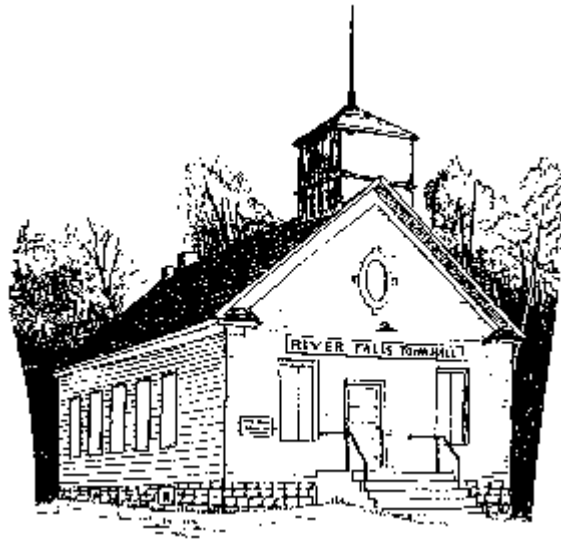


Town of River Falls Town Board

12/1/2025 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, December 1, 2025, beginning at 6:00 P.M. at the River Falls Town Hall, W9015 770th Ave.

6:00 P.M. – Plan Commission Agenda: Minutes; Zoning Administrator Report; Review Special Use Application for Home Based Business at N6644 950th Street; Discuss and Take Possible Action on Expansion of Non-Conforming Use at N8701 County Rd W; Discuss Multi-Family Dwellings; Updates from Sub-Committees; Public Comments & Requests; A quorum of Town Board members may be present.

7:00 P.M. Regular Board Meeting

AGENDA

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from November 17, 2025, Regular Board Meeting
3. Minutes from November 19, 2025, Impact Fees Meeting
4. Financial/Fire Call Report
5. Public Comments and Requests
6. Zoning Administrator Report
7. Plan Commission Report
8. Review of the Conditional Use Permit for Marzolf Company, N8701 County Rd W
9. Discuss Proposed Impact Fee and Needs Assessment study Final Draft
10. Discuss and Take Action on 2026-2030 Ambulance Contract
11. Set Date for 2026 Town Caucus
12. Finalize Plan for Holiday Reception
13. Board and Staff Communications
14. Audit and Pay Bills
15. Future Agenda Items
16. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. Some agenda items may be taken up earlier in the meeting, or in a different order than listed. The posted notice at the Town Hall is the primary notice. Meeting notice posted on the Town's website www.riverfallstown.com, and at the River Falls Town Hall, W9015 770th Avenue, River Falls, WI. Anyone wishing to attend the meeting who requires special accommodation because of a disability should contact the Clerk's office, at 715-629-8240 or email clerk@riverfallstown.com, at least 72 hours before the meeting begins so that appropriate accommodations can be made.

Sarah Meyer, Clerk

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, November 17, 2025, River Falls Town Hall

Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Brad Mogen, Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Wendy DiPeso, Jerome Rodewald, Mark Edlund, Jeff Marzolf

The meeting was called to order by Chair Terry Kusilek at 7:10pm. Joe made a motion that the agenda be approved as posted. Siri seconded. M.C.

Joe moved to approve the minutes of the November 3, 2025, Regular Board meeting. Brad seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$659,762.90. Brad moved, and Joe seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests:

Zoning Administrator Report: Zoning Administrator Don Rodewald provided the zoning report (attached). Joe made a motion to accept the Zoning Administrator's report. Mary seconded. M.C.

Plan Commission Report: No action taken.

Review of the Forestville Winery and Event Center, W8101 690th Ave, Conditional Use Permit: Mark Edlund, Forestville Winery owner, was present. Siri moved to change the Conditional Use Permit as discussed. Joe seconded the motion. M.C.

Discuss and Take Action on 2026-2030 Ambulance Contract: Mary moved to table this topic to the December 1, 2025 meeting.

Discuss Innovation Grant: Several possible projects were discussed; more research will be done before action is taken.

Discuss Possible Changes to Town Code Chapter 8: Public Works: Roads committee will review and bring forward suggested changes in 2026.

Review and Approve Town Policy Updates: Brad moved to approve policy changes as discussed. Siri seconded. M.C.

Board and Staff Communications: Rita updated the group that there will be no recycling meeting in December. Joe shared that the Recycling Center will be getting a new dumpster for metal recycling soon. Also, that there will be pricing changes starting in spring for non-resident users of the center. Mary encouraged the Board to explore Town Parks after so much work has been done throughout the summer. Joe moved and Siri seconded to approve a \$75 memorial be sent to the Smith family after the passing of Joe Smith, former Recycling Center employee. Sarah requested an update to the Pierce County emergency call out list. Terry, Rob and Dalton will be added to the list. Sarah reminded the group that starting an emergency response planning group had been previously discussed. It will be added to a January agenda. Don shared that during the research into the Marzolf company regarding their requested new CUP, it was discovered that they are out of compliance with their existing Conditional Use Permit. A CUP review will be conducted on December 1, 2025. Jerome shared that he sold a cemetery lot to Art and Diana Smith and their son Joe has been buried there.

Siri moved to audit and pay bills, Mary seconded. M.C.

Future Agenda items:

- Approve Agenda
- Minutes from November 17, 2025, Regular Board Meeting

- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Conditional Use Permit Review for Marzolf Company, N8701 County Rd W
- Set Date for 2026 Town Caucus
- Finalize Plan For Holiday Reception
- Approve Ambulance Contract
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Joe moved to adjourn. Siri seconded. M.C. Meeting adjourned at 9:11pm.

Minutes for Joint Meeting with the Town Board, Impact Fee sub-committee and Stantec representative Angela Popenhagen November 19th, 2025.

Members present, Terry Kusilek, Brad Mogren, Joe Mahoney, Mary Foster, Marty Ruemmele, Don Rodewald, Jerome Rodewald.

Stantec Representative Angela Popenhagen was present.

Only agenda item was to review proposed draft of the Needs Assessment and Impact Fee update recommendation.

Meeting called to order @ 6:03 pm.

Angela went through the entire document and answered questions along the way.

