

**CITY OF CEDARBURG
A MEETING OF THE COMMON COUNCIL
MONDAY, JANUARY 13, 2025 – 7:00 P.M.**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, will be held on **Monday, January 13, 2025 at 7:00 p.m.** The meeting will be held online utilizing the zoom app and in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting may be accessed by clicking the following link:

<https://us02web.zoom.us/j/84819886373>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL: Present – Common Council – Mayor Patricia Thome, Council Members Jim Fitzpatrick, Kevin Curley, Kristin Burkart, Mark Mueller, Melissa Bitter, Robert Simpson, Kristian Lindo
5. STATEMENT OF PUBLIC NOTICE
6. COMMENTS AND SUGGESTIONS FROM CITIZENS** Comments from citizens on a listed agenda item will be taken when the item is addressed by the Council. At this time individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Council agenda item.
7. PUBLIC HEARINGS
 - A. A Public Hearing to discuss the 2025 City Budget
8. NEW BUSINESS
 - A. Discussion and possible action on Amendment to the listing contract for HWY 60 Business Park Brokerage Services provided by Newmark*
 - B. Discussion and possible action on Resolution No. 2025-02 authorizing the sale of a 2.4932 acre parcel of real property in the Hwy 60 Business Park to Cornerstone CLC Properties LLC*
 - C. Discussion and possible action on Ordinance Nos. 2025-01, 2025-02 and 2025-03 adjusting 2025 Impact Fees based on the annual increase of the Construction Cost Indices published in the Engineering News Record*

- D. Discussion and possible action on approval of Class “B” Beer and “Class C” wine only license for RH&F LLC located at W61N513 Washington Avenue, Cedarburg, WI, Eric Stelter, Agent, premise to be licensed: W61 N513 Washington Avenue, known as Real Health & Fitness*
- E. Discussion and possible action on approval of Ordinance Nos. 2025-04, 2025-05, 2025-06, 2025-07, 2025-08 reapproving the 2025 City Budget*
- F. Discussion and possible action on Resolution No. 2025-01 designating Depositories and Authorizing Signatures for the City of Cedarburg Light & Water Checking and Savings Accounts*

9. CONSENT AGENDA

- A. Discussion and possible action on approval of November 25, 2024 and December 9, 2024 Council Meeting Minutes*
- B. Discussion and possible action on payment of bills dated 12/04/2024 through 01/07/2025, transfers from 12/04/2024 through 01/07/2025, and payroll from 11/24/2024 through 12/21/2024*

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- A. City Administrator’s Report*
- B. City Assessor Year in Review*

11. COMMUNICATIONS

- A. Comments and suggestions from Council Members**
- B. Mayor’s Report

12. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

* *Information attached for Council; available through City Clerk’s Office.*

** *Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments.*

*** *Information available through the Clerk’s Office.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities.

To request reasonable accommodation, contact the Clerk's Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov

01/09/25 tas

NOTICE OF PUBLIC HEARING						
Notice is hereby given that pursuant to Sec. 65.90, Wis. Stat., the Common Council of the City of Cedarburg will hold a public hearing on Monday, January 13, 2025 at 7:00 p.m. to consider the proposed 2025 City of Cedarburg budget.						
Copies of the proposed 2025 budget will be available for public review at the office of the City Clerk at City Hall and at the Cedarburg Public Library, W63 N589 Hanover Avenue, following the date of this notice.						
				Tracie Sette		
				City Clerk		
Friday, October 18, 2024						
CITY OF CEDARBURG, WISCONSIN						
SUMMARY OF PROPOSED 2025 BUDGET						
	2023	2024	2024	2024	2025	
GENERAL FUND	AMENDED	ACTUAL	ESTIMATED	PROPOSED	CHANGE	
REVENUES	ACTUAL	BUDGET	(8 MONTHS)	(12 MONTHS)	BUDGET	2025/2024
Taxes - General Government	\$6,818,191	\$6,818,981	\$6,818,981	\$6,818,981	\$7,358,340	7.9%
Tax Equivalent - Utility	772,400	897,073	504,000	897,073	815,791	-9.1%
Intergovernmental Revenues	1,443,514	1,663,240	931,867	1,576,218	1,568,556	-5.7%
Regulation and Compliance	487,833	364,410	255,947	357,373	330,490	-9.3%
Law and Ordinance Violations	87,374	80,867	73,440	85,633	80,867	0.0%
Public Charges for Services	132,033	104,370	97,689	129,070	130,713	25.2%
Intergovernmental Charges	69,440	58,165	27,906	56,665	58,165	0.0%
Commercial Revenues	801,965	497,750	617,285	761,396	608,770	22.3%
Total Revenues	\$10,612,750	\$10,484,856	\$9,327,115	\$10,682,409	\$10,951,692	4.5%
EXPENDITURES						
General Government	\$1,613,700	\$1,743,516	1,182,882	\$1,635,454	\$1,552,937	-10.9%
Public Safety	4,187,147	4,394,127	2,720,477	4,390,735	4,650,621	5.8%
Public Works	2,820,255	3,150,720	1,976,712	3,050,105	3,255,464	3.3%
Parks & Recreation	1,024,734	1,125,835	711,613	1,105,371	1,277,004	13.4%
Conservation & Development	77,828	119,213	43,988	106,827	140,666	18.0%
Transfers to Other Funds	100,000	200,000	0	50,000	75,000	-62.5%
Total Expenditures	\$9,823,664	\$10,733,411	\$6,635,672	\$10,338,492	\$10,951,692	2.0%
TAX LEVIES						
Taxes - General Fund	\$6,818,191	\$6,818,981		\$6,818,981	\$7,358,340	7.9%
Taxes - Debt Service Fund	1,365,047	1,434,055		1,434,055	947,067	-34.0%
Taxes - Special Revenue Fund (Library)	771,194	794,550		794,550	794,550	0.0%
Taxes - TIF District - City Portion	177,063	232,674		232,674	362,506	55.8%
Taxes - Special Revenue Fund (Swimming Pool)	69,216	69,216		69,216	69,216	0.0%
Taxes - Special Revenue Fund (FD & EMS)	464,199	536,971		536,971	1,829,273	100.0%
Taxes - Capital Improvement Fund	1,720,000	1,920,000		1,920,000	2,218,930	15.6%
Total City Tax Levy	\$11,384,910	\$11,806,447		\$11,806,447	\$13,579,882	15.0%
Tax Rate - Equalized	\$5.75	\$5.39		\$5.39	\$5.86	8.7%
Tax Rate - Assessed	\$5.98	\$6.06		\$6.06	\$7.00	15.5%
CITY OF CEDARBURG, WISCONSIN						
SUMMARY OF PROPOSED 2025 BUDGET						
	2023	2024	2024	2024	2025	
BUDGET SUMMARY - ALL FUNDS	AMENDED	ACTUAL	ESTIMATED	PROPOSED	CHANGE	
Revenues:	ACTUAL	BUDGET	(8 MONTHS)	(12 MONTHS)	BUDGET	2025/2024
General Fund	\$ 10,612,750	\$ 10,484,856	\$ 9,327,115	\$ 10,682,409	\$ 10,951,692	4.45%
Cemetery Fund	30,403	16,500	26,223	29,498	16,500	0.00%
Park Subdivider Deposit Fund	150,963	-	229,584	328,342	-	0.00%
Room Tax Fund	115,648	60,000	49,034	100,000	60,000	0.00%
Recreation Programs Fund	385,697	324,841	315,989	363,883	324,841	0.00%
Library Fund	1,104,677	1,123,256	1,143,422	1,146,880	1,133,107	0.88%
Swimming Pool Fund	437,526	384,216	403,932	409,661	386,216	0.52%
Fire Department & EMS	2,491,927	1,675,195	1,468,461	1,993,852	3,183,396	90.03%
Debt Service Fund	1,683,887	1,434,055	1,508,334	1,513,055	947,067	-33.96%
TIF #3, #4, #5, #6, #7	3,403,610	693,123	1,159,348	1,160,690	1,126,313	62.50%
Capital Improvement Fund	2,937,093	2,683,250	2,095,248	2,544,356	4,218,930	57.23%

Water Recycling Center	4,776,484	3,973,908	2,650,081	3,021,025	5,622,690	41.49%
Internal Service Fund	289,073	383,944	480,240	481,995	428,019	11.48%
Total Revenues	\$ 28,419,738	\$ 23,237,144	\$ 20,857,011	\$ 23,775,646	\$ 28,398,771	22.2%
Expenditures:						
General Fund	\$ 9,823,664	\$ 10,733,411	\$ 6,635,672	\$ 10,338,492	\$ 10,951,692	2.0%
Cemetery Fund	46,653	76,206	36,351	48,161	79,828	4.8%
Park Subdivider Deposit Fund	250,000	-	151,000	405,000	-	0.0%
Room Tax Fund	117,098	60,000	49,035	100,000	60,000	0.0%
Recreation Programs Fund	337,208	345,137	286,872	304,307	406,797	17.9%
Library Fund	1,097,735	1,150,287	758,853	1,142,758	1,169,535	1.7%
Swimming Pool Fund	362,828	383,797	335,275	399,081	413,454	7.7%
Fire Department & EMS	2,360,904	1,674,505	1,043,777	1,864,427	2,307,194	37.8%
Debt Service Fund	1,643,282	1,670,318	1,672,916	1,672,916	1,642,922	-1.6%
TIF #3, #4, #5, #6, #7	2,502,432	1,087,050	770,216	939,909	1,241,337	14.2%
Capital Improvement Fund	2,516,445	3,989,682	2,342,084	2,876,035	4,070,521	2.0%
Water Recycling Center	3,201,586	3,222,067	1,828,151	3,207,418	3,260,287	1.2%
Internal Service Fund	395,353	383,944	419,227	419,227	428,019	11.5%
Total Expenditures	\$ 24,655,188	\$ 24,776,404	\$ 16,329,429	\$ 23,717,731	\$ 26,031,586	5.1%
FUND BALANCES (AS OF 12/31)						
General Fund	4,068,729	3,820,174		4,412,646	4,412,646	
Cemetery Fund	312,862	253,156		294,199	230,871	
Park Subdivider Deposit Fund	500,334	500,334		423,676	423,676	
Room Tax Fund	-	-		-	-	
Recreation Programs Fund	237,836	217,540		297,412	215,456	
Library Fund	113,303	86,272		117,425	80,997	
Swimming Pool Fund	87,058	87,477		97,638	70,400	
Fire Department & EMS	1,823,639	1,824,329		1,953,064	2,829,266	
Debt Service Fund	1,061,179	824,916		901,318	205,463	
TIF #3, #4, #5, #6, #7	245,172	(148,755)		465,953	350,929	
Capital Improvement Fund	1,992,671	686,239		1,660,992	1,809,401	
Water Recycling Fund	20,676,683	21,428,524		20,490,290	22,852,693	
Internal Service Fund	947,204	947,204		1,009,972	1,009,972	
General Obligation Debt, 12/31	\$21,625,000	\$20,175,028		\$21,011,378	\$22,521,311	

CITY OF CEDARBURG

MEETING DATE: January 13, 2025

ITEM NO: 8.A.

