMENT

April 2, 2025, Village Board Meeting Minutes

Meeting called to order by President Hakanson at 6:30

Roll call: President Hakanson, Trustee Milune, President Marten Present

Attendance. Leannette Marten, Larry Allen, Ann Anderson, John Williams, Jordan Pellet, Mercedes Koenig, Wayne Rambo, Mosette

Proof of Posting: Posted at the Post Office, Village Hall and the Village website

Oath of Office Administered to Trustee Marten and Trustee Milune

Minutes from the March meeting Motion to approve by Trustee Ryan second by President Hakanson motion carried

Reports:

Treasurers Report: Motion to accept Treasurers Report Trustee Milune second by trustee Marten motion carried

Clerk report: see attached with additions fire alarm being repaired at the Village hall and Ballfield reserved M,Th for third and fourth grade starting at 5 p.m. Tu, W for 10 and under starting at 5:30 p.m.

President Report: President Hakanson suggested we budget for a second Badger Book before the next Presidential election. President asked how the Village truck is working for fear of nickel and diming fixes. Directed Clerk Knutson to look for grants for a new truck, Waiting for title insurance for USDA.

Public works report: Rand advised he went to the Wisconsin Rural Water conference 1325 operators were in attendance. President Hakanson relayed that Boyceville Fire Dept requested GPS of all fire hydrants.

Enforcement Report couple of cases coming up I court discussion of abandoned buildings

Building inspector report see attached

Motion to accept reports by President Hakanson second by trustee Milune motion carried

Old Business:

Storage container ordinance questions residential vs commercial Motion to table till clarified by Trustee Marten second by President Hakanson carried

Operation Mission Hope has received a grant for the storage building and is working with our building inspector

Raze Order Bids: Bids were received from Gary Cormican Excavating, Webbs 36 excavating, Cripe Excavating, A&A Transit, Haas Excavating These contractors will be invited to a walk through and then allowed to modify their bids before opening them.

Vinyl Siding Bids

Hometown Exteriors \$10,983.71

Hayriver Homes \$12,600.00

Building Block Construction \$14,500.00

Motion by Trustee Marten to Accept the Bid as presented by Hometown Exteriors for \$10,983.71 second by Trustee Milune Vote Trustee Marten Aye, Trustee Milune aye President Hakanson Aye motion carried. Jordan Pellett was present at the meeting asked when he would start, he said materials take 2 weeks for delivery.

New Business:

Discussion on closing Church Street where it turns to the east. Discussion pointed to not knowing what the future owners may want to develop 20, 30, 60 years forward Motion by President Hakanson not to close Church St Trustee Marten second carried along with that discussion was naming alley (roads not wide enough to be classified as Streets or Avenues. suggested alley that have building using the alley as their main road should have names and end in trail signifying roads not meeting specifications

NEW TRAIL BEHIND THE BALLFIELD WHERE WELL WILL BE LOCATED LEHMAN TRAIL.

CHURCH STREET EAST WEST WILL BE NOONEY TRAIL

THE ALLEY BETWEEN THE POST OFFICE OND THE 50 YARD LINE TBD

MOTION TO RENAME THESE ALLEYS TO TRAILS BY PRESIDENT HAKANSON SECOND BY TRUSTEE MARTEN
MOTION CARRIED

Discussion for a new ordinance that requires unoccupied mobile homes to be replaced with units no older than ten years old forward to attorney for drafting

Motion by President Hakanson to move into closed session pursuant to WI Stat 19.85(1)€ deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified business, when competitive bargaining requires closed session. Second by Trustee Marten adjourned to closed session 7:20 P.M. carried

Motion By President Hakanson to reconvene into open session second by Trustee Marten carried at 7:47 p.m.

Announcement No action taken

Motion by President Hakanson Second by Trustee Marten to Adjourn carried

Meeting Adjourned a 7:48

Respectfully submitted

Donald R. Knutson Clerk.

VILLAGE OF WHEELER
SPECIAL BOARD MEETING

April 23, 2025

5:30 P.M.

