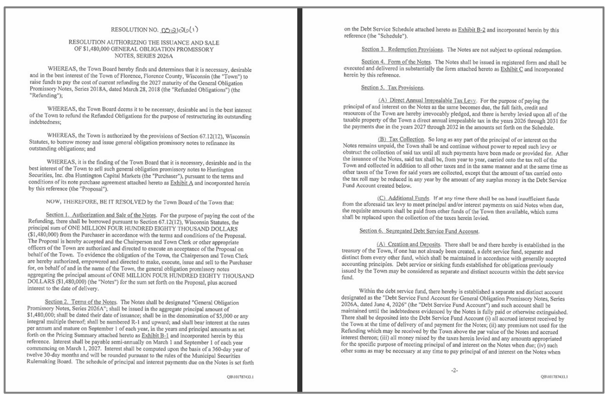
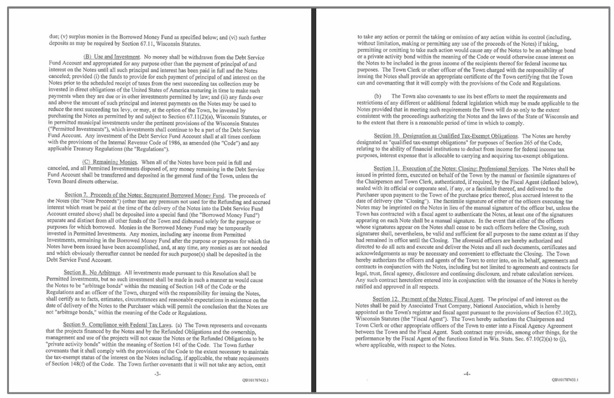
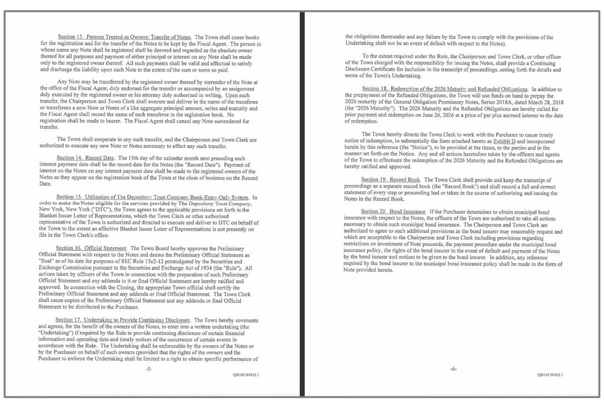
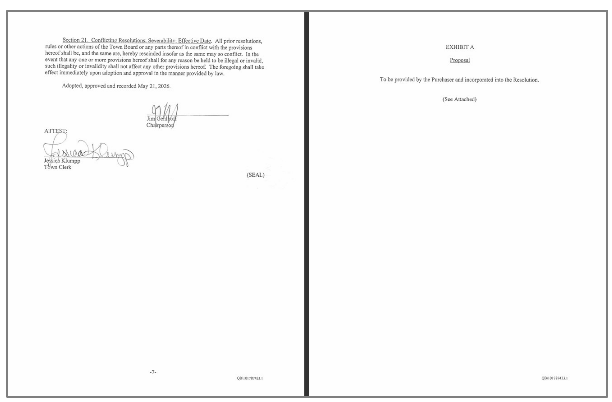
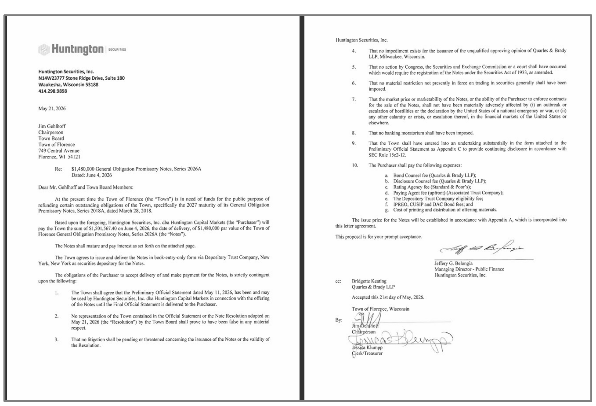
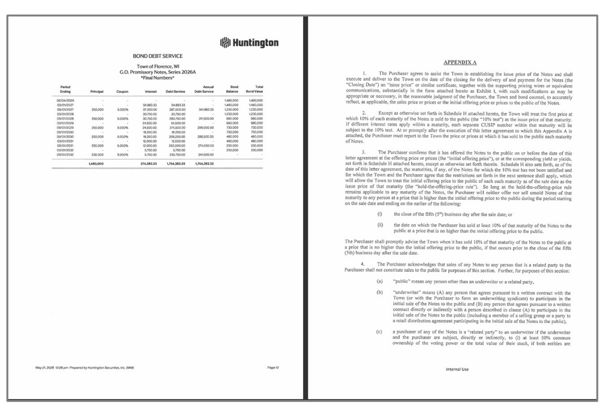
Town Board
Thursday, May 21, 2026