TITLE: Discussion and possible action on Amendment to the listing contract for HWY 60 Business Park Brokerage Services provided by Newmark

ISSUE SUMMARY: Newmark was selected in September 2020 to provide commercial broker services for the business park. The agents for Newmark are Curt Pitzen and Mitchell Starcynski. Per the contract they do not get payment unless a lot is sold. When a lot is sold they receive an 8% commission if they are the only agents involved in the sale. If an external broker is involved they would receive a 10% commission. The minimum commission is \$7,000 per acre or \$8,000 per acre if an outside agent procures a buyer. The contract was for a year and has since been extended annually. This amendment extends the contract for another year.

STAFF RECOMMENDATION: Staff recommends approving the amendment and to continue working with Newmark on the sale of the business park lots.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: None

BUDGETARY IMPACT: None

ATTACHMENTS: 2020 Contract, 2025 Amendment

INITIATED/REQUESTED BY: Mikko Hilvo, City Administrator

FOR MORE INFORMATION CONTACT: Mikko Hilvo, City Administrator

WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**2 ■ **PROPERTY DESCRIPTION:** Street address is: _____ Tax Key #13022020000
3 in Section _____ in the City of Cedarburg, County of Ozaukee,
4 Wisconsin. Insert additional description, if any, at lines 313-317 or attach as an addendum per lines 318-319.
5 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Fixtures not excluded on lines 8-9, and
6 the following items: None _____
7 _____8 ■ **NOT INCLUDED IN LIST PRICE:** Seller's and/or Tenant's personal property _____
9 _____10 **CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the**
11 **lessor. (See lines 239-244).**12 ■ **LIST PRICE:** _____ Dollars (\$89,900/Acre).13 ■ **GOVERNMENTAL AND CONSERVATION PROGRAMS:** Seller represents that all or some of the Property is
14 enrolled in the following governmental conservation, farmland, environmental, land use or use restricting programs,
15 agreements or conservation easements, (county, state or federal): _____
16 _____17 ■ **USE VALUE ASSESSMENT:** Seller represents that (all or some of the Property) (none of the Property) **STRIKE ONE**
18 has been assessed as agricultural property under use value law.19 ■ **SPECIAL ASSESSMENTS:** Seller represents that the Property is subject to the following special assessments:
20 _____21 ■ **SPECIAL ZONING, LAND USE OR DEVELOPMENT RESTRICTIONS:** Seller represents that the Property is subject
22 to the following special zoning, land use, development restrictions or other conditions affecting the Property:
23 _____24 ■ **RIGHT OF FIRST REFUSAL:** There ~~(is)~~ (is not) **STRIKE ONE** a right of first refusal on part or all of the Property.25 ■ **ZONING:** Seller represents that the property is zoned: **M-3 Business Park**26 ■ **UTILITY CONNECTIONS:** Seller represents that the locations of the following utility connections are as follows:
27 (e.g. at the lot line, on the property, across the street, unknown, unavailable, etc.): electricity at the property
28 _____; gas at the property; municipal sewer tbd based on development;
29 municipal water tbd based on development; telephone at the property;
30 cable _____; other _____31 **MARKETING** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
32 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 5-7 during the term
33 of this Listing. The marketing may include: _____34 _____ The Firm and its agents may advertise the following
35 special financing and incentives offered by Seller: _____36 _____ Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See
37 lines 174-180 regarding the Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buyer
38 known to Seller. Seller agrees that the Firm and its agents may market other properties during the term of this Listing.39 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.**40 **EXCLUSIONS** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing
41 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing.
42 ~~Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyers.~~43 **NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.**
44 The following other buyers WILO and/or assigns _____45 _____ are excluded from this Listing until permanently _____
46 [INSERT DATE]. These other buyers are no longer excluded from this Listing after the specified date unless, on or before
47 the specified date, Seller has either accepted a written offer from the buyer or sold the Property to the buyer.48 **COMPENSATION TO OTHERS** The Firm offers the following commission to cooperating firms: To be determined
49 by MLG Commercial, LLC. (Exceptions if any): _____50 **COMMISSION** The Firm's commission shall be See Addendum A

51 _____

52 ■ **EARNED:** Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:

- 53 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;
-
- 54 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;
-
- 55 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;
-
- 56 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or

57 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property at, or above,
 58 the list price and on substantially the same terms set forth in this Listing and the current WB-13 Vacant Land Offer
 59 to Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able when the buyer
 60 submitting the written offer has the ability to complete the buyer's obligations under the written offer.

61 The Firm's commission shall be earned if, during the term of the Listing, one owner of the Property sells, conveys,
 62 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except by
 63 divorce judgment.

64 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date
 65 set for closing, even if the transaction does not close, unless otherwise agreed in writing.

66 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:

- 67 • Under 1) or 2) the total consideration between the parties in the transaction.
- 68 • Under 3) or 4) the list price if the entire Property is involved.
- 69 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership or
 70 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or for
 71 which there was an effective change in ownership or control.
- 72 • Under 5) the total offered purchase price.

73 **NOTE: If a commission is earned for a portion of the Property it does not terminate the Listing as to any remaining**
 74 **Property.**

75 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations to
 76 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion of
 77 a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in any
 78 offer to purchase or contract.

79 **LIEN NOTICE** The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commissions
 80 or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial
 81 real estate, if any, that is the subject of this Listing. "Commercial real estate" includes all real estate except (a) real
 82 property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not
 83 contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

84 **DISCLOSURE TO CLIENTS**

85 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe
 86 certain duties to all parties to a transaction:

- 87 (a) The duty to provide brokerage services to you fairly and honestly.
- 88 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 89 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
 90 unless disclosure of the information is prohibited by law.
- 91 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
 92 information is prohibited by law. (See lines 245-248.)
- 93 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your
 94 confidential information or the confidential information of other parties. (See lines 151-166.)
- 95 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 96 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
 97 advantages and disadvantages of the proposals.

98 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.**
 99 **A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 100 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect
 101 your transaction, unless you release the firm from this duty.
 - 102 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse
 103 Facts.
 - 104 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests
 105 that are within the scope of the agency agreement.
 - 106 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
 - 107 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless
 108 required by law, give information or advice to other parties who are not the firm's clients, if giving the information or
 109 advice is contrary to your interests.
- 110 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation
 111 relationship"), different duties may apply.

112 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

113 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a
 114 party in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide services
 115 through designated agency, which is one type of multiple representation relationship.

116 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or
 117 clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide
 118 information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations.
 119 Each client will be able to receive information, opinions, and advice that will assist the client, even if the information,
 120 opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal
 121 any of your confidential information to another party unless required to do so by law.

122 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize
 123 or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more
 124 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions,
 125 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same
 126 agent may represent more than one client in a transaction.

127 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage
 128 services to more than one client in the transaction.

129 **CHECK ONLY ONE OF THE THREE BELOW:**

130 ☒ The same firm may represent me and the other party as long as the same agent is not representing us
 131 both. (multiple representation relationship with designated agency)

132 ☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or
 133 more different agents are involved. (multiple representation relationship without designated agency)

134 ☐ The same firm cannot represent both me and the other party in the same transaction. (I reject multiple
 135 representation relationships)

136 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may**
 137 **modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your**
 138 **agency agreement the commission or fees that you may owe to your firm. If you have any questions about the**
 139 **commission or fees that you may owe based upon the type of agency relationship you select with your firm,**
 140 **you should ask your firm before signing the agency agreement.**

141 **SUBAGENCY**

142 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by
 143 providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put
 144 their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to
 145 other parties if doing so is contrary to your interests.

146 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage**
 147 **services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax**
 148 **advisor, or home inspector.**

149 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language
 150 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

151 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to
 152 the Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person
 153 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
 154 disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm
 155 is no longer providing brokerage services to you.

156 The following information is required to be disclosed by law:

157 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 245-248).

158 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on
 159 the property or real estate that is the subject of the transaction.

160 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that
 161 information below (see lines 163-164). At a later time, you may also provide the Firm with other information you
 162 consider to be confidential.

163 **CONFIDENTIAL INFORMATION:** None

165 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): All that is
 166 known by Broker about the property

167 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its
 168 agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as
 169 subagents (other firms engaged by the Firm - see lines 141-145) and firms representing buyers. Cooperation includes
 170 providing access to the Property for showing purposes and presenting offers and other proposals from these firms to
 171 Seller. Note any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to
 172 attend showings, and the specific terms of offers which should not be submitted to Seller: _____

173 _____

174 **SELLER COOPERATION WITH MARKETING EFFORTS** Seller agrees to cooperate with the Firm in the Firm's
 175 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control
 176 which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary to
 177 effect a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service,
 178 Internet advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries
 179 concerning the Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates or
 180 who view the Property with Seller during the term of this Listing.

181 **LEASED PROPERTY** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's
 182 rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder
 183 to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s).
 184 **CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the**
 185 **lease(s) unless released by tenants.**

186 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and
 187 the parties cannot resolve the dispute by mutual agreement, the parties may consider judicial resolution in court or may
 188 consider alternative dispute resolution. Alternative dispute resolution may include mediation and binding
 189 arbitration. Should the parties desire to submit any potential dispute to alternative dispute resolution, it is recommended
 190 that the parties add such in Additional Provisions or in an Addendum.

191 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Buyer. Upon
 192 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller
 193 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing
 194 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for
 195 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 196-204).

196 **TERMINATION OF LISTING** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent a
 197 material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm.
 198 Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the
 199 commission amount or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Seller
 200 and the Firm agree that any termination of this Listing by either party before the date stated on line 321 shall be
 201 effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 290-312 and effective
 202 by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 290-312.
 203 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party to**
 204 **potentially be liable for damages.**

205 **VACANT LAND DISCLOSURE REPORT** ~~Seller agrees to complete the vacant land disclosure report provided by the~~
 206 ~~Firm to the best of Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after~~
 207 ~~completion of the report but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents to~~
 208 distribute the report to all interested parties and agents inquiring about the Property and Seller acknowledges that the
 209 Firm and its agents have a duty to disclose all Material Adverse Facts as required by law.

210 **SELLER REPRESENTATIONS REGARDING DEFECTS** Seller represents to the Firm that as of the date of this Listing,
 211 Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the vacant land
 212 disclosure report.