Jerome recommended changing the Public Works Facility from the 4900 square foot building to the larger size of 7000 square feet. All members present agreed, Angela will make the change before Dec. 1st meeting.

Meeting adjourned @ 7:12pm motion by Brad 2nd by Marty all voted in favor.

Minutes by Terry Kusilek

12/01/25

Town of River Falls
Profit and Loss Detail
November 18 through December 1, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Inspection Fees								
Deposit	11/19/25	16219	Marzolf Co.	FI 5268		Money Market Acc...	50.00	50.00
Total Fire Inspection Fees							50.00	50.00
Total Fire Protection							50.00	50.00
Interest Earned MM, CDs, Ck								
Public Equity Account								
Deposit	11/30/25	Cash	RCU	Public Equity Int...		Royal Credit Union	1,010.47	1,010.47
Total Public Equity Account							1,010.47	1,010.47
Interest Earned Money Market								
Deposit	11/30/25	Cash	fnbrf	MM Interest 5288		Money Market Acc...	812.67	812.67
Total Interest Earned Money Market							812.67	812.67
Total Interest Earned MM, CDs, Ck							1,823.14	1,823.14
Other Revenue								
Refunds								
Deposit	12/01/25	107194	Pierce County Treasurer	Voting equipt ref...		Money Market Acc...	1,725.00	1,725.00
Total Refunds							1,725.00	1,725.00
Total Other Revenue							1,725.00	1,725.00
Public Charges for Services								
Recycling Center								
Deposit	11/19/25	151747	J.R's	Recycling 5264		Money Market Acc...	385.00	385.00
Deposit	11/19/25	8474	Greg Elliott	Recycling 5265		Money Market Acc...	65.00	450.00
Deposit	11/19/25	1114	Eric Deaton	Recycling 5266		Money Market Acc...	60.00	510.00
Deposit	11/19/25	379	Cooper Craig-Casmer	Recycling 5267		Money Market Acc...	60.00	570.00
Deposit	11/19/25	2430	Kris Torkelson	Recycling 5269		Money Market Acc...	13.00	583.00
Deposit	11/19/25	500	Lukas Nelson	Recycling 5270		Money Market Acc...	9.00	592.00
Deposit	11/19/25	Cash	Joe Mahoney	Recycling 5271		Money Market Acc...	1,023.95	1,615.95
Deposit	11/24/25	1115	Eric Deaton	Recycling 5273		Money Market Acc...	75.00	1,690.95
Deposit	11/24/25	15643	Mark Andrl	Recycling 5274		Money Market Acc...	70.00	1,760.95
Deposit	11/24/25	380	Cooper Craig-Casmer	Recycling 5275		Money Market Acc...	60.00	1,820.95

12/01/25

Town of River Falls
Profit and Loss Detail
November 18 through December 1, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	11/24/25	413	Jonathan Williams	Recycling 5276		Money Market Acc...	53.00	1,873.95
Deposit	11/24/25	8475	Greg Elliott	Recycling 5277		Money Market Acc...	40.00	1,913.95
Deposit	11/24/25	2595	John O'Boyle	Recycling 5278		Money Market Acc...	25.00	1,938.95
Deposit	11/24/25	2723	STR Construction	Recycling 5279		Money Market Acc...	25.00	1,963.95
Deposit	11/24/25	11935	Peter Stern	Recycling 5280		Money Market Acc...	25.00	1,988.95
Deposit	11/24/25	5772	Thomas Stoiber	Recycling 5281		Money Market Acc...	24.00	2,012.95
Deposit	11/24/25	6074	Randall Mittag	Recycling 5282		Money Market Acc...	15.00	2,027.95
Deposit	11/24/25	504	Lukas Nelson	Recycling 5283		Money Market Acc...	10.00	2,037.95
Deposit	11/24/25	503	Lukas Nelson	Recycling 5284		Money Market Acc...	9.00	2,046.95
Deposit	11/24/25	1136	Frederic Feisthauer	Recycling 5285		Money Market Acc...	7.00	2,053.95
Deposit	11/24/25	Cash	Garrett Gill	Recycling 5286		Money Market Acc...	1,260.80	3,314.75
Deposit	11/24/25	5287	Kris Torkelson	Recycling 5287		Money Market Acc...	9.00	3,323.75
Total Recycling Center							3,323.75	3,323.75
Total Public Charges for Services							3,323.75	3,323.75
Rent Receipts								
Deposit	11/19/25	2457	David Kusilek	Land Rent 5272		Money Market Acc...	1,200.00	1,200.00
Total Rent Receipts							1,200.00	1,200.00
Taxes								
Tax Chargeback								
Deposit	12/01/25	107195	Pierce County Treasurer	Refunded/rescin...		Money Market Acc...	1,828.74	1,828.74
Total Tax Chargeback							1,828.74	1,828.74
Total Taxes							1,828.74	1,828.74
Total Income							9,950.63	9,950.63
Net Ordinary Income							9,950.63	9,950.63
Net Income							9,950.63	9,950.63

TOWN OF RIVER FALLS**TREASURER'S REPORT****December 1, 2025**

FNBRF MONEY MARKET	\$ 900,992.37	12/01/25		
TRANSFERS				
DESIGNATED FUNDS IN MM	\$ - 44,937.00	Highway Equip't		
	\$ - 40,000.00	Capital Outlay		
MONEY MARKET AVAILABLE	\$ 816,055.37			
ROYAL CREDIT UNION				
	\$ 25.24	Business Savings		
	\$ 329,285.92	Entity Account		
	\$ -20,688.44	Revaluation	SEE ATTACHED	
		Impact Fees	OPEN NEW ACCOUNT	
RCU AVAILABLE	\$ 308,642.72			
TOTAL AT BOTH BANKS	\$ 1,124,698.09			
RECOMMENDED RESERVE	\$ 445,653.00			
AVAILABLE FUNDS	\$ 679,045.09	See 2025 budget		

Bank account transactions 2018-present**Revaluation dollars**

History of TORF Accounts

2018-2021

CDs in FNB, RCU and Westconsin (WCU)

FNB CD cashed in and placed in FNB money market but not called designated funds

CDs at WCU (Building)and RCU (Recycling)

