

# Town of Campbell, WI Water System Project



## Public Information Meeting

Presented by:  
Town of Campbell Board  
Davy Engineering Co.  
USDA-RD



Committed to the future of rural communities.

# Introduction & Project Contacts

## Town of Campbell:

**Dan Kapanke**  
Town Chairman

**Lee Donahue**  
Health, Education & Welfare Supervisor

**Bob Wolfert**  
Utility District Supervisor

**Ralph Thoren**  
Streets & Road Supervisor

**Jason Stratman**  
Park & Recreation Supervisor

## USDA-RD:

**Julie Giese**  
Loan Specialist  
[julie.giese@usda.gov](mailto:julie.giese@usda.gov)

**Kira Lee**  
Loan Specialist  
[kira.lee@usda.gov](mailto:kira.lee@usda.gov)

## Davy Engineering Co:

**Michael Davy, P.E.**  
Project Manager  
[mfdavy@davyinc.com](mailto:mfdavy@davyinc.com)

**Alex Jaromin, P.E.**  
Project Engineer  
[ajaromin@davyinc.com](mailto:ajaromin@davyinc.com)



# PFAS Contamination Discussion & Overview

# Water System Alternatives

- 1. Independent Campbell System**
2. Interconnection with City of Onalaska
3. Interconnection with City of La Crosse

# Independent System Project Components

- Supply
  - Final Well #1
  - Pumphouse/Treatment #1
  - Final Well #2
  - Potential for Well #3
- Storage
  - 700,000-gal Elevated Storage Tank
- Distribution
  - Watermain installation (6" to 14" diameter)
  - Water Meters
  - Street Repair



## Estimated Project Costs:

Water Supply	\$ 18,200,000
Elevated Water Storage	\$ 3,800,000
Water Distribution	\$ 48,000,000
<b>Total Estimated Project Cost</b>	<b>\$ 70,000,000</b>

## Private Costs to Consider:

- Service line install from curb-stop to home (1" line with 7' cover)
- Private Well abandonment
- Funding programs available for these costs

## Steps for Financing the Water System:

1. Maximize grant funding
2. Acquire low interest loans from State and Federal funding agencies to cover the remainder of the project cost
3. The Water Utility then repays the loan(s) and budgets funds for operating the system (O&M funds)
4. Water Utility Revenues required

## Grant Funding

- SDWLP Principal Forgiveness - **\$3,500,000**
- EPA Community Grant - **\$1,600,000**
- FY24 Interior Appropriations Bill - **\$2,000,000**
- USDA-RD Grant Funding - **\$10,000,000**
- Town will continue to explore additional grants



# Water Utility Revenue Sources

- Connection Charges
- Special Assessments
  - Benefits are based on frontage, area, property value or a blend
  - Payable in cash or with annual property tax
- Water Use Charges
  - Fixed Meter Charge plus Volumetric Charge
  - Water Utility are regulated by Public Service Commission (PSC)

## Example Financing Plan & Alternatives:

### EXAMPLE FINANCING A

Estimated Project Cost	\$ 70,000,000.00
Interest During Construction	\$ 3,500,000.00
First Year O&M Expenses	\$ 396,000.00
Total:	\$ 73,896,000.00
USDA-RD Grant	\$ (10,000,000.00)
EPA Community Grant	\$ (1,600,000.00)
SDWLP - EC PF	\$ (3,500,000.00)
Interior Appropriation Bill Funding	\$ (2,000,000.00)
<b>Balance to Finance</b>	<b>\$ 56,796,000.00</b>

### EXAMPLE FINANCING B

Estimated Project Cost	\$ 70,000,000.00
Interest During Construction	\$ 3,500,000.00
First Year O&M Expenses	\$ 396,000.00
Total:	\$ 73,896,000.00
USDA-RD Grant	\$ (10,000,000.00)
EPA Community Grant	\$ (1,600,000.00)
SDWLP - EC PF	\$ (3,500,000.00)
Interior Appropriation Bill Funding	\$ (2,000,000.00)
Connection Charges (\$500 per REU)	\$ (840,500.00)
<b>Balance to Finance</b>	<b>\$ 55,955,500.00</b>

## Example Financing Plan & Alternatives:

<b>SDWLP Loan:</b>	\$ 7,100,000.00
Interest Rate	2.145%
Term, years	30
<b>Rural Development:</b>	\$ 49,696,000.00
Interest Rate	2.25%
Term, years	40
<b>Total Annual Debt Cost</b>	<b>\$ 2,442,696.00</b>
Annual O&M	\$ 396,000.00
Short Term Asset Annual Cost	\$ 45,200.00
<b>TOTAL ANNUAL WATER COST</b>	<b>\$ 2,883,896.00</b>

<b>SDWLP Loan:</b>	\$ 7,100,000.00
Interest Rate	2.145%
Term, years	30
<b>Rural Development:</b>	\$ 48,855,500.00
Interest Rate	2.25%
Term, years	40
<b>Total Annual Debt Cost</b>	<b>\$ 2,407,397.00</b>
Annual O&M	\$ 396,000.00
Short Term Asset Annual Cost	\$ 45,200.00
<b>TOTAL ANNUAL WATER COST</b>	<b>\$ 2,848,597.00</b>