213 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR**
 214 **DAMAGES AND COSTS.**

215 **OPEN HOUSE AND SHOWING RESPONSIBILITIES** Seller is aware that there is a potential risk of injury, damage
 216 and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for
 217 preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to
 218 hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft
 219 occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional
 220 wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be
 221 conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and
 222 inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be
 223 present at all inspections and testing and may photograph or videotape Property unless otherwise provided for in
 224 additional provisions at lines 313-317 or in an addendum per lines 318-319.

225 **DEFINITIONS**

226 ■ **ADVERSE FACT:** An "Adverse Fact" means any of the following:

- 227 a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:
- 228 1) Significantly and adversely affecting the value of the Property;
 - 229 2) Significantly reducing the structural integrity of improvements to real estate; or
 - 230 3) Presenting a significant health risk to occupants of the Property.

b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event occurred and by counting subsequent calendar days.

■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited to, all: perennial crops; garden bulbs; plants; shrubs and trees; and fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Annual crops are not part of the purchase price unless otherwise agreed.

■ **MATERIAL ADVERSE FACT:** A "Material Adverse Fact" means an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

■ **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in interest with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employees, directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations, partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer, in whole or in part whether created before or after expiration of this Listing.

■ **PROPERTY:** Unless otherwise stated, "Property" means all property included in the list price as described on lines 2-4.

■ **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of this Listing:

- 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property during the term of this Listing;
- 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential terms upon which the buyer might acquire an interest in the Property; or
- 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines 196-204) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as follows:
 - a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the individuals in the Listing; or,
 - b) If a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the firm or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on lines 191-195.

NON-DISCRIMINATION Seller and the Firm and its agents agree that they will not discriminate against any prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section 111.32 (13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

EARNEST MONEY If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in the Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest money, the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code Ch. REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total liquidated damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash advances made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall be paid to the Firm as full commission in connection with said purchase transaction and the balance shall belong to Seller. This payment to the Firm shall not terminate this Listing.

OCCUPANCY Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closing. Unless otherwise agreed, Seller agrees to have the Property free of all debris and personal property except for personal property belonging to current tenants, sold to the buyer or left with the buyer's consent.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at (608)240-5830.

290 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of
 291 documents and written notices to a party shall be effective only when accomplished by one of the methods specified at
 292 lines 293-312.

293 (1) **Personal Delivery**: giving the document or written notice personally to the party, or the party's recipient for delivery if
 294 named at line 295 or 296.

295 Seller's recipient for delivery (optional): Mikko Hilvo, Tracie Sette & Mike O'Keefe

296 Firm's recipient for delivery (optional): Curt Pitzen & Mitchell Starczynski, Newmark Knight Frank

297 ☐ (2) **Fax**: fax transmission of the document or written notice to the following telephone number:

298 Seller: () Firm: ()

299 ☒ (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
 300 commercial delivery service, addressed either to the party, or to the party's recipient for delivery if named at line 295 or
 301 296, for delivery to the party's delivery address at line 305 or 306.

302 ☒ (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the
 303 party, or to the party's recipient for delivery if named at line 295 or 296 for delivery to the party's delivery address at line
 304 305 or 306.

305 Delivery address for Seller: W63 N645 Washington Avenue, Cedarburg, WI 53012

306 Delivery address for Firm: 757 N. Broadway Street, Suite 700, Milwaukee, WI 53202

307 ☒ (5) **E-Mail**: electronically transmitting the document or written notice to the party's e-mail address, if given below at
 308 line 311 or 312. If this is a consumer transaction where the property being purchased or the sale proceeds are used
 309 primarily for personal, family or household purposes, each consumer providing an e-mail address below has first
 310 consented electronically as required by federal law.

311 E-Mail address for Seller: mhilvo@ci.cedarburg.wi.us; tsette@ci.cedarburg.wi.us & mokeefe@ci.cedarburg.wi.us

312 E-Mail address for Firm: curt.pitzen@ngkf.com & mitchell.starczynski@ngkf.com

313 **ADDITIONAL PROVISIONS** See Addendum to WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT
 314 TO SELL attached hereto.

315

316

317

318 **ADDENDA** The attached addenda Seller Disclosure Report-Vacant Land and Addendum A to WB-3
 319 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL is/are made part of this Listing.

320 **TERM OF THE CONTRACT** From the 1st day of September, 2020, up
 321 to the earlier of midnight of the 31st day of December, 2021, or the conveyance
 322 of the entire Property.

323 **BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND**
 324 **THAT HE/SHE HAS READ ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS**
 325 **INCORPORATED INTO THE LISTING.**

326 (x) Tracie Sette Tracie Sette
 327 Seller's Signature ▲ Print Name } Tracie Sette, City Clerk

9/1/2020
 Date ▲

328 (x)
 329 Seller's Signature ▲ Print Name } Date ▲

330 (x)
 331 Seller's Signature ▲ Print Name } Date ▲

332 (x)
 333 Seller's Signature ▲ Print Name } Date ▲

334 City of Cedarburg
 335 Seller Entity Name (if any) Print Name ▲

336 (x) Mike O'Keefe
 337 Authorized Signature ▲
 338 Print Name & Title } Mike O'Keefe Mayor

9/1/2020
 Date ▲

339 MLG Commercial, LLC d/b/a Newmark Knight Frank
 340 Firm Name ▲

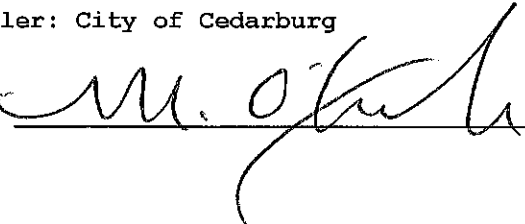
341 (x)
 342 Agent's Signature ▲ Print Name } Curt J. Pitzen Date ▲

**ADDENDUM A to
WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL**

The following terms and conditions shall be deemed to be a part of the foregoing attached WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL dated September 1, 2020 ("Listing Contract") between City of Cedarburg ("Seller") and MLG Commercial, LLC d/b/a Newmark Knight Frank ("Broker"), for the real estate located at Tax Key #13022020000, in the City of Cedarburg, Wisconsin ("Property"). The terms of this Addendum A shall supersede any conflicting provisions in the Listing Contract.

- 1) The Parties shall indemnify and hold each other harmless for any claim, loss, or damage, including attorney fees, incurred by the other in connection with offering the Listed Property caused by any act, omission, statement or failure to disclose information by the other Party.
- 2) Line 42: "Within seven days of the date" is replaced with "Upon execution".
- 3) Lines 50-51: The Firm's commission shall be 8% of the sale price at closing; 10% if an external broker or MLG Commercial, LLC agent other than Curt Pitzen or Mitchell Starczynski procures a Buyer(s). Commission shall be a minimum of \$7,000 per acre or \$8,000 per acre if an external broker or MLG Commercial, LLC agent other than Curt Pitzen or Mitchell Starczynski procures a Buyer(s).
- 4) Lines 205-2078: Section crossed out is replaced with: "The attached Seller Disclosure Report is incorporated by reference to this Listing Contract and represents Broker's compliance with Wisconsin Administrative Code Chapter RL 24. Owner is not required to provide Broker with written disclosure, but if Owner provides Broker with written disclosure, Owner agrees to promptly amend the written disclosure".
- 5) Line 263: "three" is changed to "fourteen".

Seller: City of Cedarburg

By:  Date: 09-01-20

Broker: MLG Commercial, LLC d/b/a Newmark Knight Frank

By: _____ Date: _____

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT Tax Key #13022020000
IN THE _____ City _____
(CITY) (VILLAGE) (TOWN) OF Cedarburg, COUNTY OF
Ozaukee STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | ☐ | ☒ | ☐ |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | ☐ | ☒ | ☐ |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | ☐ | ☒ | ☐ |
| B7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|-------------------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | ☐ | ☒ | ☒ |
| C4. Are you aware of a joint well serving this property? | ☐ | ☒ | ☒ |
| C5. Are you aware of a defect relating to a joint well serving this property? | ☐ | ☒ | ☒ |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | ☐ | ☐ | ☐ |
| C7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	☐	☐	☒
D2. Are you aware of pending special assessments?	☐	☐	☒
D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?	☐	☒	☐
D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	☐	☒	☐
D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	☐	☒	☐
D7. Explanation of "yes" responses _____			

E. LAND USE

	YES	NO	N/A
E1. Are you aware of the property being part of or subject to a subdivision homeowners' association?	☐	☒	☐
E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
E3. Are you aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state or federal regulations?	☐	☒	☐
E4. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
E7. Are you aware of restrictive covenants or deed restrictions on the property?	☒	☐	☐
E8. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	☐	☒	☐
E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐

	YES	NO	N/A
E11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.	☐	☒	☐
E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☒	☐
E15. Are you aware there is not legal access to the property?	☐	☒	☐
E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?	☐	☒	☐
E19. Are you aware of existing or abandoned manure storage facilities located on the property?	☐	☒	☐
E20. Are you aware that all or part of the property is enrolled in the managed forest land program? The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html .	☐	☒	☐
E21. Explanation of "yes" responses	<u>Business Park will have covenants for building construction & landscaping.</u>		

F. ADDITIONAL INFORMATION

	YES	NO	N/A
F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	☐	☒	☐
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	☐	☒	☐
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	☐	☒	☐
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	☐	☒	☐

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property? | ☐ | ☒ | ☐ |
| F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.) | ☐ | ☒ | ☐ |
| a. Electricity _____ | ☐ | ☒ | ☐ |
| b. Municipal water _____ | ☐ | ☒ | ☐ |
| c. Telephone _____ | ☐ | ☒ | ☐ |
| d. Cable television _____ | ☐ | ☒ | ☐ |
| e. Natural gas _____ | ☐ | ☒ | ☐ |
| f. Municipal sewer _____ | ☐ | ☒ | ☐ |
| F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| F8. Are you aware of other defects affecting the property?
Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition. | ☐ | ☒ | ☐ |
| F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition? | ☐ | ☒ | ☐ |
| F10. The owner has owned the property for _____ years. | | | |
| F11. Explanation of "yes" responses _____ | | | |

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Micko Hlwa - City Administrator Date 9/9/20
 Owner _____ Date _____
 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person Micko Hlwa City Administrator Items _____ Date 9/9/20
 Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____

Information appearing in *italics* is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

WB-42 AMENDMENT TO LISTING CONTRACT

1 It is agreed that the Listing Contract dated September 1, 2020, between the undersigned, for sale/rental of the
2 property known as (Street Address/Description) Tax Key #13022020000
3 _____ in the City of _____
4 Cedarburg, County of Ozaukee, Wisconsin is amended as follows:
5 The list price is changed from \$ _____ to \$ _____.
6 The expiration date of the contract is changed from midnight December 31, 2024
7 to midnight December 31, 2025.
8 The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list price:
9 _____
10 _____

11 Other: 1) Owner is hereby notified that in consideration of the mutual promises
12 set forth herein and for good and valuable consideration of one dollar (\$1.00),
13 the receipt and sufficiency of which is hereby acknowledged, the listing
14 contract is reinstated as set forth in lines 6 & 7 above.

