



# CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

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## **COMMON COUNCIL MEETING** **Council Chambers, City Hall** **Monday, January 25, 2021** **7:00 p.m.**

- I. Call to order/roll call
- II. Pledge of Allegiance/Invocation – Clay Salmela
- III. Approval of agenda
- IV. Public communications and comment
- V. Conduct public hearing – proposed application for Community Development Block Grant-Close for Public Facilities (CDBG CL-PF)
- VI. Action items
  1. Resolution – Authorizing submission of CDBG CL-PF application  
(Staff note: Attached is the required resolution authorizing the CDBG CL-PF grant submission for the Senior Center/Trailhead Facility project. Staff recommends approval.)
  2. Resolution – Providing a guarantee of matching funds  
(Staff note: The CDBG CL-PF program requires an adequate local financial match must be provided for the proposed Senior Center/Trailhead Facility project. Staff recommends approval of the attached resolution guaranteeing the funds.)
  3. Reconsideration – consolidation of dispatch center with FDL County  
(Staff note: At the January 12<sup>th</sup> meeting, council member Werch requested this item be brought back to tonight's meeting for reconsideration.)

4. Resolution – carrying over funds to 2021 budget  
(Staff note: By city code, unspent budget funds at year-end revert to the general fund, unless otherwise designated. Attached is a resolution to carry over certain unused 2020 budget funds for use in 2021. Staff recommends approval of the resolution.)
5. Resolution – authorizing the extension of TID #4 for one year  
(Staff note: TID #4 is required to close on March 8, 2021. State statutes permit a TIF district to remain open one additional year if the tax increment revenue is used to benefit affordable housing and to improve the city's housing stock. Staff recommends approval of the resolution.)
6. The City's three-year agreement with Grand Valley Inspection Services, LLC for zoning administration and building inspection services is up for renewal this year. Staff, residents, and area contractors have been very happy with the arrangement the city has with building inspection services provided by Susan Leahy of Grand Valley Inspections. A renewal agreement with the same terms is attached. Staff recommends approval of this agreement for another 3-year period.
7. Public Works Committee meeting minutes – January 14<sup>th</sup>  
(Staff note: At their January 14<sup>th</sup> meeting, the Public Works Committee recommended approval of the process for distributing 2021 free dump day tickets, as outlined in the attached Citywide Cleanup policy.)
8. Resolution – establishing an equipment replacement fund from annual recycling fee revenues  
(Staff note: At the January 14<sup>th</sup> meeting, the Public Works Committee recommended approval of the attached resolution.)

## VII. Discussion items

1. Russell Manor land contract  
(Staff note: Attached is a brief history of the Russell Manor land contract, which is up for renewal this year. Staff recommends approving the attached Agreement to Extend Land Contract, under the same terms as the original contract, for an additional 10 years.)
2. Haas Brewery Stable  
(Staff note: At their January 5<sup>th</sup> meeting, the Historic Preservation Commission approved a recommendation to the Council that the Haas Brewery Stable remain on that site and be sold to remain there.)

3. Cable TV Committee meeting minutes – January 18<sup>th</sup>  
(Staff note: At their January 18<sup>th</sup> meeting, the Cable TV Committee approved a recommendation to the Council that the name of their committee be changed in the city’s ordinances to Ripon Community Media Committee.)

VIII. Project updates & staff reports

1. Recognition of employees celebrating anniversaries in December and January

IX. Mayor’s communications and appointments

X. Agenda items for future Council meetings

XI. Adjourn

## **PUBLIC HEARING NOTICE**

**CITY OF RIPON**

**CITY HALL**

**100 JACKSON STREET**

**RIPON, WI 54971**

**JANUARY 25, 2021 – 7:00 P.M.**

The City of Ripon is holding a Public Hearing regarding its proposed application for Community Development Block Grant–Close for Public Facilities (CDBG CL-PF). The public is invited to attend to learn about the CDBG CL-PF program, to help identify additional community development needs, and to comment on the activities proposed to be included in the CDBG application. The agenda for the public hearing is as follows:

1. Identification of total potential funds
2. Eligible CDBG activities
  - a. Economic Development
  - b. Public Facilities
  - c. Public Facilities for Economic Development
  - d. Planning Grant
  - e. Housing
  - f. CDBG-CLOSE
3. Presentation of identified community development needs
4. Identification of any community development needs by Presentation of activities proposed for CDBG application, including potential residential displacement
5. Citizen input regarding proposed and other CDBG activities.

Residents of the City of Ripon are encouraged to attend, especially residents with low to moderate incomes. The meeting room is handicapped accessible. Persons needing additional accommodations should contact Lori Rich, City Administrator at 920-748-4914.

Publication Date: Thursday, January 25, 2021

**Division of Energy, Housing and Community Resources**

Community Development Block Grant – Authorizing Resolution to Submit a CDBG Application

**Authorizing Resolution to Submit a  
Community Development Block Grant (CDBG)  
Application**

Relating to the           **City**           of           **Ripon**           participation in the  
*(County, City, Village, or Town)* *(UGLG/Unit of General Local Government's Name)*  
Community Development Block Grant **Close-Public Facilities (CDBG CL-           Program**  
**PF)**  
*(Name of Program, e.g., Public Facilities (CDBG-PF), Planning (CDBG-PLNG))*

WHEREAS, Federal monies are available under the Community Development Block Grant (CDBG) program, administered by the Wisconsin Department of Administration (DOA) Division of Energy, Housing and Community Resources (DEHCR) for the purpose of the provision or development of a **Senior Center Construction for the CDBG CL-PF Program**

*(Activity and Program, e.g., Public Facility Improvement for the CDBG-PF Program; Plan for the CDBG-PLNG Program)*  
for the           **City**           of           **Ripon**           ;  
*(County, City, Village, or Town)* *(UGLG's Name)*

WHEREAS, after public meeting and due consideration, the           **City Council**            
*(Name of Appropriate Committee)*  
has recommended that an application be submitted to DOA for the following project:

          **Construction of a Senior Center**           ; and  
*(CDBG Proposed Project Title)*

WHEREAS, it is necessary for the           **City Council**           to  
*(County Board, City Council, Village Board, Town Board)*  
approve the preparation and filing of an application for the           **City**           to  
*(County, City, Town, Village)*  
receive funds from this program; and

WHEREAS, the           **City Council**           has reviewed the  
*(County Board, City Council, Village Board, Town Board)*  
need for the proposed project(s) and the benefit(s) to be gained there from;

NOW, THEREFORE, BE IT RESOLVED, that the           **City Council**            
*(City Council, County Board, Village Board, Town Board)*  
does hereby approve and authorize the preparation and filing of an application for the above-named project; and that the           **Mayor**           is hereby  
*(Council President, Mayor, Board Chair, Village President)*



Resolution No. \_\_\_\_\_

**CITY OF RIPON  
RESOLUTION PROVIDING A GUARANTEE OF MATCHING FUNDS  
FOR THE CDBG CL-PF APPLICATION**

Relating to the City of Ripon's participation in the Community Development Block Grant (CDBG) Program.

WHEREAS, federal monies are available under the CDBG Close Program, administered by the State of Wisconsin, Department of Administration, for the purpose of the provision or improvement of public facilities; and

WHEREAS, after public meeting and due consideration, the City Council of the City of Ripon has recommended that an application be submitted to the State of Wisconsin for the following project(s):

**Construction of a Senior Center**

WHEREAS, the City Council of the City of Ripon has reviewed the need for the proposed public facilities projects, and the benefits to be gained therefrom; and

WHEREAS, an adequate local financial match must be provided for the proposed public facility projects by the City of Ripon.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ripon does hereby authorize the commitment of up to \$550,000 of local funds towards this project.

Adopted on this 25<sup>th</sup> day of January, 2021.