1. Call to order at 5:30
2. Roll Call President Hakanson Present, Trustee Marten Present Trustee Milune Present
3. Brian Riley Ehlers, John Cameron Ehlers
4. Presentation of Preliminary Rate Study for water and sewer to fund and sustain the water and sewer system upgrades.
5. Motion to accept phase 1 plan for water PSC rate plan in preparation for the PSC review of the rates. By Trustee Marten second by Trustee Milune Vote: President Hakanson Aye, Trustee Marten Aye, Trustee Milune Aye Motion Carried
6. Motion to accept Ehlers Phase 1 rate proposal for sewer rates. Understanding this adjustment may have to go into effect this fall. By President Hakanson, 2nd by Trustee Marten Vote President Hakanson Aye, Trustee Marten Aye, Trustee Milune Aye motion carried.
7. Motion to Adjourn by President Hakanson, second by Trustee Ryan Motion Carried Adjourned at 6:10

Attest: Donald R. Knutson Clerk



Village of Wheeler, WI
2025 Water & Sewer Rate Study
Phase 1: Long-Range Cash Flow Analysis

April 23, 2025 Village Board Meeting

Why are we here?

- Village looking to secure USDA Rural Development Financing for Well, Lift Station, and WWTP projects
- To secure funding (loan and grants) rates must be set appropriately
- Ehlers to identify long-term fiscal sustainability of W&S utilities
- Our process
 - ✓ Historical Rate & Financial Performance; PSC Education
 - ✓ Long-term planning (forecast financial obligations)
 - ✓ Rate Impact

Building Utility Rates: Revenue Requirement

How much revenue should we generate from user rates?

Cash Basis

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Debt Service (P&I)
- + Capital funded from rates
- Less Non-rate Revenue
- = Total Revenue Requirements

Utility Basis

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Depreciation
- + Rate of Return on Rate Base
- Less Non-Rate Revenue
- = Total Revenue Requirements

Water: Historical Rate Performance

Revenue Requirement		Shown with no increase				Est	Budget	Test Year
Component	Description	2020	2021	2022	2023	2024	2025	PSC
Cash Basis								
1	O&M and P/L OT	\$85,983	\$76,103	\$73,870	\$54,880	\$68,633	\$76,839	\$78,000
2	Debt	\$5,705	\$5,704	\$5,701	\$5,896	\$5,748	\$5,746	\$35,316
3	Cash Funded Capital ^a	\$1,428	\$1,426	\$38,131	\$38,613	\$62,251	\$31,437	\$8,829
Less:								
	Other Revenue	\$1,149	\$1,808	\$4,052	\$3,840	\$2,199	\$800	\$800
	Interest Income	\$7	\$2	\$8	\$18	\$147	\$0	\$0
	Revenue Requirement	\$81,838	\$81,623	\$114,644	\$95,533	\$134,283	\$112,222	\$121,345
(Costs less Other Income)								
	User Rates Revenue	\$110,865	\$107,029	\$109,170	\$108,149	\$101,428	\$105,539	\$105,539
	Rate Adequacy	\$18,817	\$25,408	(\$5,474)	\$12,617	(\$32,855)	(\$6,693)	(\$15,808)
	Rate Adjustment Needed	0.00%	0.00%	5.01%	0.00%	32.39%	6.33%	14.98%
Utility Basis (PSC)								
1	O&M and P/L OT	\$85,983	\$76,103	\$73,870	\$54,880	\$68,633	\$75,839	\$78,000
2	Depreciation	\$7,189	\$8,209	\$8,456	\$9,880	\$10,643	\$12,148	\$36,205
3	NRB	\$137,444	\$134,094	\$150,279	\$164,859	\$180,236	\$205,034	\$808,891
	PSC Benchmark ROY %	4.90%	4.90%	4.90%	6.50%	6.30%	6.40%	6.40%
	PSC Calculated ROI	\$8,735	\$8,571	\$7,394	\$10,703	\$10,095	\$13,122	\$51,758
Less:								
	Other Revenue	\$1,149	\$1,808	\$4,052	\$3,640	\$2,199	\$800	\$800
	Revenue Requirement	\$98,738	\$88,275	\$85,638	\$71,833	\$87,171	\$100,309	\$165,161
(Costs less Other Income)								
	User Rates Revenue	\$110,865	\$107,029	\$109,170	\$108,149	\$101,428	\$105,539	\$105,539
	Rate Adequacy	\$12,117	\$17,754	\$23,532	\$36,316	\$14,258	\$5,230	(\$59,622)
	Rate Adjustment Needed	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	56.48%