15 2) Owner's entity is City of Cedarburg.
16 _____
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____
32 _____
33 _____

34 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

35 MLG Commercial, LLC d/b/a Newmark

36 Firm Name ▲

37

(x) _____

Seller's/Owner's Signature ▲ Date ▲

Print name ▶ Tracie Sette, City Clerk

38 (x) _____

39 By Agent for Firm ▲ Date ▲

40 Print name ▶ Curt J. Pitzen

(x) _____

Seller's/Owner's Signature ▲ Date ▲

Print name ▶ _____

41 **CAUTION: This Listing belongs to the Firm. Agents for Firm do not have the authority to enter into a mutual**
42 **agreement to terminate a listing contract, amend the commission amount or shorten the term of a listing**
43 **contract, without the written consent of the Agent(s)' supervising broker.**

44 This written consent may be obtained with the supervising broker's signature below or a separate consent.

45 (x) _____

46 Supervising Broker's Signature ▲ Print name ▶ _____

Date ▲

CITY OF CEDARBURG

MEETING DATE: January 13, 2025

ITEM NO: 8.B.

TITLE: Discussion and possible action on Resolution No. 2025-02 authorizing the sale of a 2.4932-acre parcel of real property in the Hwy 60 Business Park to Cornerstone CLC Properties LLC

ISSUE SUMMARY: Resolution No. 2025-02 authorizes the sale of property in the Hwy 60 Business Park to Cornerstone CLC Properties. The sale was discussed at the December 9th Common Council meeting at which time the Council approved the offer to purchase and amendments.

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2025-02.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: None

BUDGETARY IMPACT: None

ATTACHMENTS: Resolution No. 2025-02

INITIATED/REQUESTED BY: Mikko Hilvo, City Administrator

FOR MORE INFORMATION CONTACT: Mikko Hilvo, City Administrator

**CITY OF CEDARBURG
RESOLUTION NO. 2025-02**

A Resolution of the City of Cedarburg authorizing the sale of a 2.4932 acre parcel of real property, in the City of Cedarburg Highway 60 Industrial Park, to Cornerstone CLC Properties, LLC (“Cornerstone”).

RECITALS

WHEREAS, the City of Cedarburg (“City”) is the sole owner of a parcel of property that is being developed in the City industrial park commonly referred to as the Highway 60 Industrial Park, which property is described as follows:

The Westerly 2.4932 acres of Lot 2 of Certified Survey Map No. 4262 recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on May 28, 2024, as Document No. 1159177, a division of Lot 3 of Certified Survey Map No. 4117 being part of the Northwest ¼ and Southwest ¼ of the Northeast ¼ of Section 22, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

To Be Known As:

Lot 1, Certified Survey Map No. _____, recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on _____, as Document No. _____, a division of Lot 2 of Certified Survey Map No. 4262, recorded as Document No. 1159177, being part of the Southwest ¼ of the Northeast ¼ of Section 22, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

(“Property”); and

WHEREAS, on October 2, 2024, the City of Cedarburg entered into a written Offer to Purchase (“Purchase Agreement”) pertaining to the sale of the Property by the City and CORNERSTONE’s acquisition of the Property for it to construct a new daycare and preschool facility; and

WHEREAS, City and CORNERSTONE intend to close on the sale and purchase of the Property on or about January 17, 2025; and

WHEREAS, the City Council wishes to pass this resolution authorizing the sale, as described in the Purchase Agreement, as amended, and designate a City representative to execute all necessary documents related to and in furtherance of said sale.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Cedarburg does hereby authorize the sale of the Property to CORNERSTONE or its assigns, pursuant to the written Purchase Agreement, as amended, described above.

BE IT FURTHER RESOLVED, that City Administrator Mikko Hilvo is hereby authorized to sign all necessary documents on behalf of the City related to and in furtherance of said sale.

ADOPTED by the Common Council of the City of Cedarburg, this 13th day of January, 2025.

Patricia Thome, Mayor

ATTEST:

Tracie Sette, City Clerk

CITY OF CEDARBURG

MEETING DATE: January 13, 2025

ITEM NO: 8.C.

TITLE: Discussion and possible action on Ordinance Nos. 2025-01, 2025-02 and 2025-03 adjusting impact fees based on the annual increase of the Construction Cost Indices published in the Engineering News Record

ISSUE SUMMARY: Ordinance No. 2025-01 amends Sec. 14-1-84 of the Municipal Code adjusting fees in lieu of parkland; Ordinance No. 2025-02 amends Sec. 9-2-6© adjusting the sanitary sewer connection fee; and Ordinance No. 2025-03 amends Sec. 3-6-3 to 3-6-6 adjusting impact fees for library facilities, police department facilities, water supply facilities, and park facilities based on the Construction Cost Index published in the Engineering News Record and calculated based on the annual increase in CCI Indices.

STAFF RECOMMENDATION: Adopt the proposed ordinances

BOARD, COMMISSION, OR COMMITTEE RECOMMENDATION: N/A

BUDGETARY IMPACT: Increase in fees received

ATTACHMENTS: Ordinance 2025-01, 2025-02, and 2025-03; Construction Cost Indices

INITIATED/REQUESTED BY: Mike Wieser

FOR MORE INFORMATION CONTACT: Mike Wieser-Director of Engineering and Public Works
262-375-7610

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and materials prices.
Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)

Construction Cost Index	+0.9%		
ANNUAL INFLATION RATE	DEC. 2024		
1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13632.41	0.0%	+0.9%
COMMON LABOR	25538.95	0.0%	+0.5%
WAGE \$/HR.	48.52	0.0%	+0.5%

The Construction Cost Index's annual escalation rose 0.9%, while the monthly component stayed flat.

Building Cost Index	+1.6%		
ANNUAL INFLATION RATE	DEC. 2024		
1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8407.35	0.0%	+1.6%
SKILLED LABOR	11811.41	+0.1%	+1.5%
WAGE \$/HR.	65.55	+0.1%	+1.5%

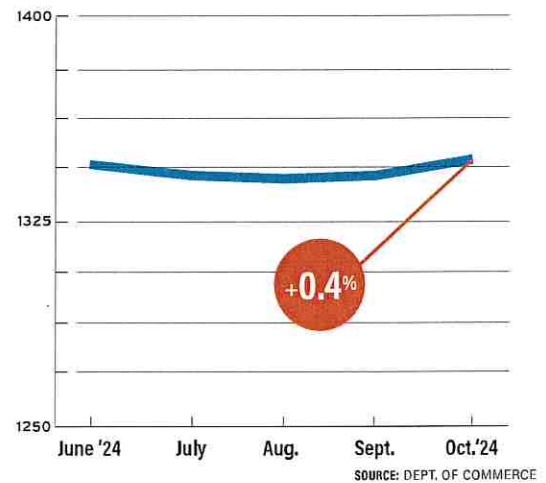
The Building Cost Index was up 1.6% on an annual basis, while the monthly component showed no change.

Materials Cost Index	0.0%		
MONTHLY INFLATION RATE	DEC. 2024		
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6334.86	0.0%	+3.0%
CEMENT \$/TON	279.09	-4.3%	+31.8%
STEEL \$/CWT	110.26	+1.1%	+11.2%
LUMBER \$/MBF	875.40	-0.8%	-18.4%

The Materials Cost Index held steady this month, while the annual escalation rate increased 3%.

The dollar value of total construction put-in-place showed a monthly escalation rate of 0.4% in October, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 5% higher than in October 2023. Yearly private sector construction rose 5.1%, while public work was up 4.5%. Non-residential construction in the private market rose 3.5% over the past year, while public non-residential work climbed 6.4%.

TOTAL CONSTRUCTION
 Seasonally adjusted rate in (\$) billions



Non-Seasonally Adjusted Total Construction | **1,814.80** 2024 OCT | **1,693.23** 2023 OCT | **-0.9** % CHG. MONTH | **+7.2** % CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2024 OCT	2023 OCT	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	1,399.94	1,315.34	+0.2	+6.4
RESIDENTIAL BUILDINGS	782.43	731.88	-0.6	+6.9
LODGING	18.97	20.37	-0.1	-6.9
OFFICE	70.41	70.45	-3.0	-0.1
COMMERCIAL	101.62	116.01	+0.8	-12.4
HEALTH CARE	45.41	43.00	-0.2	+5.6
EDUCATIONAL	21.10	19.33	-3.1	+9.0
RELIGIOUS	3.40	3.08	+5.5	+10.6
AMUSEMENT AND RECREATION	15.44	15.63	-0.9	-1.2
TRANSPORTATION	17.83	17.00	+1.1	+4.9
COMMUNICATION	22.71	22.63	+2.4	+1.6
POWER	105.22	96.24	-0.4	+9.3
MANUFACTURING	191.70	156.69	+4.5	+22.3

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2024 OCT	2023 OCT	% CHG. MONTH	% CHG. YEAR
TOTAL PUBLIC	414.86	377.89	-4.3	+9.8
RESIDENTIAL BUILDINGS	9.82	8.99	-3.5	+9.3
OFFICE	13.65	12.20	-2.3	+11.9
COMMERCIAL	4.65	3.86	-2.7	+18.3
HEALTH CARE	11.62	10.99	-1.4	+5.7
EDUCATIONAL	88.19	81.58	-6.5	+8.1
PUBLIC SAFETY	15.54	11.54	-2.8	+34.7
AMUSEMENT AND RECREATION	17.96	14.39	-1.2	+24.8
TRANSPORTATION	38.96	37.54	-3.4	+3.8
POWER	17.36	13.98	+3.0	+24.2
HIGHWAY AND STREET	122.62	116.26	-5.1	+5.5
SEWAGE AND WATER DISPOSAL	36.80	33.64	-1.1	+9.4
WATER SUPPLY	26.34	22.20	-2.9	+18.6
CONSERVATION AND DEVELOPMENT	9.54	9.62	-19.8	-0.8

SOURCE: DEPT. OF COMMERCE, NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.

ORDINANCE NO. 2025-01

An Ordinance Designating Fees In Lieu of Park Land

The Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

SECTION 1. Section 14-1-84 of the Code of Ordinances of the City of Cedarburg is hereby amended as follows:

SEC. 14-1-84 FEES IN LIEU OF LAND.