SIGNED: \_\_\_\_\_

Theodore Grant, Mayor

\_\_\_\_\_

Date

ATTEST: \_\_\_\_\_

Ann Schommer, Clerk

\_\_\_\_\_

Date

January 18, 2021

Ripon City Council Members

**Additional Information;** As a result of some of the comments and concerns from the last council meeting;

- In 2020 Fond du Lac County received and transferred or dispatched, **686** cell phone 911 calls for the City of Ripon dispatch.
- In 2020, the City of Ripon received 413 landline 911 calls broken down as follows;
  - 191 Medical
  - 36 misdials
  - 105- 911 check/test
  - 11- drill
  - 9- fire
  - 51 – police only
  - 10 other
- According to FDLCO Communications **80%** of the 911 calls to their dispatch center are cell phone calls.
- **\$165,000** Call Works 911 Next Gen operating program.
  - This would provide software, 5 year warranty, on software and onsite support and extended warranty.  
**\$14,000** for annual maintenance agreement starting in year two. (**\$56,000 for four years**)
  - Additional replacement fund for replacement in year 6; **\$43,000** annually for one piece of equipment, project annual cost after initial purchase of **\$57,000/yr** (replacement and maintenance costs).

Projection of need for increased staffing for Communications Center – The question has been raised as to why we don't do medical procedures dispatching (Medical ProQA), Wisconsin mandated the ability of communications centers to provide medical instructions in cases of pulse less non breathing calls. Currently, those calls are transferred to FDLCO for instruction while Ripon continues with dispatching responders to the call.

Medical ProQA dispatch service to avoid transfer of calls.

- **\$5,280** (\$2190 ProQ A Medical Dispatch Training initial training cost, \$2760/yr continuing education, \$330 biannually for recertification, not including OT costs for training) Every new hire would need to go through this process.

- National Fire Protection Association standard for Telecommunications is 2 communications officers on duty to meet process requirements for emergency calls for critical operations.(NFPA 1221)
- We would need to look to having communications officers work 12 hour shifts and increase staff by minimum of 4 full time positions (approx cost start at \$295,000 for salary and benefits alone/ year) If Medial ProQA was a consideration.
- We would essentially be upgrading from a dispatch center to a “Regional Communications Center” with the addition of the Next Gen 911 operating system. Taking all 911 calls, landline and cellular, in our area and from the surrounding area. No longer a 1 person operating based system. You can expect an 80 % increase in our 911 calls to our center.
- Training, Overtime, etc all will increase.
- Cannot quantify the liability increase as well. We already hold liability for the function of our dispatch center, taking on more calls, responsibility always leads to more liability.
- Still does not address any need we have for a backup system for dispatch should ours go down.

Chief Bill Wallner  
Ripon PD

# RESOLUTION NO. 2021-\_\_

## A RESOLUTION TRANSFERRING CERTAIN UNUSED FUNDS FROM BUDGET YEAR 2020 TO BUDGET YEAR 2021

**WHEREAS**, it is the City's intent that funds be expended in the year budgeted, except for special circumstances; and,

**WHEREAS**, City ordinance mandates that funds unused at the end of a budget year be placed into the general fund unless otherwise specified by resolution; and,

**WHEREAS**, the City has identified a need to transfer certain unexpended funds to cover the anticipated costs related to capital projects or to protect designated fund balances.

**NOW, THEREFORE, BE IT RESOLVED** that the Common Council hereby authorizes the transfer of unused 2020 funds into the 2021 budget year as follows:

- \$ 16,086.00 from Fund 10 to Fund 10 for Elections technology upgrades to voting equipment.
- \$ 11,481.00 from Fund 10 to Fund 10 for Admin health insurance for new city administrator.
- \$ 25,600.00 from Fund 10 to Fund 10 for PD Equipment upgrades, Video and redaction software.
- \$ 7,850.00 from Fund 10 to Fund 10 for PD Equipment upgrade, Fingerprint.
- \$ 10,000.00 from Fund 10 to Fund 10 for PD Lexipol Policy purchase – liability reduction.
- \$ 50,000.00 from Fund 10 to Fund 10 for DPW paving the shop parking lot and new pickup truck.
- \$ 34,261.00 from Fund 10 to Fund 10 for Cable TV equipment.
- \$ 1,163.00 from Fund 10 to Fund 10 for Senior Center for supplies and equipment.
- \$126,873.29 from Fund 21 to Fund 21 for EMS equipment replacement.
- \$195,660.10 from Fund 21 to Fund 21 for EMS the purchase of a new ambulance.
- \$ 3,946.85 from Fund 21 to Fund 21 for EMS training.
- \$ 27,360.00 from Fund 21 to Fund 21 for part time salaries.
- \$ 11,020.00 from Fund 21 to Fund 21 for unanticipated large expenditures.
- \$ 20,000.00 from Fund 21 to Fund 21 for small equipment.
- \$ 92,086.35 from Fund 21 to Fund 21 for FAP monies not spent.
- \$158,926.95 from Fund 22 to Fund 22 for City Revolving Loan Fund.
- \$ 3,657.82 from Fund 25 to Fund 25 for Historic Preservation Society projects.
- \$502,429.09 from Fund 27 to Fund 27 for CDBG Revolving loan fund activity.
- \$ 10,816.10 from Fund 29 to Fund 29 for CDBG Housing Grant.
- \$ 27,582.33 from Fund 40 to Fund 40 for PD Dispatch radio room upgrade.
- \$ 4,275.36 from Fund 40 to Fund 40 for PD Portable radio replacement.

\_\_\_\_\_  
Lori Rich, City Administrator

\_\_\_\_\_  
Theodore Grant, Mayor

AYES \_\_\_\_\_ NAYES \_\_\_\_\_

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

Approved as to form:

\_\_\_\_\_  
Ludwig Wurtz, City Attorney

## **RESOLUTION NO. 2021-\_\_\_**

### **A RESOLUTION AUTHORIZING THE EXTENSION OF TAX INCREMENT DISTRICT NO. 4 FOR ONE YEAR TO BENEFIT AFFORDABLE HOUSING AND TO IMPROVE THE CITY'S HOUSING STOCK PER WISCONSIN STATUTES SECTION 66.1105(6)(G)**

**WHEREAS**, the City of Ripon established Tax Increment District No. 4 (the "District") on March 8, 1994 and has completed implementation of the Project Plan and has paid off the aggregate of all its project costs; and,

**WHEREAS**, section 66.1105(6)(g) of the Wisconsin Statutes provides that a municipality may extend the life of a tax increment district for up to one year for the purpose of benefiting affordable housing within the boundaries of the municipality provided that certain conditions are met, included but not limited to the following: (a) at such time as the tax increment district pays off all of its project costs, the municipality adopts a resolution extending the life of the district for a specified number of months; (b) such resolution specifies how the municipality intends to improve its housing stock; and (c) the municipality forwards such resolution to the Wisconsin Department of Revenue; and,

**WHEREAS**, provided that the requirements of section 66.1105(6)(g) are satisfied, a municipality may utilize at least 75% of the tax increments received during the extended life of the tax increment district to benefit affordable housing in the municipality, and the remaining portion of the tax increments shall be used by the municipality to improve the municipality's housing stock; and,

**WHEREAS**, the Common Council of the City of Ripon believes that protection and improvement of the City's neighborhoods and housing stock is critical to maintaining a healthy and sustainable community, and that investing in affordable housing within and improving the housing stock of the City are worthy initiatives and will benefit the City and serve important public purposes; and,

**WHEREAS**, section 66.1105(6)(g) requires that a municipality must adopt a resolution extending the life of a tax increment district at such time as the district pays all of its project costs, and the District's project have been fully paid; and,

**WHEREAS**, the City of Ripon accordingly can now adopt the resolution required under section 66.1105(6)(g), and wishes to formally adopt such a resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Common Council hereby authorizes the extension of Tax Increment District No. 4 for one year in order to utilize the final year's tax increment revenue to benefit affordable housing and to improve the City's housing stock per section 66.1105(6)(g) of the Wisconsin Statutes.

\_\_\_\_\_  
Theodore Grant, Mayor

\_\_\_\_\_  
Lori Rich, City Administrator

AYES \_\_\_\_ NAYES \_\_\_\_  
PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

Approved as to form:

\_\_\_\_\_  
Ludwig L. Wurtz, City Attorney

# **TID #4 EXTENSION RECOMMENDATION**

## **OPTION 1**

Closing TID #4 in 2021 would add approximately \$41,000 to the city's 2022 budget and would provide tax relief of \$15.46 on a \$100,000 home.

## **OPTION 2**

Keeping TID #4 open one additional year would create a fund of \$273,000 to improve housing in our community, of which a minimum of 75% must benefit affordable housing.

TID #4 would then be closed in 2022, which would add approximately \$41,000 to the city's 2023 budget and would provide tax relief of \$15.46 on a \$100,000 home.