2022--RCU CDs cashed in and all dollars placed in FNBRF money market

Designated funds—highway equipment, capital outlay, future facilities, contingency, revaluation

2023-Designated funds pulled out of FNBRF MM and placed in RCU as CDs

Building, capital outlay, cemetery, future facilities, highway equipment, revaluation

2025-Cashed in RCU CDs and placed in public entity account to maximize interest

\$297,589.62 as of 2/28/25

CD Transfer to Entity Acct 2/2025	
Building	\$ 22,212.82 2/28/25
Capital Outlay	\$ 53,242.17 2/19/25
Cemetery	\$ 15,972.66 2/19/25
Future Facilities	\$ 87,589.74 2/19/25
Highway Equipment	\$ 106,484.29 2/19/25
Revaluation	\$ 10,648.44 2/19/25
Recycling 8/18/25	\$ 11,864.44 8/18/25

Revaluation dollars in public entity account:

Revaluation CD \$10,648.44 on 2/19/25

February 2/17/25 Treasurer's report—note to transfer \$10,000 (2025 budgeted amount) from FNBRF money market to RCU account—CD or entity account discussion—changed the report line to \$20,000—no check was written to complete transfer from MM to public entity account

Decision to open public entity account at 2/17/25 board meeting

August 2025—check written to transfer \$10,000 where I noted an another \$10,000

“Balance” for revaluation within RCU account is ~\$20,648.44 (2024 CD plus 2025 \$10,000)

Zoning Report Nov 17 – Dec 1, 2025

- 11/19 W9727 770th Ave. – Issued building permit for a 44'x48' agricultural storage building to James Pestorious. Est Cost - \$40,000.
- 11/30 W8374 770th Ave. – Issued building permit for a 28'x36' addition to an agricultural storage building to Thomas Dawald. Est Cost - \$20,000.



TOWN OF RIVER FALLS, WI

NEEDS ASSESSMENT AND IMPACT FEE UPDATE

November 25, 2025

Prepared for:
Town of River Falls, WI

Prepared by:
Angela Popenhagen P.E., Senior Project
Manager

Project Number:
193807569

The conclusions in the Report titled "Needs Assessment and Impact Fee Update" are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Town of River Falls, WI (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:



Signature

Angela Popenhagen, P.E.

Printed Name

Reviewed by:

Signature

Printed Name

Approved by:

Signature

Printed Name

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Executive Summary

The Town of River Falls suspended their impact fee on October 20, 2025 given the project was complete. The Town decided to revisit other areas for consideration as well as updating them to reflect amendments and clarifications to the Wisconsin impact fee laws and updated population projections. The Town hired Stantec to update the needs assessment and impact fee to comply with current law and current population and growth projections. This data was used to calculate the maximum amount for impact fee rates for the Town. The Town Board, at their discretion, may adopt a lower amount than calculated.

In the state of Wisconsin, impact fees can be used for the following public facilities:

- Highways, as defined in s. 340.01 (22),
- Facilities for collecting and treating sewage,
- Facilities for collecting and treating storm and surface waters,
- Facilities for pumping, storing, and distributing water,
- Parks, Playground and land for athletic fields
- Solid waste and recycling facilities,
- Fire protection facilities,
- Law enforcement facilities
- Emergency medical facilities, and
- Libraries.

This report updates the impact fees to satisfy the requirements of Wisconsin State Statute §66.0617. The calculations properly allocate the capital costs for the facilities between existing development and new development and used as the basis for the recommended impact fees. The impact fees imposed shall be increased annually by an inflationary factor to make the fees more equitable in that the amount paid by any new development is approximately equal to the amount paid in any other year. Fees may be adjusted by the annual increase in an inflation index such as the U.S. Census Bureau Construction Price Index (CPI) for single-family houses under construction or the Engineering News Record Construction Cost Index, for the twelve-month period of the prior year, with the adjustment effective January 1 of each year.

Table 1: Recommended Impact Fees

	Recommended Impact Fee
Public Works Impact Fee	\$7,500
Roadway Impact Fee	\$8,801
TOTAL	\$16,301



1 Introduction

1.1 Introduction

Impact fees are financial contributions imposed by communities to pay for capital improvements within the community, which are necessary to serve or accommodate new development.

State Statutes require that any municipality that imposes impact fees must have a sound basis of analysis to support the imposed fee. This means that you have accurate data on the Town's growth patterns and infrastructure needs due to development to provide the information necessary to support the final impact fees. State law requires that impact fees must bear a rational relationship to the need for new, expanded or improved public facilities. This means that the amount of the impact fee should be based on a reasonable estimate of the demand that a new development will create for public facilities.

State law also dictates that impact fees cannot exceed the proportionate share of the capital costs required to serve new development as compared to existing development. Each facility must be analyzed to determine the share of the facility that is needed to provide the established service level to the existing development versus the excess facility space that is available to serve new development. The same service level should be applied to both existing and new development when determining if there is a portion of facilities that are needed to provide the desired service level to existing development.

The Needs Assessment and associated impact fees must meet the following criteria:

- Maintain a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
- Cannot exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.
- Be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.
- Be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Ch. 236 or any other items of value.
- Be reduced to compensate for monies received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
- Cannot include amounts necessary to address existing deficiencies in public facilities.
- Be payable by the developer or the property owner to the municipality in full upon issuance of a building permit by the municipality.
- May be held for 8 years after they are collected, or in the case of impact fees that are collected for capital costs related to lift stations or sewage treatment, 10 years from the time collected plus 3 years longer if the municipality finds due to extenuating circumstances or hardship a longer time to hold the impact fees is needed.



Needs Assessment and Impact Fee Update

Introduction

In the state of Wisconsin, impact fees can be used for the following public facilities:

- Highways, as defined in s. 340.01 (22),
- Facilities for collecting and treating sewage,
- Facilities for collecting and treating storm and surface waters,
- Facilities for pumping, storing, and distributing water,
- Parks, playgrounds and land for athletic fields,
- Solid waste and recycling facilities,
- Fire protection facilities,
- Law enforcement facilities,
- Emergency medical facilities, and
- Libraries.