If the proposed subdivision does not encompass a proposed public park, parkway or other open space lands, or if the Plan Commission requires the reservation of land as set forth in this Section, a fee for the acquisition of public sites to serve the future inhabitants of the proposed subdivision or certified survey map shall be paid to the City Clerk at the time of first application for approval of a final plat of said subdivision, or certified survey map, or part thereof, in the amount of \$877.11 for each proposed single-family dwelling unit within the plat and \$582.56 for each proposed multi-family dwelling unit. For Community Based Residential Facilities (CBRFs) the fee for acquisition of public sites shall be \$582.56 per unit. Public site fees collected by the City Treasurer under the provisions of this Article shall be placed in non-lapsing special funds for City parks and shall be separate from the General Fund of the City and said special fund shall be used exclusively for the acquisition and development of park, recreation and other open space areas.

SECTION 2. Section 14-1-100(g) entitled **ADMINISTRATIVE AND OTHER FEES** of the Code of Ordinances is hereby amended as follows:

- (g) **Public Site Fee.** If the subdivision does not contain lands to be dedicated as required in this Chapter, the Common Council shall require a fee for the acquisition and development of public sites to serve the future inhabitants of the proposed subdivision. Said fee shall be paid to the City Clerk at the time of first application for approval of a final plat of said subdivision in the amount of \$877.11 for each single-family dwelling unit within the plat and \$582.56 for each multi-family dwelling unit. For Community Based Residential Facilities (CBRFs) the fee for acquisition and development of public sites shall be \$582.56 per unit. Public site fees shall be placed in a separate Service District Fund by the City Clerk to be used only for the acquisition and development of park sites which will serve the proposed subdivision. Said fund shall be established on the basis of the service area of existing or proposed park facilities.

SECTION 3. This ordinance shall take effect on January 16, 2025 upon publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-02

An Ordinance Updating and Adjusting the Amount of the Sanitary Sewer Connection Fee Imposed on New Development

SECTION 1. Section 9-2-6(c) of the Code of Ordinances of the City of Cedarburg is hereby amended as follows:

SEC. 9-2-6 SEWER SERVICE CHARGES.

(c) Sewer Connection Fee

A connection charge is imposed to fund collection system oversizing associated with new development and all newly annexed lots. This includes all lots created by land division, subdivision or condominium plats. The charge is not applicable to individual existing single vacant lots which are within the City. It does apply to newly annexed individual lots.

- (1) The Sewer Connection Fee will now be \$2,806.26 per Residential Equivalent Connection (REC).
- (2) The connection fee imposed under this section shall be adjusted annually each December, with any adjustment to be effective on January 1 of the following year. The annual adjustment will be based on the Construction Cost Index (CCI) published in the Engineering News Record. Said percentage shall be calculated on the ENR 20 city average. Periodic adjustments to reflect actual and planned development density corrections may be necessary.

SECTION 2. This ordinance shall take effect January 16, 2025 upon publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-03

An Ordinance Updating Impact Fees

The Common Council of the City of Cedarburg, Wisconsin, hereby ordains as follows:

SECTION 1. Section 3-6-3 of the Municipal Code of the City of Cedarburg is hereby amended as follows:

SECTION 3-6-3 LIBRARY FACILITY

Any developer creating or constructing additional residential units within the City shall pay a fee to the City to provide for the capital costs necessary to accommodate the Library expansion needs of land development except as provided in subsection (8) below.

- (a) The amount of the fee shall be \$1600.85 per single-family residential dwelling unit to be constructed or created by the proposed development.
- (b) The amount of the fee shall be \$1063.25 per residential unit for a multi-family residential dwelling unit to be constructed or created by the proposed development. Multi-family includes Community Based Residential Treatment facilities.
- (c) The fee shall be imposed as a condition of the issuance of the building permit.
- (d) Such fees collected by the City shall be placed in a special fund which shall be separate from the General Fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of the library facilities within the City.
- (e) Such fees collected shall be expended by the City for the aforesaid purpose within eight (8) years of the date of payment, or such fee amount paid shall be refunded to the then owner(s) of the property upon which such fee was collected.

SECTION 2. Section 3-6-4 of the Code of Ordinances of the City of Cedarburg is hereby amended as follows:

SECTION 3-6-4 POLICE DEPARTMENT FACILITY

Any developer creating or constructing additional residential dwelling units or any commercial, industrial or institutional land development within the City shall pay a fee to the City to provide for the capital costs necessary to accommodate the Police Department Facility expansion needs of land development except as provided in subsection (8) below.

- (a) The amount of the fee shall be \$1554.39 per single-family residential dwelling unit, and \$1032.41 per multifamily residential dwelling unit and CBRF and \$0.78 per square foot for commercial development and \$0.46 per square foot for industrial and institutional development.
- (b) The fee shall be imposed as a condition of issuance of the building permit.
- (c) Such fees collected by the City shall be placed in a special fund which shall be separate from the General Fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of the police facilities within the City.
- (d) Such fees shall be expended by the City for the aforesaid purpose within eight (8) years of the date of payment, or such fee amount paid shall be refunded to the then owner(s) of the

property upon which such fee was collected.

SECTION 3. Section 3-6-5 of the Code of Ordinances of the City of Cedarburg is hereby amended as follows:

SEC. 3-6-5 WATER SUPPLY FACILITIES

Any developer creating or constructing additional residential dwelling units or commercial, industrial, or institutional land development within the City or any owner of property in the City that has a change in use that results in the use of additional water capacity shall pay a fee to the City to provide for the capital costs necessary to accommodate water supply expansion needs of land development except as provided in subsection (8) below.

2025 Water Impact Fee Based on Installed Meter Size

Meter Size	Meter Factor	Fee per Meter
5/8"	1.0	\$2,126.29
3/4"	1.0	\$2,126.29
1"	2.5	\$5,315.71
1.5"	5.0	\$10,631.44
2"	8.0	\$17,010.31
2.5"	12.5	\$26,578.59
3"	15.0	\$31,894.32
4"	25.0	\$53,157.20
6"	50.0	\$106,314.39
8"	80.0	\$170,103.02
10"	120.0	\$255,154.54
12"	160.0	\$340,206.05

- (a) The Water Supply Facilities impact fee shall be \$2,126.29 per equivalent meter.
- (b) The fee shall be imposed as a condition of the issuance of the building permit except if the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of 4 years from the date of the issuance of the building permit or until 6 months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.
- (c) Such fees collected by the Water Utility shall be placed in a special fund which shall be separate from the general fund of the Water Utility, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of water supply facilities.

- (d) Such fees shall be expended by the Water Utility for the aforesaid purpose within eight (8) years of the date of payment, or such fee amount paid shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.
- (e) The impact fees imposed under this section shall be increased annually at the percent change of the U.S. Census Bureau Construction Price Index (CPI) for single-family houses under construction, for the twelve-month period preceding October of the prior year, with the adjustment effective January 1 of each year. The City Administrator or designee shall calculate the adjusted fees and maintain a copy of the calculation and the adjusted impact fees in the office of the City Clerk.

SECTION 4. Section 3-6-6 of the Code of Ordinances of the City of Cedarburg is hereby amended as follows:

SECTION 3-6-6 PARK FACILITIES

Any developer creating or constructing additional residential units within the City shall pay a fee to the city to provide for the capital costs necessary to accommodate the Park facility expansion needs of land development except as provided in subsection (8) below.

- (a) The amount of the fee shall be \$1,489.26 per single-family residential dwelling unit to be constructed or created by the proposed development.
- (b) The amount of the fee shall be \$989.13 per residential unit for a multi-family residential dwelling unit to be constructed or created by the proposed development. Multi-family includes Community Based Residential Treatment facilities.
- (c) The fee shall be imposed as a condition of the issuance of the building permit.
- (d) Such fees collected by the City shall be placed in a special fund which shall be separate from the General Fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of the park facilities within the City.
- (e) Such fees shall be expended by the City for the aforesaid purpose within eight (8) years of the date of payment, or such fee amount paid shall be refunded to the then owner(s) of the property upon which such fee was collected

SECTION 5. This ordinance shall take effect on January 16, 2025, upon publication as provided by law.

Passed and adopted this 13th day of January 2025.

Patricia Thome, Mayor

Countersigned:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

pd 11-26-24
 ✓ 1611 \$120.00

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____
 ☒ Class "B" Beer \$ 50-
- ☐ "Class A" Liquor \$ _____
 ☐ "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (cider only) \$ _____
 ☐ Reserve "Class B" Liquor \$ _____
- ☒ Class "C" Liquor (wine only) \$ 50

Fees	
License Fees	\$ <u>100 -</u>
Background Check Fee	\$
Publication Fee	\$ <u>20 -</u>
Total Fees	\$ <u>120 -</u>

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>RH&F LLC</u>			
2. Business Trade Name or DBA <u>REAL HEALTH & FITNESS</u>			
3. FEIN <u>93-2186481</u>		4. Wisconsin Seller's Permit Number <u>456-1031453851-02</u>	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization			
6. State of Organization <u>WISCONSIN</u>		7. Date of Organization <u>SEPT. 2023</u>	
8. Wisconsin DFI Registration Number <u>036-1031453851-04</u>			
9. Premises Address <u>W61 N513 WASHINGTON AVE.</u>			
10. City <u>CEDARBURG</u>		11. State <u>WI</u>	12. Zip Code <u>53012</u>
13. County <u>OSHAUKEE</u>	14. Governing Municipality: ☒ City ☐ Town ☐ Village of: <u>CEDARBURG</u>		15. Aldermanic District <u>8</u>
16. Premises Phone <u>262-376-2680</u>		17. Premises Email <u>ERIC@GETREALFIT.COM</u>	
		18. Website <u>WWW.GETREALFIT.COM</u>	
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <u>THERE WILL BE A SMALL SOCIAL GATHERING AREA WITH A BAR AT THE FRONT ENTRANCE OF THE ESTABLISHMENT THAT WILL BE AVAILABLE TO PATRONS OF OUR HEALTH CLUB.</u>			

20. Mailing Address (if different from premises address)		
21. City		22. State
		23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No		
If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol or beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
STELTER	ERIC	OWNER/MANAGING MEMBER	414-617-6584

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name STELTER		First Name ERIC		M.I. T.
Title MANAGING MEMBER/OWNER		Email ERIC@GETREALFIT.COM		Phone 414-617-6584
Signature  M.M.			Date 11-25-2024	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk 			Date Provisional License Issued (if applicable)

ORDINANCE NO. 2025-04

**An Ordinance Appropriating the Necessary Funds for the Operation of
the Government and Administration of the City of Cedarburg for the Year 2025**

The Common Council of the City of Cedarburg, Wisconsin, does ordain as follows:

SECTION 1. There is hereby appropriated out of the receipts of the City of Cedarburg for the year 2025, including monies received from the General Property Tax Levy and other revenues, as monies may be designated to the various accounts and purposes for the operation of the City as set forth below:

EXPENDITURES

General Government	\$ 1,552,937
Public Safety	4,650,621
Engineering and Public Works	3,255,464
Parks and Recreation	1,277,004
Conservation and Development	140,666
Contingency	<u>75,000</u>
Subtotal General Fund	\$ 10,951,692
Debt Service	947,067