Staff's recommendation is to keep TID #4 open one additional year.

- The 75% requirement (\$204,750) would be used to replenish the balance in the Ripon Renew fund. This program provides zero percent interest, no payment loans to homeowners. Loans to landlords require monthly payments. All loans are repaid to the City upon the sale of the property, and then the funds may be loaned out again. Applications are reviewed and approved by the CDBG Housing Committee, and the Building Inspector inspects the improvements.
- The 25% of the fund which is not required to be used for affordable housing (\$68,250) would be used to replenish the Ripon Build program. This program offers \$10,000 grants as an incentive on new home construction, such as assistance with a down payment. New construction benefits the city's budget, as the city can increase its levy to capture taxes on net new construction.
- The increase in the city's assessed values will benefit all taxing jurisdictions.
- Both the City's Ripon Build and Ripon Renew programs have helped many residents, and the funds will continue to help in the future.
- The long-term benefit to the community of keeping TID #4 open outweighs the short-term benefit.



W4691 County Road B  
Markesan, Wisconsin 53946  
(920) 229-6360  
[gvinspection@gmail.com](mailto:gvinspection@gmail.com)

January 21, 2021

Ms. Lori Rich, Administrator  
City of Ripon  
100 Jackson Street  
Ripon, Wisconsin 54971

**RE: Contract Renewal - Zoning Administration & Building Inspection Services**

Dear Ms. Rich,

Please find attached the contract renewal between the City of Ripon and Grand Valley Inspection Services for Zoning Administration and Building Inspection Services.

Within the proposal you will find that the hourly rate will remain at \$50 per hour and the permit fees will remain the same for the new three-year contract.

Lori, I would like to thank you for considering Grand Valley Inspection for Zoning Administration & Building Inspection Services and I look forward to continuing to work with you and the City of Ripon.

Sincerely,

Grand Valley Inspection

Susan K. Leahy  
Building Inspector

enclosure

# BUILDING INSPECTION & ZONING ADMINISTRATION SERVICES

## SCOPE OF SERVICES

### Certifications

- Grand Valley Inspections Services has been registered with the Department of Safety and Professional Services (DSPS) as a “UDC Inspection Agency”.
- All inspectors shall be certified in UDC & Commercial construction, plumbing, electrical, heating, ventilating and air conditioning per the Wisconsin Administrative Code.
- Inspectors shall meet all guidelines of continuing education courses as required by DSPS to maintain certification status.

### Availability

- Grand Valley Inspection shall be available by cell phone or email five days a week with a response time within 24 hours. This will provide immediate service to answer any questions the owner or contractor may have regarding their project.
- Inspectors shall be on-call five days a week for inspections when required by the owner or contractor.

### Plan Review

- Grand Valley Inspection shall provide plan review for 1 and 2 family dwellings prior to issuance of building permits. Plans shall be reviewed for conformance with the residential code requirements per DSPS and erosion control measures per the Wisconsin Department of Natural Resources (WDNR).
- All commercial or industrial buildings over 50,000 cubic feet shall be “Conditionally Approved” by DSPS. Permits shall be issued once approval has been obtained by DSPS, the City of Ripon Plan Commission and or City of Ripon Zoning Board of Appeals. The City of Ripon is classified as a Delegated Inspection Agency with DSPS which can review Structures under 50,000 cubic feet. Such structures shall be reviewed and approved by Grand Valley Design. Fees for review shall be based on the DSPS SB118 Application Form.

### Issuance of Building Permits

- Grand Valley Inspection shall issue all necessary permits for building projects.
- Grand Valley Inspection will work with the City of Ripon and Fond du Lac County, if applicable to confirm all necessary permits are in place prior to issuance of any new construction building permits.
- New 1 and 2 family dwelling permits shall be issued using the DSPS “Wisconsin Uniform Dwelling Permit Application”. Per Act 211, all new 1 and 2 family dwelling permits shall be electronically submitted to DSPS. All other permits shall be issued using the City of Ripon standard permit application forms.
- Grand Valley Design shall acquire the UDC Seals from Document Sales which are required on all new 1 and 2 family dwelling permit applications. The City of Ripon shall be invoiced for the seals at cost without mark-up from Grand Valley Inspection.

### Inspections

- Inspections shall be conducted within 24 hours of notification from owner or contractor.

- Inspections shall be conducted on erosion control measures, footings, foundation, drain tile, basement floors, vapor barriers, framing, insulation (energy conservation), plumbing, electrical, HVAC, and final occupancy.
- Inspections shall be conducted on all permitted building activity for residential, commercial/industrial projects.
- All inspections shall be coordinated with the owner or contractor doing the work.
- Inspection reports shall be completed at the end of each inspection and kept in project file. Should violations be found, the owner/contractor shall be notified of violations and must be corrected prior to commencing with work. An additional inspection shall be conducted to verify violations have been corrected.

#### Records Management

- Permit fees along with a copy of the permit application shall be delivered to the City Clerk to be recorded into accounts receivable for permits.
- A copy of the permit and plans, if applicable, shall be kept on file at City Hall for review by the City Assessor. Once the project is complete, two original copies of the Certificate of Occupancy/Completion permit shall be mailed to the Permit Holder, one copy shall be kept on file and another copy given to the City Clerk to be submitted to the Assessor showing the work has been completed.
- Upon completion of the project, the Bond Release form shall be prepared by Grand Valley Inspection and submitted to the Department of Public Works (DPW), & City Utilities for sign-off. Once Inspector, Department of Public Works (DPW), and Utilities has signed-off, original is given to clerk for release of bond back to permit holder.
- All permits, inspection reports, bond release form, plans, Certificate of Occupancy, etc. shall be kept on file at the City Hall once the project is complete.

#### Meeting Attendance

- Grand Valley Inspection shall attend meetings (Council, Staff, etc) when requested by the City Administrator or other city staff members. Monthly Plan Commission meetings shall be attended when building or zoning issues are present on the agenda. Zoning Board of Appeals meetings shall be attended when scheduled. Said meetings shall be invoiced at a rate of \$50.00 per hour.

#### Office Hours

- Grand Valley Inspection shall provide office hours on Tuesday and Thursdays, 10:00 a.m. to 12:00 p.m. and on Fridays, 8:30 a.m. to 9:30 a.m., April 1 to November 1 as currently scheduled. If residents cannot meet these times, an appointment can be scheduled to meet their needs. These office hours will provide a specific time when residents or contractors can obtain permits or have questions answered in person. Office hours are a NO CHARGE to the City of Ripon.

#### Property Maintenance Complaints

- Grand Valley Inspection shall work with the City in providing property maintenance regarding uncompliant building issues when required. An inspection of said property shall be conducted within 3 days of notice from a tenant/resident, City Administrator, City DPW, City Council or other City Staff Member. A written compliance document shall be sent "Certified Mail" to property owner with a list of the violations and photographs documenting such. The property owner shall be given a time in which the property/building must be brought into compliance. Should the property owner not heed the document, a second notice shall be issued. Should the second notice go unattended, the matter will be turned over to the City Attorney for resolution. Property maintenance shall be invoiced at a rate of \$50.00 per hour when requested.

Zoning Administration

- Grand Valley Inspection shall provide Zoning Administration for the City of Ripon. Zoning Administration shall include reviewing of plans for conformance with the City of Ripon’s Zoning Code. Owners, Architects/Engineers or Contractor shall be notified whether the plans will need to be submitted to Plan Commission and/or Zoning Board of Appeals if a variance is required. All projects shall be reviewed for Plan Commission and Zoning Board of Appeals meetings. Zoning Administration shall be invoiced at a rate of \$50.00 per hour.

Insurance

- A Certificate of Liability Insurance has been attached as showing proof of insurance. A copy of said certificate is mailed at the beginning of each consecutive year showing the City of Ripon as a Certificate Holder.
- Grand Valley Inspection shall indemnify and save harmless the City of Ripon, it’s agents and employees, from all suits, actions or claims or costs of any kind, including actual reasonable attorney’s fees, brought because of any injuries or damages received or sustained by any person, or persons or property on account of or related to this Agreement or its Purpose; or because of any act, omission, neglect, intentional act or negligence of the City of Ripon or it’s agents or employees; or because of any claims or amounts arising or recovered under the Worker’s Compensation Act relating to employees of the City of Ripon; or any other law, ordinance, order or decree relating to the work done pursuant to the Agreement. The City of Ripon agrees to same.