Pursuant to due call and notice thereof, the Board of Supervisors, Town of Florence met on the 21st day of May, 2026 at 4:00 p.m. at the Florence Utility Building with Chairman Jim Gehlhoff and Supervisors Tom Tuchalski and Shane McLain present. On a motion by McLain and seconded by Tuchalski, the agenda was approved as posted. All in favor, motion carried.

Jeff Belongia from Huntington attended the meeting virtually. He shared with the board that Clerk/Treasurer Jessica Klumpp and Florence Utility Financial Manager Kristina Williams had gone through the new rating process with Standard & Poors. The Town kept their AA rating, and he noted that now township has a AAA rating. Gehlhoff asked what went into the rating and Belongia mentioned the cash reserve, interest rates and assessments. The final amount of the GO Bonds was 1,480,000 and that there was a net premium of 21,567. On a motion by McLain and seconded by Tuchalski, it was moved to adopt Resolution No 05-21-26(1) Resolution Authorizing the Issuance and Sale of $1,500,000 General Obligation Promissory Notes, Series 2026A for the Refinancing of the Utility Building Debt. Called for the vote. All in favor. Motion carried. The resolution is as follows:

corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(d) "sale date" means the date of execution of the letter agreement by all parties to which this Appendix A is attached.

Internal Use

SCHEDULE H

SALE PRICES OF THE GENERAL RULE MATURITIES

Maturity	Amount	Coupon	Price	CUSIP
9/01/2029	$250,000	5.00%	106.034%	340388DQ7

INITIAL OFFERING PRICES OF THE HOLD-THE-PRICE MATURITIES

Maturity	Amount	Coupon	Price	CUSIP
9/01/2027	$250,000	5.00%	102.476%	340388DN4
9/01/2028	$250,000	5.00%	104.410%	340388DP9
9/01/2030	$250,000	5.00%	107.410%	340388DR5
9/01/2031	$250,000	5.00%	108.567%	340388DS3
9/01/2032	$230,000	5.00%	109.513%	340388DT1

Internal Use

The board discussed the proposed agreement with Florence Utility to assume the costs to secure financing. It was noted that this agreement is an updated version of the original agreement when the initial debt was taken out for the building. On a motion by McLain and seconded by Tuchalski it was moved to approved an Agreement with Florence Utility Commission to assume all costs to secure financing and payments of principal and interest of the 2026 - $1,500,000 General Obligation Notes. Called for the vote. All in favor, motion carried. A copy of the agreement is as follows:

Agreement – Refinancing Florence Utility GO Bonds

Agreement, made this 21st day of May, 2026 by and between the Town of Florence and the Florence Utility Commission herein known as (the Utility), as follows:

WHEREAS, the Town of Florence has created a utility commission under Chapter 66 of the Wisconsin Statutes for the purpose of operating a Water, Electric, Sewer and Gas Utilities (the Utility);

WHEREAS, from time to time, the Utility has required capital to construct facilities and improvements to said Utility; and

WHEREAS, both the Town of Florence and the Utility believe and agree that it is in the best interest of both parties if the Town does the borrowing necessary to raise the capital required by the Utility; and

WHEREAS, it is necessary for the Town to issue General Obligation Notes dated in the amount of One Million four hundred eighty thousand ($1,480,000.00) Dollars (the bonds), to accomplish the stated objectives; and