TOTAL EXPENDITURES \$ 11,898,759

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-05

**An Ordinance Appropriating the Necessary Funds for
the Operation of the Special Revenue Funds
and Adopting the Indicated Budgets**

The Common Council of the City of Cedarburg, Wisconsin, does ordain as follows:

SECTION 1. There is hereby appropriated out of the receipts of the City of Cedarburg Special Revenue Funds for the year 2025, monies as may be designated to the various accounts and purposes in the budgets for each fund as set forth below:

EXPENDITURES

Cemetery	\$ 79,828
Room Tax	60,000
Recreation Programs (self-supporting)	406,767
Swimming Pool	413,454
Library	1,169,535
Fire & EMS	<u>2,307,194</u>

TOTAL	<u>\$4,436,778</u>
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SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-06

**An Ordinance Appropriating the Necessary Funds for
the 2025 Capital Improvement Budget**

The Common Council of the City of Cedarburg, Wisconsin, does ordain as follows:

SECTION 1. There is hereby appropriated out of the receipts of the City of Cedarburg Capital Improvement Fund for the year 2025, monies as may be designated to the various accounts and purposes in the budget as set forth below:

EXPENDITURES

General Government	\$ 334,620
Public Safety	316,971
Public Works	2,382,930
Parks and Recreation	171,000
Environmental	865,000

TOTAL EXPENDITURES **\$ 4,070,521**

TID EXPENDITURES

#3	\$ 54,029
#4	251,534
#5	204,520
#6	422,662
#7	315,469

TOTAL TID EXPENDITURES **\$ 1,248,214**

GRAND TOTAL **\$ 5,318,735**

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-07

**An Ordinance Levying Property Taxes for the General,
Debt Service, Special Revenue and Capital Improvement
Funds of the City of Cedarburg for the Year 2025**

The Common Council of the City of Cedarburg, Wisconsin, does ordain as follows:

SECTION 1. There is hereby levied a tax of \$14,108,833 on all the taxable property, within the City of Cedarburg as returned by the Assessor in the year 2024, for the uses and purposes set forth in the 2025 budgets as set forth below, and the City Clerk is hereby authorized and directed to spend this tax on the current tax roll of the City of Cedarburg.

SECTION 2. The tax to be levied will fund the following purposes:

General Fund (Operating)	\$7,358,340
Capital Improvements	2,218,930
Special Revenue (Library)	794,550
TIF Districts	362,506
Debt Service	947,067
Special Revenue (Pool)	69,216
Special Revenue (Fire/EMS)	1,829,273

Subtotal Total	<u>\$13,579,882</u>
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Other Taxing Bodies TIF Portion:

Cedarburg Schools	\$402,070
Ozaukee County	77,372
M.A.T.C	49,509

<u>Total</u>	<u>\$14,108,833</u>
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SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

ORDINANCE NO. 2025-08

**An Ordinance Establishing the User Fee Schedule and
Appropriating the Necessary Funds for
the Sewerage Fund for the Operation of the
Water Recycling Center of the City of Cedarburg**

The Common Council of the City of Cedarburg, Wisconsin, does ordain as follows:

SECTION 1. There is hereby appropriated out of the receipts of the City of Cedarburg Water Recycling Fund for the year 2025, monies as may be designated to the various funds and purposes in the budgets attached hereto.

Operating Expenditures	\$3,200,312
Debt Service	59,975
Capital Expenditures	<u>1,130,000</u>
Total	\$4,390,287

SECTION 2. The sewer user charges are established as set forth below:

Monthly connection fee:	\$16.80
Flow rate per 1,000 gallons:	\$11.20
Holding tank rate per 1,000:	\$ 9.25
Septic tank rate per 1,000 gallons:	\$51.00
Administrative fee per truckload:	\$10.00

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed and adopted this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

CITY OF CEDARBURG

MEETING DATE: January 13, 2025

ITEM NO: 8.F.

TITLE: Discussion and possible action on Resolution No. 2025-01 Designating Depositories and Authorizing Signatures for Cedarburg Light & Water checking and savings accounts

ISSUE SUMMARY:

Each year, a Resolution must be brought before the Council for approval of the current banking institutions utilized by Cedarburg Light & Water. The Resolution must also specify who the approved signers will be on those accounts. Resolution No. 2025-01 represent the most recent updates and require Council approval.

STAFF RECOMMENDATION: approval of Resolution No 2025-01

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: n/a

BUDGETARY IMPACT: n/a

ATTACHMENTS: Resolution No 2025-01

INITIATED/REQUESTED BY: Mari Lauer, Cedarburg Light and Water and Tracie Sette, City Clerk

FOR MORE INFORMATION CONTACT: Mari Lauer (262) 375-7650, Tracie Sette (262) 375-7606

RESOLUTION NO. 2025-01

A Resolution designating Depositories and Authorizing Signatures - Cedarburg Light & Water Commission Checking and Savings Accounts

RESOLVED, by the Common Council of the City of Cedarburg, that the following banking institutions and possible successors:

North Shore Bank
Associated Bank
BMO Bank North America
Port Washington State Bank
U.S. Bank
State of WI Investment Pool
Summit Credit Union
Chase Bank
Horicon Bank
Wells Fargo Bank
Bank First
American Depository Management Company

qualified as depositories under Chapter 34 of the Wisconsin Statutes, shall be and are hereby designated until further action as public depositories for all monies coming into the hands of Cedarburg Light & Water Commission, Cedarburg, Wisconsin, and all other Cedarburg Light & Water Commission officers included in the provisions of Chapter 34 of the Wisconsin Statutes.

RESOLVED FURTHER, that the above named banking institutions be designated as the working banks beginning on January 13, 2025 and continuing through the year 2025, and that the Common Council, City Administrator, and the Finance Director/Treasurer, upon recommendation of the Cedarburg Light & Water Commission, be authorized and directed to distribute said funds.

RESOLVED FURTHER, that the City Treasurer or other authorized representatives, including employees of the Cedarburg Light & Water Commission, be hereby instructed to deposit Cedarburg Light & Water Commission funds only in such institutions as may be approved by the State of Wisconsin Investment Board and are eligible to receive public funds.

RESOLVED FURTHER, that withdrawal or disbursement from any of the above-named depositories shall be by order of check, written wire transfer, telephone wire transfer, or other money transfer techniques, and, in the case of savings accounts, by savings withdrawal form, as provided in Section 66.0607 of the Wisconsin Statutes. Written and telephone wire transfers shall be in accordance with the named depositories guidelines and shall only be made by authorized personnel appointed by the Cedarburg light & Water Commission. All checks and passbook savings withdrawal forms, effective January 13, 2025, shall be signed by at least one of the following persons:

David Pagel, Secretary
Tracie Sette, City Clerk
Mari Lauer, Administrative Manager

RESOLVED FURTHER, that for all check orders and passbook savings withdrawal forms, in lieu of their personal signatures, the following facsimile signatures as shown, which have been adopted by them, may be affixed to such document and will become effective as of January 13, 2025:

David Pagel, Secretary
Tracie Sette, City Clerk
Mari Lauer, Administrative Manager

RESOLVED FURTHER, that any one of the above-named depositories shall be fully warranted and protected in making payment on any check order bearing such facsimiles notwithstanding that the same may have been placed thereon with the authority of the designated person or persons.

Passed and adopted by the Common Council of the City of Cedarburg this 13th day of January, 2025.

Patricia Thome, Mayor

Attest:

Tracie Sette, City Clerk

**CITY OF CEDARBURG
COMMON COUNCIL
NOVEMBER 25, 2024**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, November 25, 2024, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Patricia Thome called the meeting to order at 7:00 p.m. A moment of silence was observed. The Pledge of Allegiance was recited.

Roll Call: Present - Mayor Patricia Thome, Council Members Kevin Curley, Mark Mueller, Robert Simpson, Kristian Lindo, Kristin Burkart, and Melissa Bitter

Excused - Council Member James Fitzpatrick

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, Engineering and Public Works Director Michael Wieser, Fire Chief Jeffrey Vahsholtz, Finance Director/Treasurer Kelly Livingston, and interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

PUBLIC HEARINGS

A motion was made by Council Member Curley, seconded by Council member Bitter, to open the Public Hearing at 7:02 p.m. to discuss the 2025 City Budget. Motion carried without a negative vote with Council Member Fitzpatrick excused.

Administrator Hilvo explained there were no changes made to the budget since the previous Common Council meeting held on November 11, 2024.

There were no comments or questions from the public.

A motion was made by Council Member Curley, seconded by Council Member Mueller, to close the Public Hearing at 7:14 p.m. Motion carried by roll call vote with Council Members Burkart, Curley, Simpson, Lindo, Mueller and Bitter voting aye; and Council Member Fitzpatrick excused.

NEW BUSINESS

DISCUSSION AND POSSIBLE ACTION ON CONTRACT PROPOSAL FROM RAMBOLL TO COMPLETE A STABILITY ANALYSIS FOR WOOLEN MILL DAMS

A stability analysis must be completed and approved by the WDNR prior to the design of the Woolen Mills Dam repairs. The stability analysis will assess the current condition of the dam and assure that any potential deterioration of the current structure is addressed by the dam repair design. Ramboll submitted a proposal to complete the stability analysis for a fee of \$62,950 and has received a verbal verification from WDNR that the dam failure analysis is final, and the Woolen Mills Dam will have a high hazard rating due to downstream inundation. After the stability analysis is completed, it is anticipated that the design of the dam repairs can be started.

A motion was made by Council Member Bitter, seconded by Council Member Simpson, to approve the Ramboll Contract proposal subject to final review of terms and conditions by City staff and City Attorney Herbrand, in the amount not to exceed \$62,950. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON CONTRACT PROPOSAL FROM AECOM TO COMPLETE AN OPERATIONAL AND MAINTENANCE PLAN FOR CITY OWNED STORM WATER FACILITIES

In April of 2023, the WDNR performed an audit to evaluate City's compliance with the Municipal Separate Storm Sewer System (MS4). After the audit, the WDNR required the city to create an O&M plan for city owned Best Management Practices (BMP's). BMP's are stormwater facilities such as underground storage devices, wet detention basins, stormceptors, and roadside swales.

AECOM has historically assisted the City with the MS4 permit and other stormwater expertise. Staff received a proposal from AECOM to complete an O&M plan for city owned BMP's for a fee of \$9,055.

A motion was made by Council Member Mueller, seconded by Council Member Bitter, to approve the contract with AECOM to complete an Operational and Maintenance Plan for the City owned storm water facilities in an amount not to exceed \$9,055. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON A REQUEST TO INCREASE 2025 SEWER RATES FOR 2025

The Water Recycling Center requires substantial renovations to ensure continued quality service to Cedarburg residents. While the decision to renovate the existing plant or construct a new facility has not been finalized, engineering work is projected to begin in 2026.