Fees

- All permit fees and bonds shall be payable to the City of Ripon at time of issuance.
- Grand Valley Inspection shall invoice the City of Ripon on a sliding scale basis as requested by the City Administrator for permit fees collected excluding bonds. Invoice shall include a permit log showing permits issued for the month.

Permit Fees Collected	% Retained by City	% Invoiced by Grand Valley
\$0.00 - \$20,000	10%	90%
\$20,001 - \$40,000	20%	80%
\$40,001 - \$60,000	30%	70%
\$60,001 +	40%	60%

- A fee schedule is attached as Exhibit “A”.

Termination

- The Agreement between the City of Ripon and Grand Valley Inspection Services shall be for a period of three years or may be terminated by either party with a 60-day written notice to the other party. All fees and expenses within that time shall be reimbursed to Grand Valley Inspection by the Owner up to the 60-day date.

The above Agreement has been accepted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by the City of Ripon.

\_\_\_\_\_  
Theodore Grant, Mayor

\_\_\_\_\_  
Lori Rich, Administrator

# EXHIBIT "A" - CITY OF RIPON

## FEE SCHEDULE

Permit fees double if work commenced without permit.

MINIMUM FEE: \$50.00

RESIDENTIAL - NEW 1 & 2 FAMILY DWELLINGS	
Building, Plumbing, Electric, & HVAC	\$500.00 Base + \$0.28/SF (Minimum \$1,000.00)
UDC Seal	\$40.00 (Fee Subject to Change)
Bond (Returned after Occupancy)	\$1,000.00
Erosion Control	\$50.00
Zoning & Plan Review	INCLUDED
Occupancy Permit	\$50.00
RESIDENTIAL ADDITIONS	
Building (Ftg, Fndn, Floor, Frame, Insul, Final)	\$0.16/SF (Minimum \$300.00)
Plumbing	\$0.04/SF (Minimum \$80.00)
Electric	\$0.04/SF (Minimum \$80.00)
HVAC	\$0.04/SF (Minimum \$80.00)
Erosion Control	\$50.00
Zoning & Plan Review	INCLUDED
Bond (Returned after Occupancy)	\$1,000.00
Occupancy Permit	\$50.00
RESIDENTIAL REMODELS	\$6.00 per \$1,000 Construction Cost
RESIDENTIAL GARAGES/ACCESSORY (NEW & ADDITIONS)	
Building	\$0.14/SF (Minimum \$100.00)
Plumbing	\$0.04/SF (Minimum \$80.00)
Electric	\$0.04/SF (Minimum \$80.00)
HVAC	\$0.04/SF (Minimum \$80.00)
Erosion Control	\$50.00
Zoning & Plan Review	INCLUDED
Occupancy Permit	\$50.00
MISCELLANEOUS	
Electrical Service	\$80.00
Laterals	\$60.00
Replace Furnace or AC	\$50.00
Plumbing Remodel	\$50.00 or \$8.00 per fixture
Early Start (Footings & Foundation Only)	\$100.00 or \$0.03/SF (whichever is greater)
Decks (2-3 Inspections @ \$50 Each)	\$100.00 - \$150.00
Permanent Swimming Pools (Provide site plan)	\$50.00
Prefabricated Sheds (Provide site plan)	\$50.00
Fences (Provide site plan)	\$50.00
Signs	Base \$50.00 + \$0.50/SF Each Face
AGRICULTURAL	
Building	\$0.14/SF (Minimum \$100.00)
Plumbing	\$0.04/SF (Minimum \$80.00)
Electric	\$0.04/SF (Minimum \$80.00)
HVAC	\$0.04/SF (Minimum \$80.00)
Zoning Review	INCLUDED
Erosion Control	\$50.00
Occupancy Permit	\$50.00
MULTI-FAMILY, ASSISTED LIVING, NURSING HOMES, COMMERCIAL & INDUSTRIAL (NEW & ADDITIONS)	

Building	Base Fee \$100.00 + \$0.20/SF (Min. \$500.00)
Plumbing	Base Fee \$60.00 + \$0.06/SF (Min. \$80.00) OR \$8.00 per Fixture (whichever is greater)
Electric	Base Fee \$60.00 + \$0.06/SF (Min. \$80.00) OR \$1.25 per Opening (whichever is greater)
HVAC	Base Fee \$60.00 + \$0.06/SF (Min. \$80.00)
Fire Protection - Sprinkler	Base Fee \$60.00 + \$0.04/SF (Min. \$80.00) OR \$1.00 per Head (whichever is greater)
Erosion Control	See DPW Fee Schedule
Bond (Returned after Occupancy)	Under 10,000 SF - \$1,500.00 Over 10,001 SF - \$3,000.00
Remodels	\$6.00 per \$1,000 Construction Cost
Occupancy Permit	\$100.00
Zoning/Plan Review	Under 10,000 SF - \$100.00 Over 10,001 SF - \$200.00
Building Plan Review for Approval - Under 50,000 CF	Per DSPS Fees
Note: Over 50,000 CF, Plan Approval must be completed by DSPS	
<b>DEMOLITION</b>	
Residential Dwelling	\$100.00
Accessory/Garage/Agricultural	\$50.00
Commercial/Industrial Building	\$300.00
<b>MOVING</b>	
Principal Building	\$200.00
Garage/Accessory/Agricultural	\$100.00

# EXHIBIT "B" - CITY OF RIPON

CERTIFICATE OF LIABILITY INSURANCE



**PUBLIC WORKS COMMITTEE MEETING**  
**January 14, 2021**

PRESENT: Dave Gallops, Paige Kane, Al Schraeder  
ABSENT: Jeff Liddicoat, Tom Rogers  
OTHERS: Public Works Director Ehrenberg, City Administrator Rich

Council President Schraeder called the meeting to order at 5:30 p.m.

**Approval of agenda**

Kane moved and Gallops seconded a motion to approve the agenda as presented. Motion carried.

**Public communications and comment**

No one from the public was present to address the Committee.

**Approve meeting minutes – September 17, 2020 and October 22, 2020**

Gallops moved and Kane seconded a motion to approve the September 17, 2020 and October 22, 2020 minutes as presented. Motion carried.

**Discussion items**

**2021 free dump day ticket**

Ehrenberg explained the proposed policy allows residents to use their free dump day ticket at any time during the calendar year. This is more convenient for residents as they are not limited to two weeks in the spring. This also saves labor as extra DPW staffing will not be needed. Gallops inquired about tickets given to friends. Ehrenberg explained that DPW will maintain a log of issued and used tickets. The free dump day tickets will be available for residents to pick up at the DPW Office. Residents will need to bring in their driver's license or state ID, and a recent utility bill showing they live at that address to get their ticket. If a new resident moves in during the year, both the original resident and the new resident would be eligible for a free ticket. A resident could use their free ticket to help a friend, as long as the resident accompanies the friend. Residents will be asked to verify their address when using the ticket at the compost center. Residents may combine loads with their friends and use just one ticket if they like. The standard rules of the compost center will still apply; no TV's, computers, freon, etc. There are segregated bins, and the resident is responsible for the unloading and separating of items being disposed. Metal is always free; no ticket is needed. Residents will be informed about how to get their free ticket via the city website, media, DPW Facebook page, and PD Facebook page. Rich will ask the city attorney to review the new policy. Kane moved and Gallops seconded a motion to approve the Citywide Cleanup policy as presented. Motion carried.



Ticket No. 2021-01

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

Ticket No. 2021-02

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

Ticket No. 2021-03

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

Ticket No. 2021-04

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

Ticket No. 2021-05

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

Ticket No. 2021-06

**CITY OF RIPON  
YEARLY CITYWIDE CLEANUP**  
VALID JAN 1ST-DEC 31ST

This ticket permits the bearer to dispose of one  
(1) load at Compost Center 1131 Berlin Rd.

One (1) Pickup bed full  
OR  
One (1) 4x8 trailer full  
NOT BOTH

TICKET VAILD FOR 2021 ONLY

PROOF OF RESIDENCY/OWNERSHIP IS REQUIRED

NAME

ADDRESS

PHONE #

<b>Document #:</b>	<b>Author:</b> Mike Ehrenberg
<b>Title:</b> Operation Cleanup	<b>Revision:</b> 1
	<b>Date:</b> 10/23/2020

## Citywide Cleanup

### 1.0 PURPOSE

Citywide Cleanup is a program provided by the City of Ripon that provides a free way for residents to dispose of unwanted items.