Volatile O&M

Capital Add's & ROR change

Notes:
^aIncludes minimum recommended debt coverage at 1.25x annual debt payment

Case Study: Water: Alternatives

- To lower CRC impact:
 - ✓ Request lower ROR from PSC
 - ✓ Typically, 4.9% is lowest allowable floor and subject to PSC decision
 - ✓ Would change revenue adjustment from 56.49% to 45%

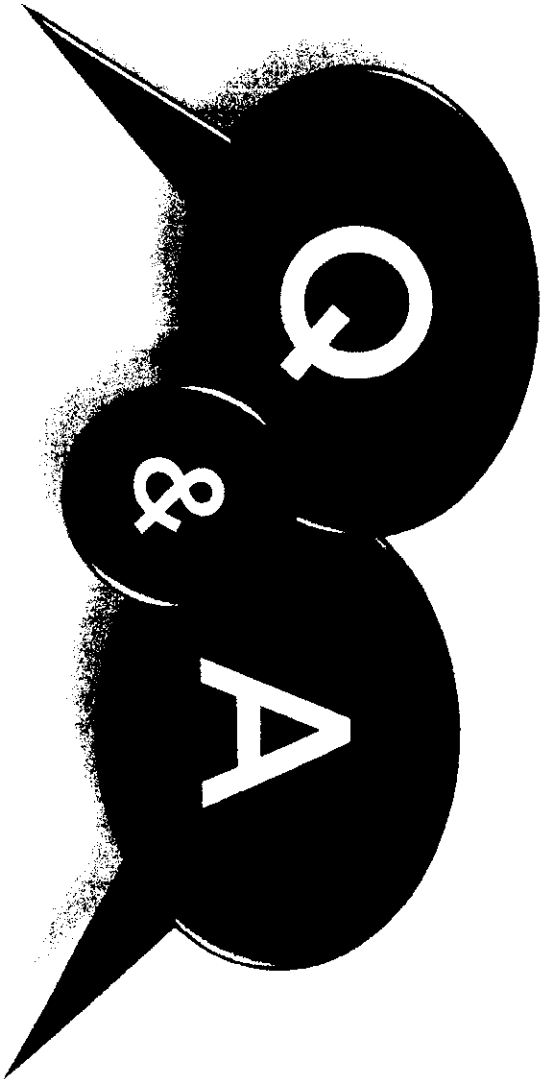
Sewer: Historical Rate Performance

Shown with no increase						
Revenue Requirement						Est
Component	Description	2020	2021	2022	2023	2024
Cash Basis						
1	Operating and Maintenance	\$93,435	\$87,141	\$69,439	\$66,411	\$65,971
2	Debt	\$0	\$0	\$0	\$0	\$0
3	Cash Funded Capital	\$0	\$0	\$1,914	\$35,693	\$0
						\$11,409
Less:						
	Other Revenue	\$28	\$520	\$982	\$802	\$530
	Interest Income	\$68	\$35	\$11	\$14	\$6
	Revenue Requirement	\$93,339	\$86,586	\$70,360	\$101,288	\$65,435
	(Costs less Other Income)					\$136,645
	User Rates Revenue	\$103,551	\$97,009	\$98,438	\$96,007	\$85,467
	Rate Adequacy	\$10,212	\$10,423	\$28,078	(\$5,281)	\$20,033
	Rate Adjustment Needed	0.00%	0.00%	0.00%	5.50%	0.00%
						\$89,600
						(\$47,045)
						52.51%

Adjustment needed to close on USDA RD Loan

Notes:
Includes minimum recommended debt coverage at 1.25x annual debt payment





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