



## **5 Year Capital Project Plan Overview**

What follows is a 5-year capital project plan for the Village of Ephraim for review and consideration.

It is not a request for funds or an absolute prediction of future financial needs and/or requirements. It is a bottom up consolidation of the views of the various Village of Ephraim committees and departments as to competing 5 year financial needs as of December 2020.

It is, by its very nature, designed to be a living document, with changes to be made as and when change dictates.

It is a management tool intended to focus attention on future infrastructure need relative to finite available capital.

Because no one can predict with any degree of real accuracy financial conditions even a few years out, certain assumptions were made going forward about such factors as the rate of inflation, the cost of goods and services, and borrowing terms to name a few. These assumptions were made in consultation with professionals currently working in these respective fields.

Respectfully submitted.

Brent Bristol, Village Administrator



**Ephraim Fire Department**  
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To: CPC Committee

Re: 10 to 20 Year Financial Plan

CPC Committee,

The following is the 10 year and beyond Financial Plan for the Ephraim Fire Department. The numbers presented are only an estimate of the cost as with time costs tend to increase in the Fire Service.

Listed by Priority established by the CPC Committee:

1. 2024-1994 International Van **\$125,000**. The Van currently operates as our Rescue Truck carrying Jaws of Life, High Angle Rope Equipment, Ice Rescue Equipment, Cascade System and serves as a Command Post if needed. We would be looking at something that is better suited for our needs as a department. **The listed amount is for purchase of a used vehicle.**
2. 2025-1995 International Tender **\$125,000**. The chassis we currently have has approximately 10,000 miles on it, but the tank on it from the mid 80's and currently is the smallest tender in the county. **The listed amount is for the purchase of a used vehicle or possibly a replacement tank and we would reuse the chassis we currently have.**
3. 2025-2029-New Mobile & Portable Radios and Pagers **\$170,000**. We are currently in the very preliminary stages of talk on a new radio system, this would be a complete overhaul of our existing system the County currently uses. From the discussion we more than likely will be moving to a digital system of 800 mhz which none of our Radios or Pagers are capable of doing at this time. **This equipment is critical infrastructure of the department**
4. The current fire station is at capacity for the amount of Equipment and Firefighters we have. We currently have 28 firefighters on our roster and I would like to recruit some more to fulfill the needs of responses we have. Firefighters currently dress next to the trucks which is unsafe as vehicles could be leaving and someone have the potential to be injured. We also lack lockable Offices for the Fire Chief and Assistant Fire Chief, having lockable offices would also allow the Chief or Assistant Chief to conduct closed door meetings with department members if needed. As the department has grown our meeting room is also becoming cramped for space

when having our monthly business meetings we have moved to using the apparatus bays to accommodate. The apparatus bays were not built for the fire apparatus of the current time, we are limited on the length of our trucks based on the how trucks are positioned in the station and at this time we have the optimal arrangement for the trucks we have. Furthermore we have to house the Rescue Boat off premise during the winter months which makes it impossible to perform work on it. We have teamed up with the Public Works department and had Keller Inc. come and do a feasibility study for the department, part of the process was some preliminary drawing of an addition to the fire station. Their very preliminary estimate for the addition proposed is **\$975,000-\$1.1 Million.**

-Turnout Gear (Helmets, Hood, Gloves, Boots, Jacket, Pants) \$150,000. Turnout gear is the vital for all Firefighters as this is what they use to go into burning building. Currently NFPA recommends that all Turnout Gear be replaced after 10 years of service. We currently wash gear that was directly involved in a fire right when we return to the station to attempt to prolong the use of it.

**We are currently on a 10 year cycle with Turnout gear. This estimate would be a catastrophic failure of all gear at one time.**

2029-1999 F-550 Mini Pumper \$300,000. This truck pumps 1000 gallons a minute and is used for fighting fires down small & tight driveways and is a vital piece of equipment for the Village of Ephraim.

2032-Self Contained Breathing Apparatus \$200,000. This would be replacing the units we just purchased in 2017 as they have a life span of 15 years in the Fire Service. This would be purchasing Facepieces, Bottles, and Packs.