### 2.0 DEFINITIONS

**Compost Site** - The compost site is located at 1131 Berlin road. This is the site for the city residents to bring leaves, brush, grass clippings, scrap metal, couches, mattresses, and other bulky items.

**City of Ripon Resident** - Means any person who is currently residing within the Ripon city limits.

**Pickup Truck** - A pickup truck or pick-up, often simply referred to as a pickup, is a light motor vehicle with an open-top, rear cargo area.

**Trailer** - A nonmotorized vehicle designed to be pulled behind a motor vehicle

**Non-Transferable** - Not able to be transferred to another person or property.

**Accepted Items**- Couch, mattress, box spring, dresser, recliner, bookshelves, tables, and other similar items.

### 3.0 OVERVIEW

- Each property will be permitted one (1) Free Citywide Cleanup ticket for the year (Jan 1<sup>st</sup> -Dec 31<sup>st</sup>)
- Tickets issued and not used within the year are void and will not be accepted the next year.
- Tickets are good any Tuesday or Saturday that the compost center is open to the public.
- Tickets are good for the free disposal of one (1) load of ACCEPTED ITEMS
- A load will be defined as a standard pickup bed full or a 4x8 trailer full, not both.
- Ticket will be surrendered upon disposal of one item or a load as defined above.
  - Single Item disposal tickets are still available for purchase at anytime for \$25 at City Hall and at Webster's or Ace Hardware for \$26.
- Tickets are NON-TRANSFERABLE.

### 4.0 RESPONSIBILITIES

#### 4.1 The Director of Public Works is responsible for:

3.1.1 Overseeing the management of this program.

#### 4.2 The Department of Public Works is responsible for:

<b>Document #:</b>	<b>Author:</b> Mike Ehrenberg
<b>Title:</b> Operation Cleanup	<b>Revision:</b> 1
	<b>Date:</b> 10/23/2020

- 3.2.1 Distribution of tickets to residents as related to the program
- 3.2.2 Responsible for maintaining a log of issued and used tickets
- 3.2.3 Responsible for maintaining the compost site
- 3.2.4 Ticket will be available at the Department of Public Works Office. 570 Aspen St Ripon WI.

4.3 **Residents Responsibility:**

- 4.3.1 If you are a City of Ripon resident, bring your driver's license or state ID, and a recent utility bill showing you live in the City, to the DPW office to get your ticket.
- 4.3.3 If your ticket is lost or stolen it will not be replaced.
- 4.3.4 Resident is responsible for the unloading and separating of items being disposed of.
- 4.3.5 Residents will be asked to verify address when using ticket at the compost center.

Rev.	Date	Description of Changes
1	10/23/2020	Initial release



Resolution establishing an equipment replacement fund from the annual recycling fee revenues

Schraeder explained the proposed resolution creates a fund where a minimum of 75% of the City's annual recycling fee revenues are placed into an equipment replacement fund. Use of the funds will be limited to large equipment purchases (\$10,000 minimum) for items expected to last at least seven years. The \$10,000 may be more than one item. All requested uses must be brought through the annual budget process, when possible. All expenditures must be approved by the Public Works Committee and the Common Council. The process would start at the Public Works Committee to determine what could be funded. Gallops moved and Kane seconded a motion to recommend approval of the resolution establishing an equipment replacement fund from annual recycling fee revenues as presented. Motion carried.

Project updates and staff reports

Ehrenberg reported that the crew will start salting in about a half hour so individuals may travel safely through the community. Staff continues to improve efficiencies.

Suggestions for agenda items for next meeting

Please contact Ehrenberg, Rich, or Schraeder with suggestions.

Announce date and time for next committee meeting

Schraeder announced that the next meeting will be on Thursday, February 18<sup>th</sup>, 2020 at 5:30 p.m.

With no other business before the Committee, Kane moved and Gallops seconded a motion to adjourn. Motion carried. Schraeder declared the meeting adjourned at 5:57 p.m.

Respectfully submitted,  
Lori Rich, City Administrator

# RESOLUTION NO. 2021-\_\_

## A RESOLUTION ESTABLISHING AN EQUIPMENT REPLACEMENT FUND FROM ANNUAL RECYCLING FEE REVENUES

**WHEREAS**, The City faces significant costs when it becomes necessary to replace its vehicles and equipment; and,

**WHEREAS**, it is difficult to effectively plan for replacing equipment, particularly since the needs and available funds vary widely from year to year; and,

**WHEREAS**, it has been deemed desirable to create a fund for this purpose, with monies designated to offset the costs of future equipment replacement; and,

**WHEREAS**, the City believes it is reasonable and appropriate to dedicate a minimum of 75% of the City's annual recycling fee revenues for this use.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Ripon Common Council hereby authorizes the establishment of an equipment placement plan as outlined below:

- Contributions to the fund will come exclusively from a minimum of 75% of the City's annual recycling fee revenues.
- Use of funds will be limited to large equipment purchases (\$10,000 minimum) for items expected to last at least 7 years. All requested uses must be brought through the annual budget process when possible; however, under no circumstances will any expenditure occur without approval of the Public Works Committee and the Common Council.

\_\_\_\_\_  
Theodore Grant, Mayor

\_\_\_\_\_  
Lori Rich, City Administrator

AYES \_\_\_\_ NAYES \_\_\_\_  
PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

Approved as to form:

\_\_\_\_\_  
Ludwig L. Wurtz, City Attorney

# Memo

**To:** Mayor Grant and Common Council  
**From:** Lori Rich, City Administrator  
**Date:** January 22, 2021  
**Re:** History of Russell Manor Land Contract

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Forty years ago, a group of Riponites convinced the city to help them establish a place where Ripon seniors could live their golden years affordably. Thus, Russell Manor was born Nov. 1, 1971, on a 10-acre tract once donated to the city to be part of Murray Park. But it was established with one caveat: when the 40-year Federal Housing and Urban Development (HUD) program mortgage was paid off Nov. 1, 2011, ownership of the property would revert to the city of Ripon. The idea was that it would continue to operate after 2011 as a non-profit corporation under the guidance of the city of Ripon.

As 2011 neared, the Common Council was less-than excited about getting into the senior housing business. That could have meant a variety of possible futures for Russell Manor, among the least appealing of which to its residents was to sell it to an outside company. A study team was formed, and in January 2011 the Common Council voted to sell Russell Manor back to the board of directors.

Russell Manor was sold via land contract at its appraised value of \$1.3 million, with monthly payments to the city of \$3,000 per month, an interest rate of 1.38%, and a balloon payment at the end of 10 years, with the understanding that the land contract could be renegotiated at the end of the 10-year period.

The land contract is now up for renewal. Staff recommends approving the attached land contract for an additional 10 years, under the same terms.

**AGREEMENT TO EXTEND  
LAND CONTRACT**

The parties agree to extend the terms of the Land Contract by and between the City of Ripon, a Municipal Corporation (Vendor) and Russell Manor, Inc., a Wisconsin Corporation (Purchaser) filed January 19, 2012 as Document Number 992935 to add an additional 10 years to the term of the Contract. This will extend the Maturity Date to December 19, 2031 and change the balloon payment amount to \$887,307.35 due on December 19, 2031.

Attached is a revised Amortization Schedule.

All other terms and conditions of the original Land Contract Shall remain in full force and effect.

**Legal Description:**

Newton's Resurvey SW 1/4 of NW 1/4 of SW 1/4, located in Section sixteen (16), Township Sixteen (16) North, Range Fourteen (14) East, in City of Ripon, Fond du Lac County, Wisconsin.

Dated \_\_\_\_\_, 2021.

**VENDOR:**

\_\_\_\_\_  
Theodore Grant, City of Ripon, Mayor

\_\_\_\_\_  
Lori Rich, City of Ripon, City Administrator

**Authentication:**

Signatures of Theodore Grant and Lori Rich authenticated on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Attorney Ludwig L. Wurtz  
Title: Member State Bar of Wisconsin

**PURCHASER:**

\_\_\_\_\_  
Ralph Quinney, Russell Manor, Inc.