1.2 Background

The Town of River Falls is expecting population growth and commercial and industrial development in the future. The existing Needs Assessment was last updated in 2006 for the purpose of purchasing land for a new Town shop. This endeavor has been completed. The Town expects that growth pressures will continue given the proximity to the City of River Falls and the Twin Cities metropolitan area. This pattern of growth will continue to place additional stress on the existing town facilities, including the town shop (public works facility) and roadways.

As the cost of providing services and infrastructure continues to increase along with the pressure to control property taxes, impact fees provide an equitable means for both existing and new development to pay for portions of public infrastructure projects. Wisconsin Statutes 66.0617 with revisions from 2005 Wisconsin Act 477, 2005 Wisconsin Act 203, and 2007 Wisconsin Act 44 allows local governments to charge impact fees for public improvements. These fees can be used to recover costs to construct, expand, or improve public facilities necessary to accommodate land development and to maintain current levels of service within the Town.

The Town has retained Stantec to update the Public Facilities Needs Assessment and Impact Fees. The study included evaluating a Public Works Facility and Roadway impact fees.

This report updates the impact fees to satisfy the requirements of Wisconsin State Statute §66.0617. The calculations properly allocate the capital costs for the facilities between existing development and new development and used as the basis for the recommended impact fees.

1.3 Summary

Wisconsin impact fee law contains specific requirements for the process of adopting or amending an impact fee ordinance, for determining the amount that can be charged for an impact fee, and for managing and spending impact fee revenues. Impact fees may only be used to fund capital costs of public facilities, which are defined as the cost to construct, expand or improve public facilities. Eligible costs may include land, legal, planning, engineering and design costs. The amounts calculated in this report are the maximum amounts that may be charged for impact fees. The Town Board, at their



Needs Assessment and Impact Fee Update

Introduction

discretion, may adopt a lower amount than calculated. The impact fees imposed shall be increased annually by an inflationary factor to make the fees more equitable in that the amount paid by any new development is approximately equal to the amount paid in any other year. Fees may be adjusted by the annual increase in an inflation index such as the U.S. Census Bureau Construction Price Index (CPI) for single-family houses under construction or the Engineering News Record Construction Cost Index, for the twelve-month period of the prior year, with the adjustment effective January 1 of each year.

Impact fees may not be used for operation and maintenance costs or to correct existing deficiencies in the public facilities for which they are imposed. Existing deficiencies may include:

- Facilities or portions of facilities that need to be replaced due to age or obsolescence.
- Improvements made to existing facilities to meet state or federal requirements or utilize improved technology.
- Facilities or portions of facilities that result in an improved design standard, or the difference between the future design standard, as it would apply to current population, and the actual existing facility.

The impact fee will be based on Equivalent Residential Unit (ERU). Thus, the fee relates to the “*impact*” each user has on the public infrastructure system.



2 Population and Projected Growth Analysis

2.1 Introduction

An important element in determining appropriate impact fees is projecting the amount of future development that will occur in the Town during the selected planning period. These projections are important for planning for the facilities needed to serve new development as well as calculating the proportionate cost of facilities per unit of development.

The 2020 Census data and projection data through the Wisconsin Department of Administration (WiDOA) is available. This information will be used as a basis for the analysis; however, current population projection does not follow the trend seen in the final 2025 estimate and the number of building permits received by the Town over the past 5 years. We have found that state projections don't always reflect what local knowledge might know. Table 2 shows population and household population from the 2020 U.S. Census Bureau along with the 0.90% increase per the final 2025 estimate per the WiDOA.

Table 2: Population and Housing Projections

2020 Population	2,215
2020 Households (Per Comp Plan 2021 Housing count)	864
2025 Final Estimate ¹	2,235
2030 Projected Population ¹ (With 0.90% increase)	2,255
2030 Projected Households ² (With 0.90% increase)	881
2020-2030 Additional Population (2,255-2,215)	40
2020-2030 Additional Households (881-864)	17
2040 Projected Population (With 0.90% increase)	2,295
2040 Projected Households ² (With 0.90% increase)	896
2020-2040 Additional Population (2,295-2,215)	80
2020-2040 Additional Households (896-864)	32
2050 Projected Population (With 0.90% increase)	2,335
2050 Projected Households ² (With 0.90% increase)	912
2020-2050 Additional Population (2,335-2,215)	120
2020-2050 Additional Households (912-864)	48

¹ The final 2025 estimate is a 0.90% increase vs. the calculated 4.7% decrease per Census estimates.

² Housing projections calculated based on the estimation of 2.56 people per household as per current conditions; however, this is higher than the state average of 2.39 to 2.43 people per household.

These projections are important for planning for the facilities needed to serve new development as well as calculating the proportionate cost of facilities per unit of development. Also important is anticipated commercial/industrial development. Per the Town's Comprehensive Plan, it does not identify any increase in commercial/industrial property; however, there exists undeveloped commercial/industrial land. Given the unknown uses and timing, we have not factored in these properties when performing our analysis.



Needs Assessment and Impact Fee Update Population and Projected Growth Analysis

If commercial/industrial development including non-profit uses such as churches, schools, and government buildings, does occur, this development will be converted to Equivalent Residential Units (ERU's) and impact fees should be imposed.



3 Public Works Facility Needs Assessment

3.1 Inventory of Existing Conditions and Identification of Future Needs

The Town Public Works Department provides road maintenance services to all roads owned by the Town of River Falls. The current public works facility is overcapacity (i.e. equipment does not fit within the buildings) with the current inventory of equipment and vehicles as of 2025. Because there are no national or industry standards for determining appropriate amounts of space for public works vehicles and equipment for a Town of this size, the expansion will be determined by the town. The current Public Works garage, salt shed, and cold storage is approximately 4,000 sf.

The Town has started to plan for a public works facility that is anticipated to be 7,000 sf (estimating a 70'x100' garage).

A majority of the town's public work's operations will move to the proposed building; therefore, the cost attributed to new development will only be an increase in building size from the existing 4,000 sf to the proposed 7,000 sf.