## Preliminary Estimated User Rates

Connection Charges	\$ 4,768,000.00
Connection Charges Revenue (10 year term)	\$ (686,720.00)
Assessments	\$ 12,512,500.00
Assessment Revenue (20 year term)	\$ (1,204,140.00)
<b>NET ANNUAL WATER COST</b>	<b>\$ 993,036.00</b>
Water REU	2,287
Water Rate per REU	\$ 434.21
Monthly Water Rate per REU*	\$ 36.18

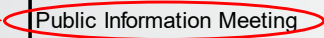
Connection Charges Figured on an Upfront Cash Basis (\$500 per REU)	
Assessments	None
Assessment Revenue	\$ -
<b>NET ANNUAL WATER COST</b>	<b>\$ 2,848,597.00</b>
Water REU	2,287
Water Rate per REU	\$ 1,245.56
Monthly Water Rate per REU*	\$ 103.80

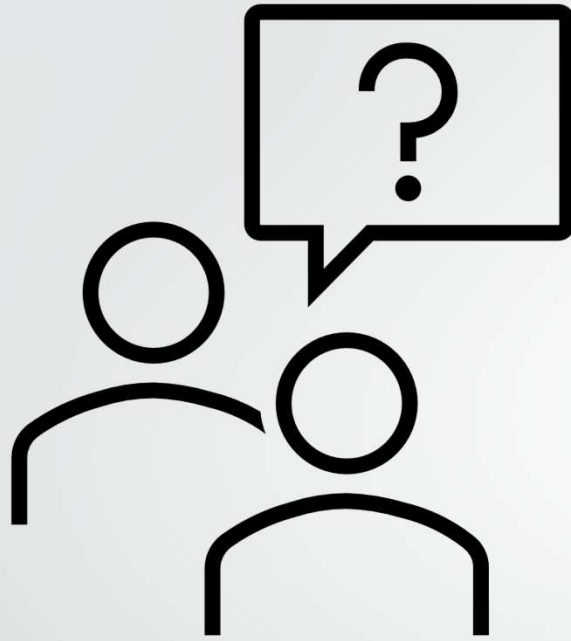
THIS IS AN ESTIMATED MONTHLY USAGE CHARGE.. THE CUSTOMER MUST ALSO CONSIDER THEIR REPAYMENT FOR THE CONNECTION CHARGE AND ASSESSMENT LISTED ABOVE.

# Preliminary Schedule

STEP	START DATE	END DATE
<b>Phase 1A:</b>		
Test Well #1	12/1/2022	5/31/2023
Well Site Investigation	6/1/2023	9/30/2023
Preliminary Engineering Report (PER)	10/1/2023	6/30/2024
Submit PER to DNR	6/30/2024	
Design Phase 1A Final Well #1	3/1/2024	6/30/2024
Submit Final Well #1 Plans & Specifications to DNR	6/30/2024	
Submit SDWLP Funding Application to DNR (Phase 1A Well #1 Only)	6/30/2024	
Submit PSC Construction Authorization (Well #1 Only)	6/30/2024	
DNR Review of Phase 1A Well #1 Only P&S	6/30/2024	7/31/2024
Submit Funding Application Via RD Apply		8/15/2024
Bid & Award Final Well #1	11/1/2024	12/10/2024
Public Information Meeting		12/17/2024
Construction of Final Well #1	3/1/2025	10/15/2025
<b>Phase 1B:</b>		
Design Well Site Sewer Replacement Project	1/1/2025	3/1/2025
Bid & Award Well Site Sewer Replacement Project	6/1/2025	7/15/2025
Construction of Well Site Sewer Replacement Project	8/15/2025	11/15/2025
<b>Phase 2:</b>		
Design Phase 2 Pumphouse & Treatment Plant #1	1/1/2025	6/30/2025
Design Phase 2 Well #2 & Pitless Unit	3/1/2025	6/30/2025
Submit Pumphouse/Treatment and Well #2 Plans & Specifications to DNR		6/30/2025
Submit PSC Construction Authorization (Phase 2 & 3 Projects)	3/1/2025	6/30/2025
SDWLP Funding Applications for Water System Project	5/1/2025	6/30/2025
DNR Review of Phase 2 Projects	7/1/2025	9/30/2025
Assessment Hearing	9/1/2025	10/1/2025
Bid & Award Pumphouse/Treatment and Well #2 Projects	12/1/2025	1/31/2026
Construct Pumphouse/Treatment and Well #2 Projects	3/1/2026	11/30/2027
<b>Phase 3:</b>		
Design Phase 3 Distribution System Project(s)	1/1/2025	1/1/2025
Design Phase 3 Elevated Storage Tank Project	1/1/2025	6/30/2025
Submit Distribution System and Elevated Storage Tank P&S to DNR		6/30/2025
DNR Review of Phase 3 Projects	7/1/2025	9/30/2025
Bid & Award Distribution System and Elevated Storage Tank Projects	9/1/2025	10/15/2025
Construct Distribution System and Elevated Storage Tank Projects	4/15/2026	11/30/2027
Start Water Service		12/1/2027

WE ARE HERE





# Question & Answer Period