**Acknowledgment**

State of Wisconsin     )  
                                  ) ss  
\_\_\_\_\_ County)

Personally came before me on \_\_\_\_\_, 2021 the above named Ralph Quinney to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

RETURN TO:  
WURTZ LAW OFFICE  
PO BOX 603  
RIPON, WI 54971

TPN: RIP-16-14-16-10-010-02

This instrument drafted by:  
Attorney Ludwig L. Wurtz  
Wurtz Law Office LLC  
920-745-2800

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**COR Russell Manor Extention**


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Compound Period ..... : Monthly

Nominal Annual Rate .... : 1.380 %

**CASH FLOW DATA**

Event	Date	Amount	Number	Period	End Date
1 Loan	01/20/2012	1,300,000.00	1		
2 Payment	02/20/2012	3,000.00	239	Monthly	12/20/2031
3 Payment	01/20/2032	887,307.35	1		

**AMORTIZATION SCHEDULE - Normal Amortization**

	Date	Payment	Interest	Principal	Balance
Loan	01/20/2012				1,300,000.00
1	02/20/2012	3,000.00	1,495.00	1,505.00	1,298,495.00
2	03/20/2012	3,000.00	1,493.27	1,506.73	1,296,988.27
3	04/20/2012	3,000.00	1,491.54	1,508.46	1,295,479.81
4	05/20/2012	3,000.00	1,489.80	1,510.20	1,293,969.61
5	06/20/2012	3,000.00	1,488.07	1,511.93	1,292,457.68
6	07/20/2012	3,000.00	1,486.33	1,513.67	1,290,944.01
7	08/20/2012	3,000.00	1,484.59	1,515.41	1,289,428.60
8	09/20/2012	3,000.00	1,482.84	1,517.16	1,287,911.44
9	10/20/2012	3,000.00	1,481.10	1,518.90	1,286,392.54
10	11/20/2012	3,000.00	1,479.35	1,520.65	1,284,871.89
11	12/20/2012	3,000.00	1,477.60	1,522.40	1,283,349.49
2012 Totals		33,000.00	16,349.49	16,650.51	
12	01/20/2013	3,000.00	1,475.85	1,524.15	1,281,825.34
13	02/20/2013	3,000.00	1,474.10	1,525.90	1,280,299.44
14	03/20/2013	3,000.00	1,472.34	1,527.66	1,278,771.78
15	04/20/2013	3,000.00	1,470.59	1,529.41	1,277,242.37
16	05/20/2013	3,000.00	1,468.83	1,531.17	1,275,711.20
17	06/20/2013	3,000.00	1,467.07	1,532.93	1,274,178.27
18	07/20/2013	3,000.00	1,465.31	1,534.69	1,272,643.58
19	08/20/2013	3,000.00	1,463.54	1,536.46	1,271,107.12
20	09/20/2013	3,000.00	1,461.77	1,538.23	1,269,568.89

## COR Russell Manor Extention

	Date	Payment	Interest	Principal	Balance
	21 10/20/2013	3,000.00	1,460.00	1,540.00	1,268,028.89
	22 11/20/2013	3,000.00	1,458.23	1,541.77	1,266,487.12
	23 12/20/2013	3,000.00	1,456.46	1,543.54	1,264,943.58
	2013 Totals	36,000.00	17,594.09	18,405.91	
	24 01/20/2014	3,000.00	1,454.69	1,545.31	1,263,398.27
	25 02/20/2014	3,000.00	1,452.91	1,547.09	1,261,851.18
	26 03/20/2014	3,000.00	1,451.13	1,548.87	1,260,302.31
	27 04/20/2014	3,000.00	1,449.35	1,550.65	1,258,751.66
	28 05/20/2014	3,000.00	1,447.56	1,552.44	1,257,199.22
	29 06/20/2014	3,000.00	1,445.78	1,554.22	1,255,645.00
	30 07/20/2014	3,000.00	1,443.99	1,556.01	1,254,088.99
	31 08/20/2014	3,000.00	1,442.20	1,557.80	1,252,531.19
	32 09/20/2014	3,000.00	1,440.41	1,559.59	1,250,971.60
	33 10/20/2014	3,000.00	1,438.62	1,561.38	1,249,410.22
	34 11/20/2014	3,000.00	1,436.82	1,563.18	1,247,847.04
	35 12/20/2014	3,000.00	1,435.02	1,564.98	1,246,282.06
	2014 Totals	36,000.00	17,338.48	18,661.52	
	36 01/20/2015	3,000.00	1,433.22	1,566.78	1,244,715.28
	37 02/20/2015	3,000.00	1,431.42	1,568.58	1,243,146.70
	38 03/20/2015	3,000.00	1,429.62	1,570.38	1,241,576.32
	39 04/20/2015	3,000.00	1,427.81	1,572.19	1,240,004.13
	40 05/20/2015	3,000.00	1,426.00	1,574.00	1,238,430.13
	41 06/20/2015	3,000.00	1,424.19	1,575.81	1,236,854.32
	42 07/20/2015	3,000.00	1,422.38	1,577.62	1,235,276.70
	43 08/20/2015	3,000.00	1,420.57	1,579.43	1,233,697.27
	44 09/20/2015	3,000.00	1,418.75	1,581.25	1,232,116.02
	45 10/20/2015	3,000.00	1,416.93	1,583.07	1,230,532.95
	46 11/20/2015	3,000.00	1,415.11	1,584.89	1,228,948.06
	47 12/20/2015	3,000.00	1,413.29	1,586.71	1,227,361.35
	2015 Totals	36,000.00	17,079.29	18,920.71	
	48 01/20/2016	3,000.00	1,411.47	1,588.53	1,225,772.82
	49 02/20/2016	3,000.00	1,409.64	1,590.36	1,224,182.46
	50 03/20/2016	3,000.00	1,407.81	1,592.19	1,222,590.27
	51 04/20/2016	3,000.00	1,405.98	1,594.02	1,220,996.25
	52 05/20/2016	3,000.00	1,404.15	1,595.85	1,219,400.40

## COR Russell Manor Extention

	Date	Payment	Interest	Principal	Balance
	53 06/20/2016	3,000.00	1,402.31	1,597.69	1,217,802.71
	54 07/20/2016	3,000.00	1,400.47	1,599.53	1,216,203.18
	55 08/20/2016	3,000.00	1,398.63	1,601.37	1,214,601.81
	56 09/20/2016	3,000.00	1,396.79	1,603.21	1,212,998.60
	57 10/20/2016	3,000.00	1,394.95	1,605.05	1,211,393.55
	58 11/20/2016	3,000.00	1,393.10	1,606.90	1,209,786.65
	59 12/20/2016	3,000.00	1,391.25	1,608.75	1,208,177.90
	2016 Totals	36,000.00	16,816.55	19,183.45	
	60 01/20/2017	3,000.00	1,389.40	1,610.60	1,206,567.30
	61 02/20/2017	3,000.00	1,387.55	1,612.45	1,204,954.85
	62 03/20/2017	3,000.00	1,385.70	1,614.30	1,203,340.55
	63 04/20/2017	3,000.00	1,383.84	1,616.16	1,201,724.39
	64 05/20/2017	3,000.00	1,381.98	1,618.02	1,200,106.37
	65 06/20/2017	3,000.00	1,380.12	1,619.88	1,198,486.49
	66 07/20/2017	3,000.00	1,378.26	1,621.74	1,196,864.75
	67 08/20/2017	3,000.00	1,376.39	1,623.61	1,195,241.14
	68 09/20/2017	3,000.00	1,374.53	1,625.47	1,193,615.67
	69 10/20/2017	3,000.00	1,372.66	1,627.34	1,191,988.33
	70 11/20/2017	3,000.00	1,370.79	1,629.21	1,190,359.12
	71 12/20/2017	3,000.00	1,368.91	1,631.09	1,188,728.03
	2017 Totals	36,000.00	16,550.13	19,449.87	
	72 01/20/2018	3,000.00	1,367.04	1,632.96	1,187,095.07
	73 02/20/2018	3,000.00	1,365.16	1,634.84	1,185,460.23
	74 03/20/2018	3,000.00	1,363.28	1,636.72	1,183,823.51
	75 04/20/2018	3,000.00	1,361.40	1,638.60	1,182,184.91
	76 05/20/2018	3,000.00	1,359.51	1,640.49	1,180,544.42
	77 06/20/2018	3,000.00	1,357.63	1,642.37	1,178,902.05
	78 07/20/2018	3,000.00	1,355.74	1,644.26	1,177,257.79
	79 08/20/2018	3,000.00	1,353.85	1,646.15	1,175,611.64
	80 09/20/2018	3,000.00	1,351.95	1,648.05	1,173,963.59
	81 10/20/2018	3,000.00	1,350.06	1,649.94	1,172,313.65
	82 11/20/2018	3,000.00	1,348.16	1,651.84	1,170,661.81
	83 12/20/2018	3,000.00	1,346.26	1,653.74	1,169,008.07
	2018 Totals	36,000.00	16,280.04	19,719.96	
	84 01/20/2019	3,000.00	1,344.36	1,655.64	1,167,352.43