The allocation of future improvements between existing and future development is based on the difference between the current and projected future need. The existing facilities include a 1,550 square foot public works garage, a 950 square foot salt shed, and a 1,500 square foot cold storage building. The 4,000 square feet of existing transportation facilities were able to contain vehicles and equipment in 2020; however, all usable space being allocated towards serving the existing population per the 2020 census and no room for future growth. From 2020 to 2025, additional equipment was purchased and no longer fit within the existing facility. As future development occurs, new space will need to be provided to store the equipment necessary to service a larger area and population. The future facility will provide this space by creating 7,000 square feet of Town garage space. Because the existing population was served with the existing facility through 2020, the new additional space within the facility can be attributed to the needs of future development.



3.2 Public Works Facility Impact Fee

Anticipating a 4,900 sf (70'x70') building and the existing population's need for 4,000 sf of space, the remaining 900 sf would be attributed to new development. The calculations below reflect the impact on new development.

Total Size/Cost of the Public Works Facility: 7,000 sf x \$120/sf = \$840,000

Minus Existing Population's Portion: 4,000 sf x \$120/sf = \$480,000

TOTAL SIZE/COST ATTRIBUTED TO NEW DEVELOPMENT: 3,000 sf x \$120/sf = \$360,000

Table 3: Public Works Facility Impact Fee

Total Estimated Expansion Cost	\$360,000
2020-2050 Additional Residential Units	48
Impact Fee per REU	\$7,500

The impact fee for the public works facility is \$7,500 per residential unit.



4 Roadway Needs Assessment

4.1 Inventory of Existing Conditions and Identification of Future Needs

A transportation plan is incorporated into the Town of River Falls's Comprehensive Plan. It shows all existing roads and their proposed functional classifications. The functional classification of a roadway is based on the standard guidelines of the Wisconsin Department of Transportation's Facilities Development Manual (FDM).

All roads within the town that are eligible for impact fees are currently classified as local roadways. To safely accommodate the projected increased traffic and provide a reasonable level of service, the roadways may need to be expanded in width, depth of road section or addition of turn lanes. The proposed roads are listed below; however, please note that this list of roadways is not meant to be exclusive. Development may occur along other roadways within the Town which may require the improvement of those roadways to accommodate new development. Any impact fees ultimately approved by ordinance passed by the Town Board based on this Needs Assessment shall therefore also apply to development along any such unlisted roadways. The proposed roads are:

- 690th Avenue from CTH E to 950th St (1.97 miles)
- 830th Avenue from 850th Street to 770th St (0.84 miles)
- 850th Street from STH 29 to 830th Ave (0.42 miles)

Based on current traffic volumes, the existing Town roads are adequate to meet the current traffic levels. However, additional traffic generated by expected growth will affect the level of service and traffic patterns of these roadways. Therefore, improvements to these roadways will be necessary to adequately serve the increase in traffic caused by new development. For cost estimating purposes, we anticipated the widening of the roadways by 2 feet. This is consistent Trans 204 width requirement for increased traffic.

4.2 Roadway Impact Fee

Roadway impact fees for residential development are imposed on each new residential unit, or residential equivalent unit (REU) based on a typical trip generation rate for single family homes. If denser housing such as duplexes, townhomes, apartments, etc. or commercial/industrial development does occur, associated typical trip generation rates for each of those uses are assigned

Cost estimates have been prepared to expand roads from current road width by 2 feet. Other improvements such as an increase in asphalt depth and/or turn lanes could also be considered when determining the correct application required. The cost estimates are based on recent bids for roadway reconstruction projects in western Wisconsin. The impact fees are spread over the anticipated life of 30-years for a roadway. The impact fee for roads is shown below.



Needs Assessment and Impact Fee Update
Roadway Needs Assessment

Table 4: Roadway Impact Fee

Total Estimated Expansion Cost	\$422,491
2020-2050 Additional Residential Units	48
Impact Fee per REU	\$8,801

The impact fee for Roadways is recommended to be \$8,801 per Residential ERU.



5 Recommended Fees and Implementation

5.1 Summary

The purpose of this study was to analyze and update the impact fees for the Town of River Falls. The report fulfills the public facilities needs assessment procedural requirement under Wisconsin Statutes §66.0617.

In order to determine the appropriate amount of the fees, the following analysis was carried out:

- Population and housing projections were reviewed and determined based on the 2020 Census data and the 2025 Estimated Population along with Town knowledge of building permits over the past 5 years.
- Existing Public Works Facility inventory and capacity versus the proposed facility size erroring on the small size.
- Review of roadway improvements where development is anticipated.
- Costs of recommended projects allocated to the proportionate share of facilities that are needed to serve new development over a 30-year planning period.
- Fees were calculated based on the analysis in the previous steps.

5.2 Recommended Impact Fee Schedule

Based on the analyses described above, this study recommends that the Town revise its impact fee ordinance and impose impact fees for facilities as shown in the table below. These amounts recommend the maximum amount that the Town could impose, based on the application of Wisconsin Statutes 66.0617. The Town may choose to impose a lesser amount as a matter of policy.

Table 5: Recommended Impact Fees

	Equiv. Residential Unit (ERU)
Public Works Facility Impact Fee	\$7,500
Roadway Impact Fee	\$8,801
TOTAL	\$16,301



5.3 Impact on the Availability of Affordable Housing

One of the requirements of Wisconsin Statute §66.0617 is to estimate the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality. Although the fees are similar to the fees from the previous needs assessment, they may have an effect on affordability to those in the low-income brackets. The Town may wish to reduce or waive the impact fees for those units that can prove low-income benefit.

Per Table 5, the total impact fee for each REU is \$16,301. The following table outlines the effect of this fee on affordable housing based on a mortgage for a median home value in River Falls of \$375,000 and a median household income of \$78,078, assuming the entire cost of the fees is added to the home price. For a 30-year mortgage at 7.5% interest rate, adding the impact fee results in roughly 1.8 percent increase of household income that goes towards housing – from 52.2% of median household income to 54.0% of median household income. For lower cost housing and lower income households, the fees would be a proportionally larger share of the home price and the household income. See calculations in the following table.