Initially, staff proposed a larger sewer rate increase for 2025 to accommodate anticipated costs. However, new financial projections provided by Ehlers through their work on the financial management plan have allowed for a more moderate adjustment.

The proposed revised rate adjustments for 2025 are as follows:

- Sewer Usage Rate: Increase from \$10.00 to \$11.20 per 1,000 gallons.
- Monthly Fixed Charge: Increase from \$15.00 to \$16.80 per connection.

These changes represent a 12% increase and are expected to generate sufficient revenue to meet funding needs while minimizing the financial burden on users.

A motion was made by Council Member Mueller, seconded by Council Member Simpson, to approve the increase in 2025 Sewer Rates of 12% as recommended by the Finance Committee. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON A REVISED PARAMEDIC OVERSIGHT AGREEMENT WITH SOUTHERN OZAUKEE FIRE DEPARTMENT (SOFD)

The City of Cedarburg Fire Department (CFD) has revised its paramedic oversight agreement with the Southern Ozaukee Fire Department (SOFD). This adjustment simplifies the payment structure and ensures continuity of paramedic services while the CFD works toward establishing its own paramedic program, expected within a year.

A motion was made by Council Member Curley, seconded by Council Member Simpson, to approve the revised Paramedic Oversight Agreement with SOFD to pay a flat fee of \$75,000 annually for Paramedic Oversight assistance. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CEDARBURG AND THE TOWN OF CEDARBURG FOR A SHARED DIGITAL PHONE SYSTEM

In 2018, the City of Cedarburg and the Town of Cedarburg entered a Memorandum of Understanding (MOU) to facilitate the Town's transition from an analog to a digital phone system by joining the City's Shoretel phone system. Following approval of the initial MOU, City and Town staff collaborated with the phone vendor and IT to complete the integration. The initial five-year agreement has now expired, necessitating an updated MOU for the continuation of this intergovernmental partnership. The new agreement proposes extending the shared phone system arrangement for another five-year term.

A motion was made by Council Member Bitter, seconded by Council Member Mueller, to approve the MOU between the City and Town of Cedarburg for a Shared Digital Phone System. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-17 APPROPRIATING THE NECESSARY FUNDS FOR THE OPERATION OF THE GOVERNMENT AND ADMINISTRATION OF THE CITY OF CEDARBURG FOR THE YEAR 2025

A motion was made by Council Member Curley, seconded by Council Member Simpson, to approve Ordinance No. 2024-17 appropriating the necessary funds for the operation of the government and administration of the City of Cedarburg for the year 2025. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-18 APPROPRIATING THE NECESSARY FUNDS FOR THE OPERATION OF THE SPECIAL REVENUE FUNDS AND ADOPTING THE INDICATED BUDGETS

A motion was made by Council Member Curley, seconded by Council Member Simpson, to approve Ordinance No. 2024-18 appropriating the necessary funds for the operation of the Special Revenue Funds and adopting the indicated budgets. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-19 ESTABLISHING THE USER FEE SCHEDULE AND APPROPRIATING THE NECESSARY FUNDS FOR THE SEWERAGE FUND FOR THE OPERATION OF THE WATER RECYCLING CENTER OF THE CITY OF CEDARBURG

A motion was made by Council Member Mueller, seconded by Council Member Curley, to approve Ordinance No. 2024-19 establishing the User Fee Schedule and appropriating the necessary funds for the Sewerage Fund for the operation of the Water Recycling Center of the City of Cedarburg. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-20 APPROPRIATING THE NECESSARY FUNDS FOR THE 2025 CAPITAL IMPROVEMENT BUDGET

A motion was made by Council Member Mueller, seconded by Council Member Simpson, to approve Ordinance No. 2024-20 appropriating the necessary funds for the 2025 Capital Improvement Budget. Motion carried without a negative vote with Council Member Fitzpatrick excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-21 LEVYING PROPERTY TAXES FOR THE GENERAL, DEBT SERVICE, SPECIAL REVENUE AND CAPITAL IMPROVEMENT FUNDS OF THE CITY OF CEDARBURG FOR THE YEAR 2025

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve Ordinance No. 2024-21 Levying property taxes for the General, Debt Service, Special Revenue and Capital Improvement Funds of the City of Cedarburg for the year 2025. Motion carried without a negative vote with Council Member Fitzpatrick excused.

CONSENT AGENDA

A motion was made by Council Member Curley, seconded by Council Member Simpson, to approve the following consent agenda items. Motion carried without a negative vote with Council Member Fitzpatrick excused.

- Approval of minutes from October 28, 2024 and November 11, 2024 Council meetings.
- Payment of bills dated 11/02/2024 through 11/15/2024, transfer list dated 11/06/2024 through 11/18/2024 and payroll from 10/27/2024 through 11/09/2024

ADMINISTRATOR'S REPORT

City Administrator Hilvo reminded the Council of a Public Input Session on December 4th for the Park and Open Space plan. Residents are encouraged to attend or send comments to the Park and Recreation Department. Also, December 17th is a Plan Commission meeting which will include a Public Hearing.

He also wished to thank Finance Director/Treasurer Kelly Livingston and her department for doing a great job with the budget.

CLERK'S REPORT

Clerk Sette provided an update on the November Election which included the following statistics:

- 58% of residents cast an early vote
- Approximately 1,000 people registered to vote between August 13th and November 4th of 2024.
- Completed the Audit of Ward 4 with no issues to report

She also commented on the need for more polling locations in the City which she will address in the near future.

COMMENTS AND SUGGESTIONS BY COUNCIL MEMBERS

Council Member Simpson wished to recognize Michael Smith, Waste Management employee for the City of Cedarburg, and his amazing voice at the recent Buck's game.

MAYOR'S REPORT

Mayor Thome wanted to remind the Council of a Public Hearing coming up at the Plan Commission meeting on December 17th at the Cultural Center to gather public input regarding the twelve (12) Smartgrowth areas.

There will also be an information session with the EPA Army Core of Engineers on December 2, 2024 for the residents affected by the Amcast area.

ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Curley, to adjourn the meeting at 8:03 p.m. Motion carried without a negative vote with Council Member Fitzpatrick excused.

Tracie Sette
City Clerk

**CITY OF CEDARBURG
COMMON COUNCIL
DECEMBER 9, 2024**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, December 9, 2024, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Patricia Thome called the meeting to order at 7:01 p.m. A moment of silence was observed. The Pledge of Allegiance was recited.

Roll Call: Present - Mayor Patricia Thome, Council Members Kevin Curley, Mark Mueller (Zoom), Kristian Lindo (Zoom), Kristin Burkart, and James Fitzpatrick

 Excused - Council Members Melissa Bitter, Robert Simpson

 Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, City Planner Mary Censky, and interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

PUBLIC HEARINGS

A PUBLIC HEARING TO DISCUSS A POSSIBLE AMENDMENT TO SECTION 13-1-53(c) AND (e) OF THE CITY CODE BY ADDING TO THE LIST OF PERMITTED USES AND ADDING NEW CONDITIONAL USES IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT

Mayor Thome opened the Public Hearing and Planner Censky explained the details of the request as follows. An applicant appeared before the Plan Commission in October 2024 with a concept description of various uses they would like to be allowed to conduct in/on their B-1 zoned buildings and property. The Plan Commission was generally in favor of the mix of uses the applicant was proposing, not just in the context of this one applicant's site/buildings, but as considered across all three existing B-1 zoned site/structures throughout the City. Several of the uses proposed were not clearly identified in the B-1

District, so the Code amendment language was drafted at the Commission's request and approved at the November 4th, 2024 meeting with a favorable recommendation to the Common Council.

A PUBLIC HEARING TO DISCUSS THE ADDITION OF INDOOR FAMILY ENTERTAINMENT AND RECREATION CENTER (INCLUDING THE SUBORDINATE ACCESSORY USE OF BEER AND WINE SALES) AS A CONDITIONAL USE IN THE M-2 GENERAL MANUFACTURING DISTRICT

Mayor Thome opened the next Public Hearing and Planner Censky explained the details as follows. An applicant appeared before the Plan Commission on November 4, 2024, with a concept description of a "Family Entertainment and Recreation Center (including the subordinate and accessory use of beer and wine sales)" use he would like to be allowed to conduct in an M-2 zoned building/site where he has a tentative lease agreement for the space occupancy. The Plan Commission was generally in favor of the description of the applicant's intended compilation of uses/activities, not just in the context of this one applicant's site/buildings, but as considered across all existing M-2 zoned site/structures throughout the City. Since this use is not currently listed as either a permitted or conditional use in the M-2 District, the Commission was given a draft of language that could be used to make it a prospective conditional use in the M-2 District, to which they approved and favorably recommended to the Common Council.

Terry King, W63 N762 Sheboygan Road, Cedarburg – spoke in favor of the conditional use.

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to close the Public Hearing at 7:17 p.m. Motion carried on a roll call vote with Council Members Fitzpatrick, Burkart, Curley, Lindo, and Mueller voting aye, with Council Members Bitter and Simpson excused.

NEW BUSINESS

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-24 ADDING A LIST OF PERMITTED USES AND NEW CONDITIONAL USES TO THE B-1 NEIGHBORHOOD BUSINESS DISTRICT

A motion was made by Council Member Burkart, seconded by Council Member Curley, to approve Ordinance No. 2024-24 adding a list of permitted uses and new conditional uses to the B-1 Neighborhood Business District. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-23 ADDING THE CONDITIONAL USE FAMILY ENTERTAINMENT AND RECREATION CENTER IN THE M-2 GENERAL MANUFACTURING DISTRICT

A motion was made by Council Member Burkart, seconded by Council Mueller, to approve Ordinance No. 2024-23 adding the Conditional Use Family Entertainment and Recreation Center in the M-2 General Manufacturing District. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF STONE LAKE CERTIFIED SURVEY MAP

The proposed certified survey map (CSM) reorganizes the lot lines among the three existing parcels of land that comprise the Stone Lake Condominium development (i.e., 41.36-acres). The resulting three lot configuration sets up Lots 1 and 2 as the development area for the first ‘phase’ of the Stone Lake Condominium development. Lot 3 is the area described in the condominium plat as Future Expansion Lands – i.e., ‘phase’ 2 of the Stone Lake Condominium development. The map also dedicates the public road right-of-way connecting this site, and Susan Lane to future development lands lying east of the Stone Lake site.