WHEREAS, it is the intent of the parties hereto that the Utility will assume and repay all costs attributed to the Utility including its portion of the principal ($1,480,000.00) and interest costs, as the same become due and payable per the attached Debt Service Schedule, which accrue as a result of the borrowing of the above to the One Million four hundred eighty thousand ($1,480,000.00) Dollars sums;

WHEREAS, as the date of the execution of this Agreement, the Town of Florence and the Utility know the exact amount of costs involved in securing this financing and the interest rates and terms of repayment on the One Million four hundred eighty thousand ($1,480,000.00) Dollars by the attached Debt Service Schedule;

WHEREAS, this agreement dated the 21st day of May, 2026 replaces the original agreement dated the 12th day of March, 2018;

NOW THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, the parties mutually agree as follows:

1. That the **Town of Florence shall borrow** the sum of One Million four hundred eighty thousand ($1,480,000.00) Dollars, with none of the issue being retained for other Town purposes.

2. The **Utility agrees to promptly repay** to the Town of Florence, as the same become due and payable, **all of the costs and expenses** incurred by the Town of Florence in raising the One Million four hundred eighty thousand ($1,480,000.00) Dollars which is the subject of this Agreement.

3. That the **Utility agrees to promptly pay all payments of principal and interest** owing by the Town on its share of the One Million four hundred eighty thousand ($1,480,000.00) Dollar amount borrowed by the Town as per the attached Debt Service Schedule.

Approved by the Town of Florence on the 21st day of May, 2026.

Town of Florence:

Jim Gehlhoff, Chairman

Tom Tuchalski, Supervisor 1

Shane McLain, Supervisor 2

Attested:

Jessica Klumpp, Clerk/Treasurer

Approved by the Florence Utility Commission on the 9th day of June, 2026

Florence Utility Commission:

Eugene LeFeber, Commission President

Dennis Krueger, Commission Vice President

Andrew Kelley, Commission Secretary/Treasurer

Attested:

Roger Sedivy, Manager

The next item on the agenda was updating the Stop and Yield Sign Ordinance. It was noted that this decision as made at the last meeting, but this was the official update of the ordinance and needed to be done for the record. On a motion by Tuchalski and seconded by McLain it was moved to redact ordinance #10-13-25(1) and adopt Ordinance #05-21-26(1) to Provide for Stop and Yield Signs on Town Roads – specifically updating the intersection of In-Com Dr, Olive Ave & Montgomery Lake Rd to a four-way stop. Called for the vote. All in favor, motion carried. A copy of the ordinance is as follows:

Ordinance to provide for stop and yield signs on highways #05-21-26(1)

State of Wisconsin
Town of Florence
Florence County

[illegible]

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[illegible]

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Town Road DD	Menominee River Road
Town Road F	Montgomery Lake Road
Town Road H	US 2
Town Road HH	Blome Helgren Road
Town Road II	First Crossing Road
Town Road J	Montgomery Lake Road
Town Road JJ	First Crossing Road
Town Road K	Woods Road
Town Road KK	First Crossing Road
Town Road L	North Montgomery Lake Road
Town Road M	North Montgomery Lake Road
Town Road N	North Montgomery Lake Road
Town Road O	North Lake Road
Town Road R	Carpenter Road
Town Road RR	Duck Lake Road
Town Road SS	Duck Lake Road
Town Road TT	Harding Road
Town Road W	Tall Pines Road
Urban Dr	In-Comm Drive
Vivio Road	East Shore Road
Vulcan Street	Florence Avenue
West Cosgrove Lake Road	South Cosgrove Lake Road
West Lake Ellwood Road	Old Highway 69
Westrin Road	Condroski Road
Woods Road	Montgomery Lake Road