Table 6: Effect of Impact Fee on Affordable Housing

Median House Value	\$375,000	
Median Household Income	\$78,078	
Annual Cost of Housing:		
Annual Mortgage Payment	\$31,752	30 years @ 7.5%
Estimated Property Taxes	\$7,000	
Estimated Insurance	\$2,000	
Total Payment	\$40,752	
Proposed Impact Fee	\$16,301	
Median Housing Value + Impact Fee	\$391,301	
Annual Mortgage Payment w/Impact Fee	\$33,132	30 years @ 7.5%
Total Payment incl taxes and insurance (T/I)	\$42,132	
Mortgage Payment as % of Income	52.2%	
Mortgage Payment + impact fee as % of income	54.0%	
Increase in % of income for housing	1.8%	



5.4 Enacting the Impact Fee Ordinance

Prior to amending a local ordinance to update impact fees on new development, a municipality must comply with the following procedural requirements:

1. Prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include the following:
 - a. An inventory of existing public facilities, including identification of any existing deficiencies in those public facilities, for which it is anticipated that an impact fee may be imposed.
 - b. An identification of new, improved or expanded public facilities that will be required because of new development, or the identification of excess capacity in existing public facilities that are used by new development. This shall be based upon an explicit level of service and standards.
 - c. A detailed estimate of the capital costs of providing or constructing the new, improved or expanded public facilities, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality.
2. Hold a public hearing prior to enacting or amending an ordinance to impose impact fees. The public facilities needs assessment must be available for public review for at least 20 days before the date of the hearing.

To implement the recommendations contained in this report and amend the impact fee ordinance in the Town of River Falls, the following remaining steps must be taken:

- Present the findings of this report to the Town Board.
- Revise the existing impact fee ordinance to include the recommended changes to the impact fees.
- Publish a Class 1 notice in the Town newspaper prior to the public hearing as required under Wisconsin Statutes §66.0617(3). The needs assessment must be available for public inspection and copying at least 20 days prior to the public hearing as required under Wisconsin Statutes §66.0617(4)(b).
- Conduct a public hearing prior to amending the impact fee ordinance.
- After the public hearing, the Town Board may adopt the amended impact fee ordinance as recommended or adopt it with additional amendments.

5.5 Imposition and Collection of Fees

Impact fees may be imposed when a building permit is requested for developing land, where development is defined as the creation of additional residential dwelling units or nonresidential uses that create the need for new, expanded or improved public facilities. In other words, development can mean the construction of a new residential or nonresidential building, or the expansion or remodeling of an existing residential or non-residential building that results in a use that requires a higher demand for public services than the previous use.



5.6 Managing Impact Fees

Impact fees must be placed into segregated accounts, meaning each type of fee has its own account. The impact fees and any interest earned on the account balance must be expended only for the facilities for which the fees have been imposed. Impact fees may be used to pay directly for project costs or may be used to pay for the debt service on bonds issued to finance a capital project.

To ensure that impact fees are not used to pay for more than the proportionate share of capital costs for facilities needed to serve new development, the public facilities needs assessment should be referenced when determining the amount of impact fee revenues to apply to facility funding. If a project is modified from what is detailed in the needs assessment, it may be necessary to review and update the needs assessment and impact fee ordinance.

Impact fees that are collected but are not used within 7 years after collection must be refunded to the property owner at the time of refund for which the impact fee was imposed.

It is recommended that the Town continue to take the following steps to ensure that impact fees are expended within the statutory time limits and that fees are properly applied to the projects shown in the public facilities needs assessment:

- Maintain a spreadsheet or other list of the amounts collected, showing the date paid, tax key, property owner, number of units, fee per unit, and total amount paid for each type of fee.
- Maintain a spreadsheet showing the projects funded through impact fees, by type of fee. At a minimum, it should show the year of the project, a brief description, total cost (including construction and legal, engineering, etc), the amount cash financed from impact fees, the amount borrowed, a debt service schedule and the share of debt service to be paid from impact fees. Ideally, this spreadsheet would also be linked to a sheet showing the balance of impact fee funds by account, showing payments made from each impact fee fund for cash financing and debt service payments.

5.7 Periodic Review

The impact fees imposed shall be increased annually by an inflationary factor to make the fees more equitable in that the amount paid by any new development is approximately equal to the amount paid in any other year. Fees may be adjusted by the annual increase in an inflation index such as the U.S. Census Bureau Construction Price Index (CPI) for single-family houses under construction or the Engineering News Record Construction Cost Index, for the twelve-month period of the prior year, with the adjustment effective January 1 of each year.

The impact fees calculated in this report were based on numerous assumptions and forecasts about future development and service levels provided by the Town. The exact specifications of public facilities' design and costs may vary from the estimates developed through the analysis of this report. Therefore, it is recommended that the impact fees be reviewed on a consistent basis to adjust for changes in inflation, development trends or major changes in project plans, ideally on a schedule of every three to five years.



APPENDIX A - ROADWAY EXPANSION COSTS

Costs based on bids from road reconstruction projects in western Wisconsin, 2025

690TH AVENUE CTH E TO 950TH ST Local Roadway 10,402 L.F. / 1.97 miles

Item	Unit	Quantity	Unit Price	Total Price
Common Excavation	CY	2312	\$10.00	\$23,116
Granular Fill	TN	5263	\$15.00	\$78,951
8" Aggregate Base	TN	1191	\$15.00	\$17,864
Shouldering	TN	595	\$45.00	\$26,796
Storm culvert extension	LF	92	\$100.00	\$9,154
Erosion Control	LF	10402	\$3.00	\$31,206
Restoration	SY	9246	\$4.00	\$36,985
Subtotal				\$224,071
15% Contingency, Engineering and Admin				\$33,611
TOTAL ESTIMATED 690TH AVE COST				\$257,681

830TH AVENUE 830TH ST TO 770TH ST Local Roadway 4,435 L.F. / 0.84 miles

Item	Unit	Quantity	Unit Price	Total Price
Common Excavation	CY	986	\$10.00	\$9,856
Granular Fill	TN	2244	\$15.00	\$33,662
8" Aggregate Base	TN	508	\$15.00	\$7,616
Shouldering	TN	254	\$45.00	\$11,425
Storm culvert extension	LF	39	\$100.00	\$3,903
Erosion Control	LF	4435	\$3.00	\$13,305
Restoration	SY	3942	\$4.00	\$15,769
Subtotal				\$95,535
15% Contingency, Engineering and Admin				\$14,330
TOTAL ESTIMATED 830TH AVE COST				\$109,865