2037-2012 Rear Mount Pumper \$700,000. This would be the replacement of our Mainline Engine.

Technology is also an unknown to the Department as it is so ever changing in the world we live in. Every year new and improved items come out to enhance our capabilities within the Fire Service and I do for see it coming to our department at some point. \$25,000.00 should be a starting point for improving our technology in the coming years.

If there are any questions please feel free to ask.

*Justin MacDonald  
Fire Chief/EMT-B  
Ephraim Fire Department*

**Prioritized Five year Plan from Physical Facilities/Utilities (in order of importance)**  
**Developed December 1, 2020**

<b>Date</b>	<b>Project</b>	<b>Cost</b>
2021	Shoreline Restoration	\$640,000 Grant monies should be pursued once final plans are approved Ken Nelson and Shoreline Committee have presented the plan
2022	Anderson Dock	\$400,000 to \$1,300,000 Cost dependent on need for pile replacing or not Grant monies should be pursued once final plans are approved 2021 - Suggest a 30% engineered plan be obtained at a cost of \$20,000 to \$30,000 Refer to plan developed by Brent for possible phasing Even though Anderson Dock and Hardy Gallery are listed separately, there is a definite link between them.
2022	Hardy Gallery	\$50,000 This could possibly be a joint venture between village and private donors Again, refer to the plan developed by Brent
2023	Beach	\$80,000 - \$250,000 Cleaning up the beach was the original impetus for Streetscape. Cleaning up this area is still a definite need in the village. The parameters from the board were to contain the sand, to maintain bathers' privacy, and to ensure the view of the lake is not blocked. Varying water levels complicate planning. PF/U will review the six plans we have on file, may pursue others and will fine tune one to bring to the board. This, too, is an area for possible grants once a final plan is approved.
2023	Street Lights North Ephraim	\$300,000 to \$900,000 There is a need to be more inclusive of the northern section of Ephraim. The current lighting is very scattered. The lighting chosen during streetscape has been extremely well received and we would want to continue that look. A small group is pursuing a plan based on need/want and approval from DOT. The difference in the cost, depends on many variables - how many lights are needed, how many more electrical boxes, continuous lighting vs replacing at current sites.
2025	Maintenance Shop Expansion	\$275,000 to \$300,000 Need for more heated space, a break room and locker room, a larger office area. Higher ceilings for easier maintenance. Keller has recently submitted a plan for this that will be studied by PF/U

**Other Plans that are funded elsewhere, but the board should be aware of:**

2021 Wetlands \$50,000  
Grant and Donations will fund this project

2021 Moravia Point \$128,000  
Streetscape Money - a plan was recently presented by John Meredith and will be reviewed at the January PF/U meeting

2021 Street Signs \$25,000  
Streetscape Money - the recent addition of these signs on Water Street have been well received. PF/U unanimously agreed to continue throughout the village. Exact plans and cost will be presented at January PF/U meeting

**Other plans discussed but will fall under regular budgeting:**

Repaving of village parking areas  
Smith Park Shed  
Tree Fund



## **Administration 5-Year Capital Project Plan**

The administration portion of the 5-year capital project plan is short but it does involve some significant expenditures. It is short because our liabilities are somewhat limited, and it is short because we currently have a comprehensive capital reserve schedule.

The items all relate to office upgrades/additions/renovations. While this building serves us well now it is unlikely to sustain the department for the next 20 years. Due to record retention we will one day soon run out of storage, assuming the pre-school remains with us as a tenant. The meeting space is limited and not a likely candidate for seamless integration of technological advancement as we move deeper into the 21<sup>st</sup> century, as we have dipped our toe and now can appreciate having navigated the better part of 2020.

An item on the fire department plan is an addition to the fire station. Should an addition project be green lit then I believe a real opportunity may exist to establish within the station a technologically relevant multi-purpose meeting room that could host not only fire department training and meetings but all village meetings. Should this project proceed with the multi-purpose room and an office for our fire chief it would do two things relative to the current admin building. First it would free up the current fire chief office and meeting room to being re-purposed to address storage and other needs. Second it would lessen the demand and challenge of bringing our dated building up to speed and on par with what a modern meeting room should be. In this scenario future capital expenditure to our building would be lessened, perhaps \$40,000 for needed insulation work in the meeting room and bathrooms (which is needed soon). Additionally, we should plan on HVAC improvements in which we would pipe in conditioned air to the three offices and the basement we are looking at another expense that could approach \$50,000 based on conversation with Johnson Controls. The HVAC work would be expensive given the challenge of the concrete and stone construction of the walls and floor. This work in the big picture of the village may not receive the highest priority marks when put up against the other projects but does merit a place on the list.