B. Yield signs shall be placed on:

Name of Road	Entrance of Road/Intersection
Carlson Road	Second Crossing Road
Cyclops Street	Olive Avenue
Frog Lane	Lake Ellwood Road
In-Comm Drive	Forward Drive (.15 miles)
Koman Street	Pewabic Street
Lake Avenue	Chapin Street
North Cosgrove Lake Road	Regina Drive
North Shore Road	Patten Lake Road
Olive Avenue	Furnace Street
Patten Lake Road	from Fern Township Line
Quinnesec Street	Koman Street
Quinnesec Street	Negaunee Street
Regina Drive	North Cosgrove Lake Road
River Forest Road	North River Forest Road
South Town Road N	Town Road N
Spring Avenue	Chapin Street
Town Road GG	Blome Helgren Road
Town Road I	Camels Clearing Road
Town Road K	Woods Road
Town Road N	S Town Road N
Town Road S	Carpenter Road
Town Road U	Carpenter Road
Urban Drive	In Com Drive
Vulcan Street	Olive Avenue

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C. The town chairperson, or his or her designee, shall erect stop and yield signs as provided in this ordinance on or before the effective date of this ordinance.*

This ordinance is effective on May 22, 2026

The town clerk shall properly post or publish this ordinance as required under s.60.80, Wis. stats.

Adopted this 21st day of May, 2026.

Jim Gehlhoff, Chairman

Tom Tuchalski, Supervisor

Shane McLain, Supervisor

Attest:

Jessica Klumpp, Clerk/Treasurer

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The board received one sealed proposal for the Hot Mix Paving for 2026. Chairman Gehlhoff opened the proposal from Northeast Asphalt for $178,840.50. On a motion by McLain and seconded by Tuchalski it was moved to accept the Northeast Asphalt Proposal. Called for the vote. All in favor, motion carried.

Clerk/Treasurer Klumpp provided the board with an updated quote from Cascade Engineering for 150 garbage bins for 10,432.50. Klumpp noted that the cost of less bins is approximately $2.00 more expensive per bin than it was to get 250 bins. It is still the most cost effective solution. On a motion by McLain and seconded by Tuchalski it was approved to purchase 150 additional bins from Cascade Engineering. Called for the vote. All in favor, motion carried.

Supervisor Tuchalski provided the board with a quote from Wolter for a new generator at the Community Center. Tuchalski shared that this quote was obtained when they were up here to quote new generators for Florence Utility. The Utility Commission is making the change due to it being the more cost effective option moving forward. He noted that the Town generator is locked out and is in need of service or repair, and the Town would have the same issues that led the Utility to make the change. On a motion by McLain and seconded by Tuchalski it was moved to approve the quote for the generator from Wolter. Called for the vote. All in favor, motion carried.

The board discussed a proposal received from ISG for a Preliminary Investigation for the Redevelopment for the Old Landfill site located in the Town of Florence, Wisconsin. It was noted that when the work was done, the Town would receive a map of the site disclosing where monitoring wells are and the potential hazards/obstacles that could affect the site. In addition, the Town would receive a memo stating the following: the requirements that the Town will need to meet to comply with the WI DNR and other State Regulatory Agencies, cost estimates to meet those requirements, cost breakdown for what an environmental review would be, cost for permitting, an outline of potential challenges and obstacles that could pop up if the Town wanted to move forward, and a recommendation on what the next steps are for the Town and who pays for the next phases if the Town wants to move forward. On a motion by McLain and seconded by Tuchalski it was moved to approve the ISG proposal. Called for the vote. All in favor, motion carried.

The board began discussing the Project Priority list created by ISG for the Capital Improvement Plan (CIP). The board discussed the various buildings the Town owns and what needs to be done with them. No decision was made on the buildings at this time, but it was noted that Gehlhoff spoke with the Campioni's about the possibility of purchasing some of their land in front of the Town garage. It was also noted that there were many items to take into consideration regarding the possibility of sharing the Utility Building with the Town Office, and then after closer inspection it would not be a good fit as there was not enough space to keep the Town and Utility logistically functioning separately. Gehlhoff also mentioned that the CIP was missing areas. Gehlhoff will reach out to Dane at ISG to get a scope of what they provided for us and give them some redirection.

There being no further business, it was moved by McLain and seconded by Tuchalski to adjourn the meeting until Monday, June 8, 2026 at 6:00 p.m. at the Community Center. All in favor, motion carried. Meeting adjourned at 4:47 p.m.

Submitted by:

Jessica Klumpp
Clerk/Treasurer