850TH STREET STH 29 TO 830TH AVE Local Roadway 2,218 L.F. / 0.42 miles

Item	Unit	Quantity	Unit Price	Total Price
Common Excavation	CY	493	\$10.00	\$4,929
Granular Fill	TN	1122	\$15.00	\$16,835
8" Aggregate Base	TN	254	\$15.00	\$3,809
Shouldering	TN	127	\$45.00	\$5,714
Storm culvert extension	LF	20	\$100.00	\$1,952
Erosion Control	LF	2218	\$3.00	\$6,654
Restoration	SY	1972	\$4.00	\$7,886
Subtotal				\$47,778
15% Contingency, Engineering and Admin				\$7,167
TOTAL ESTIMATED 850TH ST COST				\$54,945

TOTAL EXPANSION COST OF EXISTING ROADWAYS	\$422,491
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From: [Town of River Falls Chair](#)
To: [torf.sup1@gmail.com](#); [torf.sup2@gmail.com](#); [torf.sup3@gmail.com](#); [TORF SUP4](#); [torf.treasurer@gmail.com](#); [clerk@riverfallstown.com](#)
Subject: Fw: [External Mail] RE: River Falls EMS
Date: Monday, November 24, 2025 5:39:19 PM
Attachments: [image001.png](#)

Here is the reply I received from Assistant City Administrator Jason Rohloff.

Item 7 that I had questions on , Now they want that to remain in the contract, that language was in the last contract, it didn't seem to affect anything so give it thoughts for Monday night.

From: Jason Rohloff <jrohloff@RFCITY.ORG>
Sent: Friday, November 21, 2025 7:55 AM
To: torf.chair@gmail.com <torf.chair@gmail.com>
Subject: FW: [External Mail] RE: River Falls EMS

Hi Terry,

Kevin Miller from Allina got back to me and outlined the following below.

Let me know if you have any additional questions.

Jason Rohloff | Assistant to the City Administrator
City of River Falls
222 Lewis Street | River Falls, WI | 54022
(715) 426-3432 (direct) | www.rfcity.org



From: Miller, Kevin R <kevin.miller@allina.com>
Sent: Thursday, November 20, 2025 5:35 PM
To: Jason Rohloff <jrohloff@RFCITY.ORG>
Subject: RE: [External Mail] RE: River Falls EMS

**** CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,

I hope the following answers your question:

The Fee Schedule is listed below. We know these fees are in the middle of the market. Please convey that these fees are the gross charges. In the medical billing world, we rarely collect our gross charge.

Here is how our feed has added up. Through October, Allina has billed out \$6,329,670 in charges, and those charges have been reduced by payors such as Medicare and Medicaid by \$4,199,947, leaving \$2,129,723 in net revenue. That is a 33.6-cent return for every dollar billed. Our net revenue was reduced further by \$207,265 for bad debt. The revenue does not include the per capita fee, grant dollars, or some intercompany dollars we get for helping Hastings at Regina for Mutual Aid.

Once all expenses have been taken, all our revenue is accounted for as of our October Close, the cost center is \$23,581 in the positive. However, if we factor in the Capital spent in River Falls over 2025, we are below water by about \$100k. This is much better than 2024, where the RF operation was over 500k below water.

The per capita increase was essential to help offset these losses. I'm happy to answer any questions regarding our cost structure, wages, and spending. Allina EMS is not profiting from the activity. With the hospital in your community, we are a health system that looks at more than one area of performance to support our community. This is a strong level of support, and we are unwavering in that commitment.

Ambulance fees:

Emergency 911 paramedic level response and transport - \$2,890. Mileage is \$49.86. Average actual collection is \$280–\$490 for governmental payors (we can't bill the patient for the remaining balance).

Non-emergent paramedic level response and transport is \$1,870. These would involve moving a patient requiring a higher level of care from River Falls Hospital to United Hospital or another definitive care location. Mileage charge is \$ 27.54

I have a list of charges for other, less common services if you would like them, such as basic life support transport (two EMT staff, no paramedic), critical care, and high-acuity advanced-level treatments on a 911 call.

What's driving cost increases? Poor reimbursements across all areas of

healthcare. Bad debt, capitated payments, mandatory write-offs, and high patient deductibles resulting in bad debt. A new, fully equipped ambulance costs \$340k and is expensive to maintain. Benefit costs are an additional 30% over salaries, and we're competing with the MN metro wage market. Our EMT and Paramedic staff are well paid!

Regarding Troy, yes, we have a final document for them, and the per capita fee is \$25. The number of those in the area has decreased since 2024, as the dividing line between our and Lakeview's operations has changed. The document is awaiting final legal review. The document is identical to our agreement with River Falls. It does not change our operation in any manner as we operate today. We are not posting an ambulance in Troy; instead, we are operating the entire response area as one, just as we have today.

I hope this helps answer your questions. Again, I would be happy to meet with any of your or the township's elected officials.

Best wishes,

Kevin Miller

Director of Operations
Allina Health, EMS
651-328-0071 Cell

AGREEMENT FOR AMBULANCE SERVICE

THIS AGREEMENT FOR AMBULANCE SERVICE ("Agreement"), is made and entered into effective the 1st day of January, 2026, by and between the City of River Falls, a Wisconsin municipal corporation ("*City*"), and the Town of River Falls, Wisconsin ("*Town*").

WHEREAS, the City, through the contracting of a non-governmental emergency medical services organization ("*EMS Contractor*"), provides an emergency medical ambulance service in the City; and

WHEREAS, the Town wishes to contract with the City to ensure the provision of ambulance services to town residents; and

WHEREAS, the Town is desirous of receiving emergency medical ambulance services during calendar years 2026-2030 and the Town has an obligation under Section 60.565, *Wisconsin Statutes*, to contract for or to operate ambulance service for its residents. Emergency medical ambulance service is understood to be the resources used to deliver medical care and transportation to those with an unpredicted immediate need outside a hospital or other medical facility.