Should the fire station addition be put on the back burner or not include the rooms mentioned, future iterations of this plan may include an addition to the admin building.

Fire Department - Village of Ephraim - 5 Year Capital Project Plan

Amortization/Borrowing Schedule	Replacement Year	Replacement Cost	Term(yrs)	Rate	2021 Payment	2022 Payment	2023 Payment	2024 Payment	2025 Payment	2026 Payment	2027 Payment	2028 Payment	2029 Payment	2030 Payment	2031 Payment	2032 Payment	2033 Payment	2034 Payment
Fire Department																		
Rescue Van	2024	\$ 125,000	10	3.50%				\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030
Tender/Tanker	2025	\$ 125,000	10	3.50%					\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030
Pagers/Radios	2025	\$ 170,000	10	3.50%					\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441
Addition/Multi Purpose Room	2025	\$ 1,000,000	20	3.50%					\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361
Total		\$ 1,420,000.00			\$ -	\$ -	\$ -	\$ 15,030	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 120,862	\$ 105,832

Other Items

Turnout Gear	2029	\$ 150,000.00	\$18,036 in annual payments	
Mini Pumper	2029	\$ 300,000.00	\$36,072 in annual payments	
SCBAs	2032	\$ 200,000.00	\$24,048 in annual payments	
Rear Mount Pumper	2037	\$ 700,000.00	\$84,169 in annual payments	
Technology		\$ 25,000.00	\$3,006 in annual payments	

Physical Facilities - Village of Ephraim - 5 Year Capital Project Plan

Amortization/Borrowing Schedule	Replacement Year	Replacement Cost	Term(yrs)	Rate	2021 Payment	2022 Payment	2023 Payment	2024 Payment	2025 Payment	2026 Payment	2027 Payment	2028 Payment	2029 Payment	2030 Payment	2031 Payment	2032 Payment	2033 Payment	2034 Payment
Physical Facilities																		
Shoreline Restoration	2021	\$ 640,000	10	3.50%	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954				
Anderson Dock	2022	\$ 1,300,000	20	3.50%		\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469
Hardy Gallery	2022	\$ 50,000	10	3.50%		\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012
Beach	2023	\$ 250,000	10	3.50%			\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060		
N. Streetlights	2023	\$ 900,000	10	3.50%			\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217		
Maintenance Shop Addition	2025	\$ 300,000	20	3.50%					\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108
Total					\$ 76,954	\$ 174,436	\$ 204,496	\$ 204,496	\$ 204,496	\$ 204,496	\$ 204,496	\$ 204,496	\$ 204,496	\$ 204,496	\$ 127,542	\$ 127,542	\$ 97,481	\$ 97,481

Other Items (Possibly funded elsewhere)

Wetlands	2021	\$ 50,000	\$6,012 in annual payments	
Moravia Point	2021	\$ 128,000	\$15,391 in annual payments	
Street Signs	2021	\$ 25,000	\$3,006 in annual payments	

Administration - Village of Ephraim - 5 Year Capital Project Plan

Amortization/Borrowing Schedule	Replacement Year	Replacement Cost	Term(yrs)	Rate	2021 Payment	2022 Payment	2023 Payment	2024 Payment	2025 Payment	2026 Payment	2027 Payment	2028 Payment	2029 Payment	2030 Payment	2031 Payment	2032 Payment	2033 Payment	2034 Payment
Administration (Assuming FD Addition)																		
Office Renovation (Insulation/sheetrock)	2024	\$ 40,000	10	3.50%				\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	
Total		\$ 40,000			\$ -	\$ -	\$ -	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ -