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**COR Russell Manor Extention**


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	Date	Payment	Interest	Principal	Balance
85	02/20/2019	3,000.00	1,342.46	1,657.54	1,165,694.89
86	03/20/2019	3,000.00	1,340.55	1,659.45	1,164,035.44
87	04/20/2019	3,000.00	1,338.64	1,661.36	1,162,374.08
88	05/20/2019	3,000.00	1,336.73	1,663.27	1,160,710.81
89	06/20/2019	3,000.00	1,334.82	1,665.18	1,159,045.63
90	07/20/2019	3,000.00	1,332.90	1,667.10	1,157,378.53
91	08/20/2019	3,000.00	1,330.99	1,669.01	1,155,709.52
92	09/20/2019	3,000.00	1,329.07	1,670.93	1,154,038.59
93	10/20/2019	3,000.00	1,327.14	1,672.86	1,152,365.73
94	11/20/2019	3,000.00	1,325.22	1,674.78	1,150,690.95
95	12/20/2019	3,000.00	1,323.29	1,676.71	1,149,014.24
2019 Totals		36,000.00	16,006.17	19,993.83	
96	01/20/2020	3,000.00	1,321.37	1,678.63	1,147,335.61
97	02/20/2020	3,000.00	1,319.44	1,680.56	1,145,655.05
98	03/20/2020	3,000.00	1,317.50	1,682.50	1,143,972.55
99	04/20/2020	3,000.00	1,315.57	1,684.43	1,142,288.12
100	05/20/2020	3,000.00	1,313.63	1,686.37	1,140,601.75
101	06/20/2020	3,000.00	1,311.69	1,688.31	1,138,913.44
102	07/20/2020	3,000.00	1,309.75	1,690.25	1,137,223.19
103	08/20/2020	3,000.00	1,307.81	1,692.19	1,135,531.00
104	09/20/2020	3,000.00	1,305.86	1,694.14	1,133,836.86
105	10/20/2020	3,000.00	1,303.91	1,696.09	1,132,140.77
106	11/20/2020	3,000.00	1,301.96	1,698.04	1,130,442.73
107	12/20/2020	3,000.00	1,300.01	1,699.99	1,128,742.74
2020 Totals		36,000.00	15,728.50	20,271.50	
108	01/20/2021	3,000.00	1,298.05	1,701.95	1,127,040.79
109	02/20/2021	3,000.00	1,296.10	1,703.90	1,125,336.89
110	03/20/2021	3,000.00	1,294.14	1,705.86	1,123,631.03
111	04/20/2021	3,000.00	1,292.18	1,707.82	1,121,923.21
112	05/20/2021	3,000.00	1,290.21	1,709.79	1,120,213.42
113	06/20/2021	3,000.00	1,288.25	1,711.75	1,118,501.67
114	07/20/2021	3,000.00	1,286.28	1,713.72	1,116,787.95
115	08/20/2021	3,000.00	1,284.31	1,715.69	1,115,072.26
116	09/20/2021	3,000.00	1,282.33	1,717.67	1,113,354.59
117	10/20/2021	3,000.00	1,280.36	1,719.64	1,111,634.95
118	11/20/2021	3,000.00	1,278.38	1,721.62	1,109,913.33

## COR Russell Manor Extention

	Date	Payment	Interest	Principal	Balance
119	12/20/2021	3,000.00	1,276.40	1,723.60	1,108,189.73
2021 Totals		36,000.00	15,446.99	20,553.01	
120	01/20/2022	3,000.00	1,274.42	1,725.58	1,106,464.15
121	02/20/2022	3,000.00	1,272.43	1,727.57	1,104,736.58
122	03/20/2022	3,000.00	1,270.45	1,729.55	1,103,007.03
123	04/20/2022	3,000.00	1,268.46	1,731.54	1,101,275.49
124	05/20/2022	3,000.00	1,266.47	1,733.53	1,099,541.96
125	06/20/2022	3,000.00	1,264.47	1,735.53	1,097,806.43
126	07/20/2022	3,000.00	1,262.48	1,737.52	1,096,068.91
127	08/20/2022	3,000.00	1,260.48	1,739.52	1,094,329.39
128	09/20/2022	3,000.00	1,258.48	1,741.52	1,092,587.87
129	10/20/2022	3,000.00	1,256.48	1,743.52	1,090,844.35
130	11/20/2022	3,000.00	1,254.47	1,745.53	1,089,098.82
131	12/20/2022	3,000.00	1,252.46	1,747.54	1,087,351.28
2022 Totals		36,000.00	15,161.55	20,838.45	
132	01/20/2023	3,000.00	1,250.45	1,749.55	1,085,601.73
133	02/20/2023	3,000.00	1,248.44	1,751.56	1,083,850.17
134	03/20/2023	3,000.00	1,246.43	1,753.57	1,082,096.60
135	04/20/2023	3,000.00	1,244.41	1,755.59	1,080,341.01
136	05/20/2023	3,000.00	1,242.39	1,757.61	1,078,583.40
137	06/20/2023	3,000.00	1,240.37	1,759.63	1,076,823.77
138	07/20/2023	3,000.00	1,238.35	1,761.65	1,075,062.12
139	08/20/2023	3,000.00	1,236.32	1,763.68	1,073,298.44
140	09/20/2023	3,000.00	1,234.29	1,765.71	1,071,532.73
141	10/20/2023	3,000.00	1,232.26	1,767.74	1,069,764.99
142	11/20/2023	3,000.00	1,230.23	1,769.77	1,067,995.22
143	12/20/2023	3,000.00	1,228.19	1,771.81	1,066,223.41
2023 Totals		36,000.00	14,872.13	21,127.87	
144	01/20/2024	3,000.00	1,226.16	1,773.84	1,064,449.57
145	02/20/2024	3,000.00	1,224.12	1,775.88	1,062,673.69
146	03/20/2024	3,000.00	1,222.07	1,777.93	1,060,895.76
147	04/20/2024	3,000.00	1,220.03	1,779.97	1,059,115.79
148	05/20/2024	3,000.00	1,217.98	1,782.02	1,057,333.77
149	06/20/2024	3,000.00	1,215.93	1,784.07	1,055,549.70
150	07/20/2024	3,000.00	1,213.88	1,786.12	1,053,763.58

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**COR Russell Manor Extention**