NOW, THEREFORE, it is mutually agreed between the parties to this Agreement as follows:

1. The EMS Contractor shall, consistent with this Agreement and the agreement between the City and EMS Contractor, provide regular emergency medical ambulance services to the entire geographic area of the Town.
2. This Agreement is effective from the 1st day of January 2026 through December 31, 2030 (the "*Initial Term*"). As used in this Agreement, January 1 of a calendar year through December 31 of a calendar year which is part of the Term shall be a "*Term Year*".
3. The Agreement shall be automatically renewed between the City of River Falls and the Town, for two successive three-year periods (each a "*Renewal Term*" and together with the Initial Term, the "*Term*"), except as follows:
 - a. On or before June 30 of the last year of the current Term, the City may provide notice to the Town of its intent not to renew this Agreement.

- b. On or before June 30 of the last year of the current Term, the Town may provide notice to the City of its intent not to renew this Agreement.
- 4. ASSESSMENTS. The Town agrees to assist in funding the ambulance service and agrees to pay an annual per capita assessment for this purpose. The annual per capita assessment shall be determined by the boundaries of the Town's service area.
 - a. In determining the population for a per capita assessment, annual per capita assessments for a Term Year shall be based upon the latest population estimates of the Town, as of June 1 of the year preceding the Term Year, from the Wisconsin Department of Administration Demographic Service Center, Madison, Wisconsin. Because the entire Town is included in the service area, the total population estimate for the preceding year shall be used in the assessment.
 - b. The annual per capita assessment shall be paid in full on or before March 15 of each Term Year. Failure to pay the assessment in full by March 15 of each Term Year shall result in the assessment of a late payment penalty by the City. The penalty shall be in an amount or percentage established by the City to compensate for administrative and service costs associated with the late payment. The imposition of a penalty shall not relieve the Town of its obligation to pay the full per capita assessment. Continued failure to remit payment, including any penalty, within a reasonable time as determined by the City may result in additional penalties or other remedies available to the City under this Agreement or applicable law.
- 5. The per capita assessment rate for each Term Year of the Initial Term shall be as follows:
 - a. 2026 Term Year - \$16.00 per capita
 - b. 2027 Term Year - \$16.60 per capita
 - c. 2028 Term Year - \$17.20 per capita
 - d. 2029 Term Year - \$17.80 per capita
 - e. 2030 Term Year - \$18.40 per capita
- 6. Per capita rates for each Renewal Term will be provided to the Town prior to March 1 of the last year of the current Term. These rates shall be incorporated into this

Agreement as an addendum.

7. In addition to the per capita assessment, a fee schedule for base runs, mileage, procedures and disposable supplies will be established from time to time by the EMS Contractor, as applicable. In accordance with this fee schedule, individual users of the service within each jurisdiction shall be billed separately for these fee schedule items.
8. All notices and other communications between the Town and the City related to this Agreement shall be in writing and may be given in any of the following ways: (i) by personal delivery, in which case the notice shall be deemed to be given on the date of personal delivery; (ii) by Federal Express or equivalent nationally or regionally recognized courier that issues receipts evidencing delivery, in which case the notice shall be deemed given one day following receipt of such notice by the courier; or (iii) by U.S. mail, in which case the notice shall be deemed given upon posting the notice in the mail. Notices shall be given to the respective addresses of the parties set out below:

If to Town: Town of River Falls

c/o Town Clerk
W9015 770th Ave.
River Falls, WI 54022

If to City: City of River Falls

c/o City Clerk
222 Lewis Street
River Falls, WI 54022

9. The Town for itself agrees to indemnify and hold City, its officers, contractors, employees, and agents, employees or contractors harmless from any liability claims, damages, costs, judgments, or expenses resulting directly or indirectly from any negligent or willful act, commission, or omission upon the part of said Town, its agents, employees, or contractors, other than the City or the EMS Contractor, related to or arising out of services performed by City or EMS Contractor under this Agreement, any contractual obligation of City to indemnify EMS Contractor on behalf

of the Town, and against all loss by reason of failure of the Town to fully perform in any material respect, all obligations under this Agreement. The Town acknowledges and agrees the City has the authority to require the Town to indemnify and hold EMS Contractor, and its officers, contractors, employees, and agents, harmless on the terms set forth in the agreement between the City and the EMS Contractor for the provision of ambulance and emergency medical services. Notwithstanding anything herein to the contrary, the Town shall have no obligation to indemnify or hold the City and the EMS Contractor harmless from liability, claims, damages, costs, judgments, or expenses related to or arising out of the negligent or willful acts, commissions, or omissions on the part of the City or the EMS Contractor.

(Signature Page Follows)

IN WITNESS WHEREOF, the parties have hereunto executed this agreement on the date
opposite their signatures.

CITY OF RIVER FALLS

Scot Simpson, City Administrator

Amy White, City Clerk

TOWN OF RIVER FALLS

Terry Kusilek, Town Board Chair

Sarah Meyer, Town Clerk

2025 Holiday Reception

Dec 15, 2025

6:30-7:30pm

Invited: Board members, Recycling workers, Rob, Dalton, Committee members, Ruth, Election workers

Holiday Bonus Amounts:

Rob: \$200

Dalton: \$200

Darrell Hubbell: \$50

Sarah, Rita, Don: \$100

Jerome: \$50

Recycling \$50

Joe M

Albert

Kaleb

Garrett

Mary M

Chris

Kristin

Greg S

Who is bringing what:

Terry:

Rita: Meatballs

Don: Cheese and Meat Tray

Brad: Absent

Joe: Cookies

Siri: Appetizer

Mary F:

Sarah: Dessert

Town of River Falls

12/1/2025 11:43 AM

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 11/17/2025 through 12/01/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/17/2025	1323	EFTPS	-split-	39-6006086	1,706.96		17,456.81
11/17/2025	28871	Dohrer, Albert S.	-split-		141.13		17,315.68
11/17/2025	28872	Flick, Dalton	-split-		2,222.06		15,093.62
11/17/2025	28873	Fristad, Christopher	-split-		233.14		14,860.48
11/17/2025	28874	Johnson, Kaleb LG	-split-		225.52		14,634.96
11/17/2025	28875	Merta (employee), M...	-split-		67.08		14,567.88
11/17/2025	28876	Nyquist (employee), ...	-split-		82.77		14,485.11
11/17/2025	28877	Schaar Jr., Robert A	-split-		2,477.38		12,007.73
11/18/2025	28879	Diana Smith	Conservation and Deve...		75.00		11,932.73