Other Items

HVAC (Offices/Basement)		\$ 50,000.00	\$6,012 in annual payments	
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### GENERAL FUND - Village of Ephraim - 5 Year Capital Project Plan

	Replacement Year	Replacement Cost	Term(yrs)	Rate	2021 Payment	2022 Payment	2023 Payment	2024 Payment	2025 Payment	2026 Payment	2027 Payment	2028 Payment	2029 Payment	2030 Payment	2031 Payment	2032 Payment	2033 Payment	2034 Payment
<b>Fire Department</b>																		
Rescue Van	2024	\$ 125,000	10	3.50%			\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030		
Tender/Tanker	2025	\$ 125,000	10	3.50%				\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	\$ 15,030	
Pagers/Radios	2025	\$ 170,000	10	3.50%				\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	\$ 20,441	
Addition/Multi Purpose Room	2025	\$ 1,000,000	20	3.50%				\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	\$ 70,361	
<b>Physical Facilities</b>																		
Shoreline Restoration	2021	\$ 640,000	10	3.50%	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954	\$ 76,954			
Anderson Dock	2022	\$ 1,300,000	20	3.50%		\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469	\$ 91,469
Hardy Gallery	2022	\$ 50,000	10	3.50%		\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012	\$ 6,012
Beach	2023	\$ 250,000	10	3.50%			\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	\$ 30,060	
N. Streetlights	2023	\$ 900,000	10	3.50%			\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	\$ 108,217	
Maintenance Shop Addition	2025	\$ 300,000	20	3.50%					\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108	\$ 21,108
<b>Administration (Assuming FD Addition)</b>																		
Office Renovation (Insulation/sheetrock)	2024	\$ 40,000	10	3.50%				\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	\$ 4,810	
<b>Total</b>		\$ 4,900,000.00			\$ 76,954	\$ 174,436	\$ 327,744	\$ 459,494	\$ 459,494	\$ 459,494	\$ 459,494	\$ 459,494	\$ 459,494	\$ 459,494	\$ 382,539	\$ 382,539	\$ 229,232	\$ -

## General Fund - Village of Ephraim 5 Year Capital Project Plan (Inflation Estimate)

Item	Replacement Year	Replacement Cost	Adjustment for Inflation (2.6%) Current Estimate*(1.026)^ # of years			
			2025	2030	2035	2040
<b>Fire Department</b>						
Rescue Van	2024	\$ 125,000	\$ 142,117	\$ 161,579	\$ 183,705	\$ 208,861
Tender/Tanker	2025	\$ 125,000	\$ 142,117	\$ 161,579	\$ 183,705	\$ 208,861
Pagers/Radios	2025	\$ 170,000	\$ 193,279	\$ 219,747	\$ 249,838	\$ 284,051
Addition/Multi Purpose Room	2025	\$ 1,000,000	\$ 1,136,938	\$ 1,292,628	\$ 1,469,638	\$ 1,670,888
<b>Physical Facilities</b>						
Shoreline Restoration	2021	\$ 640,000	\$ 727,640	\$ 827,282	\$ 940,568	\$ 1,069,368
Anderson Dock	2022	\$ 1,300,000	\$ 1,478,019	\$ 1,680,417	\$ 1,910,530	\$ 2,172,154
Hardy Gallery	2022	\$ 50,000	\$ 56,847	\$ 64,631	\$ 73,482	\$ 83,544
Beach	2023	\$ 250,000	\$ 284,235	\$ 323,157	\$ 367,410	\$ 417,722
N. Streetlights	2023	\$ 900,000	\$ 1,023,244	\$ 1,163,365	\$ 1,322,674	\$ 1,503,799
Maintenance Shop Addition	2025	\$ 300,000	\$ 341,081	\$ 387,788	\$ 440,891	\$ 501,266
<b>Administration</b>						
Office Renovation (Insulation/sheetrock)	2024	\$ 40,000	\$ 45,478	\$ 51,705	\$ 58,786	\$ 66,836
<b>Total:</b>			<b>\$ 4,900,000</b>	<b>\$ 5,570,996</b>	<b>\$ 6,333,878</b>	<b>\$ 7,201,227</b>
				<b>\$ 8,187,349</b>		