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	Date	Payment	Interest	Principal	Balance
151	08/20/2024	3,000.00	1,211.83	1,788.17	1,051,975.41
152	09/20/2024	3,000.00	1,209.77	1,790.23	1,050,185.18
153	10/20/2024	3,000.00	1,207.71	1,792.29	1,048,392.89
154	11/20/2024	3,000.00	1,205.65	1,794.35	1,046,598.54
155	12/20/2024	3,000.00	1,203.59	1,796.41	1,044,802.13
2024 Totals		36,000.00	14,578.72	21,421.28	
156	01/20/2025	3,000.00	1,201.52	1,798.48	1,043,003.65
157	02/20/2025	3,000.00	1,199.45	1,800.55	1,041,203.10
158	03/20/2025	3,000.00	1,197.38	1,802.62	1,039,400.48
159	04/20/2025	3,000.00	1,195.31	1,804.69	1,037,595.79
160	05/20/2025	3,000.00	1,193.24	1,806.76	1,035,789.03
161	06/20/2025	3,000.00	1,191.16	1,808.84	1,033,980.19
162	07/20/2025	3,000.00	1,189.08	1,810.92	1,032,169.27
163	08/20/2025	3,000.00	1,186.99	1,813.01	1,030,356.26
164	09/20/2025	3,000.00	1,184.91	1,815.09	1,028,541.17
165	10/20/2025	3,000.00	1,182.82	1,817.18	1,026,723.99
166	11/20/2025	3,000.00	1,180.73	1,819.27	1,024,904.72
167	12/20/2025	3,000.00	1,178.64	1,821.36	1,023,083.36
2025 Totals		36,000.00	14,281.23	21,718.77	
168	01/20/2026	3,000.00	1,176.55	1,823.45	1,021,259.91
169	02/20/2026	3,000.00	1,174.45	1,825.55	1,019,434.36
170	03/20/2026	3,000.00	1,172.35	1,827.65	1,017,606.71
171	04/20/2026	3,000.00	1,170.25	1,829.75	1,015,776.96
172	05/20/2026	3,000.00	1,168.14	1,831.86	1,013,945.10
173	06/20/2026	3,000.00	1,166.04	1,833.96	1,012,111.14
174	07/20/2026	3,000.00	1,163.93	1,836.07	1,010,275.07
175	08/20/2026	3,000.00	1,161.82	1,838.18	1,008,436.89
176	09/20/2026	3,000.00	1,159.70	1,840.30	1,006,596.59
177	10/20/2026	3,000.00	1,157.59	1,842.41	1,004,754.18
178	11/20/2026	3,000.00	1,155.47	1,844.53	1,002,909.65
179	12/20/2026	3,000.00	1,153.35	1,846.65	1,001,063.00
2026 Totals		36,000.00	13,979.64	22,020.36	
180	01/20/2027	3,000.00	1,151.22	1,848.78	999,214.22
181	02/20/2027	3,000.00	1,149.10	1,850.90	997,363.32
182	03/20/2027	3,000.00	1,146.97	1,853.03	995,510.29

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**COR Russell Manor Extention**


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	Date	Payment	Interest	Principal	Balance
183	04/20/2027	3,000.00	1,144.84	1,855.16	993,655.13
184	05/20/2027	3,000.00	1,142.70	1,857.30	991,797.83
185	06/20/2027	3,000.00	1,140.57	1,859.43	989,938.40
186	07/20/2027	3,000.00	1,138.43	1,861.57	988,076.83
187	08/20/2027	3,000.00	1,136.29	1,863.71	986,213.12
188	09/20/2027	3,000.00	1,134.15	1,865.85	984,347.27
189	10/20/2027	3,000.00	1,132.00	1,868.00	982,479.27
190	11/20/2027	3,000.00	1,129.85	1,870.15	980,609.12
191	12/20/2027	3,000.00	1,127.70	1,872.30	978,736.82
2027 Totals		36,000.00	13,673.82	22,326.18	
192	01/20/2028	3,000.00	1,125.55	1,874.45	976,862.37
193	02/20/2028	3,000.00	1,123.39	1,876.61	974,985.76
194	03/20/2028	3,000.00	1,121.23	1,878.77	973,106.99
195	04/20/2028	3,000.00	1,119.07	1,880.93	971,226.06
196	05/20/2028	3,000.00	1,116.91	1,883.09	969,342.97
197	06/20/2028	3,000.00	1,114.74	1,885.26	967,457.71
198	07/20/2028	3,000.00	1,112.58	1,887.42	965,570.29
199	08/20/2028	3,000.00	1,110.41	1,889.59	963,680.70
200	09/20/2028	3,000.00	1,108.23	1,891.77	961,788.93
201	10/20/2028	3,000.00	1,106.06	1,893.94	959,894.99
202	11/20/2028	3,000.00	1,103.88	1,896.12	957,998.87
203	12/20/2028	3,000.00	1,101.70	1,898.30	956,100.57
2028 Totals		36,000.00	13,363.75	22,636.25	
204	01/20/2029	3,000.00	1,099.52	1,900.48	954,200.09
205	02/20/2029	3,000.00	1,097.33	1,902.67	952,297.42
206	03/20/2029	3,000.00	1,095.14	1,904.86	950,392.56
207	04/20/2029	3,000.00	1,092.95	1,907.05	948,485.51
208	05/20/2029	3,000.00	1,090.76	1,909.24	946,576.27
209	06/20/2029	3,000.00	1,088.56	1,911.44	944,664.83
210	07/20/2029	3,000.00	1,086.36	1,913.64	942,751.19
211	08/20/2029	3,000.00	1,084.16	1,915.84	940,835.35
212	09/20/2029	3,000.00	1,081.96	1,918.04	938,917.31
213	10/20/2029	3,000.00	1,079.75	1,920.25	936,997.06
214	11/20/2029	3,000.00	1,077.55	1,922.45	935,074.61
215	12/20/2029	3,000.00	1,075.34	1,924.66	933,149.95
2029 Totals		36,000.00	13,049.38	22,950.62	

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**COR Russell Manor Extention**


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	Date	Payment	Interest	Principal	Balance
	216 01/20/2030	3,000.00	1,073.12	1,926.88	931,223.07
	217 02/20/2030	3,000.00	1,070.91	1,929.09	929,293.98
	218 03/20/2030	3,000.00	1,068.69	1,931.31	927,362.67
	219 04/20/2030	3,000.00	1,066.47	1,933.53	925,429.14
	220 05/20/2030	3,000.00	1,064.24	1,935.76	923,493.38
	221 06/20/2030	3,000.00	1,062.02	1,937.98	921,555.40
	222 07/20/2030	3,000.00	1,059.79	1,940.21	919,615.19
	223 08/20/2030	3,000.00	1,057.56	1,942.44	917,672.75
	224 09/20/2030	3,000.00	1,055.32	1,944.68	915,728.07
	225 10/20/2030	3,000.00	1,053.09	1,946.91	913,781.16
	226 11/20/2030	3,000.00	1,050.85	1,949.15	911,832.01
	227 12/20/2030	3,000.00	1,048.61	1,951.39	909,880.62
	2030 Totals	36,000.00	12,730.67	23,269.33	
	228 01/20/2031	3,000.00	1,046.36	1,953.64	907,926.98
	229 02/20/2031	3,000.00	1,044.12	1,955.88	905,971.10
	230 03/20/2031	3,000.00	1,041.87	1,958.13	904,012.97
	231 04/20/2031	3,000.00	1,039.61	1,960.39	902,052.58
	232 05/20/2031	3,000.00	1,037.36	1,962.64	900,089.94
	233 06/20/2031	3,000.00	1,035.10	1,964.90	898,125.04
	234 07/20/2031	3,000.00	1,032.84	1,967.16	896,157.88
	235 08/20/2031	3,000.00	1,030.58	1,969.42	894,188.46
	236 09/20/2031	3,000.00	1,028.32	1,971.68	892,216.78
	237 10/20/2031	3,000.00	1,026.05	1,973.95	890,242.83
	238 11/20/2031	3,000.00	1,023.78	1,976.22	888,266.61
	239 12/20/2031	3,000.00	1,021.51	1,978.49	886,288.12
	2031 Totals	36,000.00	12,407.50	23,592.50	
	240 01/20/2032	887,307.35	1,019.23	886,288.12	0.00
	2032 Totals	887,307.35	1,019.23	886,288.12	
	Grand Totals	1,604,307.35	304,307.35	1,300,000.00	

CATV Advisory Committee

Minutes from 1-18-21

Attended by Mansmith and Schatzinger; Przybyl by phone; ex-officio member Icenogle; and ex-officio member Meza by phone.

Meeting was called to order at 4:03 pm.

Reviewed and approved the minutes from the November 16, 2020 meeting. Approved the December budget report as presented. CATV will ask for a carryover of \$2737 into 2021. Total combined carryover of 2018, 2019, and 2020 is \$32,158.

Channel staff is producing the high school winter sports season. Ripon Channel and Hometown Broadcasting are collaborating this winter. Ripon Channel is sharing the stream audio for radio broadcast, and Hometown Broadcasting will share game-specific ad revenue. The current new program mix is sports and meetings.

The social media metrics showed increases in subscribers and new viewership. November and December youtube watch time was up. The program will be continued in 2021. We will continue to push our cross-platform promotions.

CATV will approach systems integrators about an upgraded server product, subject to the carryover funds.

There was a discussion about showing church services on Ripon Channel.

Proposals for a staff pay increase will be brought forward at the March meeting.

Motion by Schatzinger, second by Przybyl, to recommend that the Cable TV Advisory Committee's name be changed to the Ripon Community Media Committee. Passed unanimously.

Next meeting will be March 8, 2021.

Adjourned at 4:34 pm.