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the Stone Lake Certified Survey Map (CSM) with the condition that the final review and approval is completed by the City Engineer as to any sewer, water, drainage, stormwater management, access, or utility easements as may be required prior to recording the CSM. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF STONE LAKE DECLARATION AND FINAL PLAT

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the Stone Lake Declaration and Final Plat with final review and approval by the City Engineer as to any sewer, water, drainage, stormwater management, access, or utility easements as may be required, prior to recording the CSM. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON AMENDMENTS TO OFFER TO PURCHASE 2.4932-ACRE PARCEL IN HWY 60 BUSINESS PARK FROM CORNERSTONE CHRISTIAN LEARNING CENTER

Attorney Herbrand explained the three (3) amendments to the Offer to Purchase as follows:

- Proposed use and appraisal contingency timeline extension
- Description of the parcel now reflects the exact acreage of 2.4932 acres
- Extension of closing date to January 31, 2025

A motion was made by Council Member Curley, seconded by Council Member Burkart, to approve the amendments to the Offer to Purchase a 2.4932-acre parcel in Highway 60 Business Park from Cornerstone Christian Learning Center. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF A CLASS “B” BEER LICENSE AND “CLASS C” LIQUOR (WINE ONLY) LICENSE FOR DARK BLUE OPERATING PARTNERS, INC., W62 N573 WASHINGTON AVENUE CEDARBURG, WI, CHRISTINE MCLEAN, AGENT, PREMISES TO BE LICENSED: W62 N573 WASHINGTON AVENUE, KNOWN AS THE WASHINGTON HOUSE INN

The Washington House Inn has been sold to new owners, Jeff and Christine McLean.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Burkart, to approve the Class “B” Beer and “Class C” Wine only license for Dark Blue Operating Partners, Inc. W62 N573 Washington Avenue, Cedarburg, WI, Christine McLean, Agent, premise to be licensed: W62N573 Washington Avenue, known as the Washington House Inn. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON THE MAYORAL APPOINTMENT OF MICHAEL BRADBURN TO THE LIGHT AND WATER COMMISSION EFFECTIVE JANUARY 1, 2025

A motion was made by Council Member Fitzpatrick, seconded by Council Member Lindo, to approve the Mayoral appointment of Michael Bradburn to the Light & Water Commission effective January 1, 2025. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2024-22 ESTABLISHING THE USER FEE SCHEDULE AND APPROPRIATING THE NECESSARY FUNDS FOR THE SEWERAGE FUND FOR THE OPERATION OF THE WATER RECYCLING CENTER OF THE CITY OF CEDARBURG

A motion was made by Council Member Curley, seconded by Council Member Fitzpatrick, to approve Ordinance No. 2024-22 establishing the User Fee Schedule and Appropriating the Necessary Funds for the Sewerage Fund for the Operation of the Water Recycling Center of the City of Cedarburg. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2024-12, AUTHORIZING THE SALE OF A 4.0669 ACRE PARCEL OF REAL PROPERTY, IN THE CITY OF CEDARBURG HIGHWAY 60 INDUSTRIAL PARK, TO PB&S HOLDINGS, LLC (“PB&S”)

The Resolution authorizes the sale of a parcel of land in the Hwy 60 Industrial Park and authorizes the City Administrator to execute all required documents consistent with the offer to purchase.

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve Resolution No. 2024-12 contingent upon approving a mutually agreed upon Developers Agreement. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

CONSENT AGENDA

A motion was made by Council Member Curley, seconded by Council Member Burkart, to approve the following consent agenda items. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

- Payment of bills dated 11/16/2024 through 12/03/2024, transfer list dated 11/18/2024 through 12/03/2024 and payroll from 11/10/2024 through 11/23/2024

ADMINISTRATOR’S REPORT

Administrator Hilvo explained he is researching a possible switch from using Zoom to Microsoft Teams for online meetings. City staff will be testing the new platform in the coming weeks.

COMMENTS AND SUGGESTIONS BY COUNCIL MEMBERS- None

MAYOR’S REPORT

The Mayor announced the passing of Sandy Wirth. She reiterated how much he has done for the City of Cedarburg.

Council Member Burkart explained that Sandy Wirth attended a Council meeting early on in Council Member Burkart’s tenure. At that meeting, Mr. Wirth told the Council that it is “a good problem to have when people want to come to your City”.

December 17, 2024 will be a Plan Commission information session/public hearing at the Cultural Center for the Comprehensive Land Use Plan.

ADJOURN TO CLOSED SESSION

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to adjourn to Closed Session at 7:42 p.m. pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchase of public property, the investment of public funds, or to conduct other specified public business, whenever competitive or bargaining reasons require a closed session. Specifically discussed during the Closed Session was Developer’s Agreements with Cornerstone Christian Learning Center and Philip Lithographing Company. Motion carried on a roll call vote with Council Members Fitzpatrick, Burkart, Curley, Lindo, and Mueller voting aye and Council Members Bitter and Simpson excused.

RECONVENE TO OPEN SESSION

Open Session reconvened at 7:59 p.m.

DISCUSSION AND POSSIBLE ACTION ON DEVELOPER’S AGREEMENT WITH CORNERSTONE CHRISTIAN LEARNING CENTER

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the Developer’s Agreement with Cornerstone Christian Learning Center. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

DISCUSSION AND POSSIBLE ACTION ON DEVELOPER’S AGREEMENT WITH PHILIP LITHOGRAPHING COMPANY

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the Developer’s Agreement with Philip Lithographing Company. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to adjourn the meeting at 8:02 p.m. Motion carried without a negative vote with Council Members Bitter and Simpson excused.

Tracie Sette
City Clerk

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Fund: 100 GENERAL FUND							
12/06/2024	PWBDD	48636	A LYNEIS ELECTRIC LLC	EQUIPMENT OUTLAY	500380	518100	5,350.00
12/06/2024	PWBDD	48640	ASCENSION WI EMP SOLUTIONS	ATTORNEY/CONSULTANT	500212	522110	524.00
12/06/2024	PWBDD	48642	AT&T	TELEPHONE/COMMUNICATIONS	500225	522110	100.79
12/06/2024	PWBDD	48643	AT&T	PROFESSIONAL SERVICES	500210	522130	170.00
12/06/2024	PWBDD	48644	AT&T MOBILITY	TELEPHONE/COMMUNICATIONS	500225	522110	1,252.89
12/06/2024	PWBDD	48646*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	533210	50.21
				OPERATING SUPPLIES	500350	533210	37.77
				MAINTENANCE PARTS	500353	533210	8.95
				MAINTENANCE PARTS	500353	533210	3.04
				MAINTENANCE PARTS	500353	533210	45.84
				MAINTENANCE PARTS	500353	533210	48.35
				MAINTENANCE PARTS	500353	533210	2.68
				MAINTENANCE PARTS	500353	533210	15.55
				MAINTENANCE PARTS	500353	533210	30.55
				REPAIR AND MAINTENANCE	500240	533311	131.96
				CHECK PWBDD 48646 TOTAL FOR FUND 100:			374.90
12/06/2024	PWBDD	48648#	BLAIN'S FARM & FLEET	MAINTENANCE PARTS	500353	533210	122.04
				REPAIR AND MAINTENANCE	500240	555510	48.93
				CHECK PWBDD 48648 TOTAL FOR FUND 100:			170.97
12/06/2024	PWBDD	48650	BROWN EQUIPMENT COMPANY	REPAIR AND MAINTENANCE	500240	533440	1,998.00
12/06/2024	PWBDD	48652	CALLAHAN BLUM, ERIN	PROFESSIONAL SERVICES - NOV WATERCOLOR	500210	555140	228.00
12/06/2024	PWBDD	48653*#	CEDARBURG LIGHT & WATER	ELECTRIC	500222	533420	261.54
				REPAIR AND MAINTENANCE	500240	533421	566.60
				CHECK PWBDD 48653 TOTAL FOR FUND 100:			828.14
12/06/2024	PWBDD	48654	CEDARBURG OVERHEAD DOOR CO.	FUEL SYSTEM MAINTENANCE	500326	533210	380.00
12/06/2024	PWBDD	48655*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	518100	49.99
12/06/2024	PWBDD	48656	CHS ROBOTICS	SUPPLIES AND EXPENSES	500347	522120	230.00
12/06/2024	PWBDD	48658	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	515600	289.49
				OFFICE SUPPLIES	500310	515600	30.61
				OFFICE SUPPLIES	500310	515600	37.98
				OFFICE SUPPLIES	500310	515600	22.00

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Fund: 100 GENERAL FUND							
				OFFICE SUPPLIES	500310	515600	16.48
				OFFICE SUPPLIES	500310	515600	31.60
				OFFICE SUPPLIES	500310	515600	26.36
				OFFICE SUPPLIES	500310	515600	(30.61)
				OFFICE SUPPLIES	500310	515600	(37.98)
				CHECK PWBDD 48658 TOTAL FOR FUND 100:			385.93
12/06/2024	PWBDD	48659#	CONLEY MEDIA, LLC	LEGAL PUBLICATIONS	500325	514100	350.54
				ELECTIONS LEGAL NOTICES	500321	514200	31.08
				CHECK PWBDD 48659 TOTAL FOR FUND 100:			381.62
12/06/2024	PWBDD	48661	DIANE REDMAN	PROFESSIONAL SERVICES - NOV QIGONG	500210	555140	17.50
12/06/2024	PWBDD	48662	DPI SUPPLY, INC	OFFICE SUPPLIES	500310	515600	56.85
12/06/2024	PWBDD	48663	EGELHOFF LAWNMOWER SERVICE	MAINTENANCE PARTS	500353	533210	26.59
12/06/2024	PWBDD	48664	ELIZABETH ROLLAND	PROFESSIONAL SERVICES - QIGONG SUB	500210	555140	17.50
				PROFESSIONAL SERVICES - YOGA SUB	500210	555140	70.00
				PROFESSIONAL SERVICES - NOV TAICHI	500210	555140	400.00
				CHECK PWBDD 48664 TOTAL FOR FUND 100:			487.50
12/06/2024	PWBDD	48666	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	162.91
12/06/2024	PWBDD	48667	FP SOLUTIONS LLC	PROFESSIONAL SERVICES	500210	533210	210.00
12/06/2024	PWBDD	48668#	GALLS, LLC	UNIFORMS	500346	522120	470.30
				UNIFORMS	500346	522120	40.34
				UNIFORMS	500346	522120	113.24
				UNIFORMS	500346	522410	83.91
				UNIFORMS	500346	522410	154.96
				CHECK PWBDD 48668 TOTAL FOR FUND 100:			862.75
12/06/2024	PWBDD	48669	HEIM'S SHOE STORE	SUPPLIES AND EXPENSES	500347	522120	80.00
12/06/2024	PWBDD	48670	INTERNATIONAL SOCIETY OF	TRAVEL & TRAINING	500330	533210	230.00
12/06/2024	PWBDD	48671	JACQUELINE E.W.JANZ	PROFESSIONAL SERVICES - NOV MINDFUL	500210	555140	31.00
12/06/2024	PWBDD	48675	JOE JACOBS	PROFESSIONAL SERVICES	500210	522310	360.00
12/06/2024	PWBDD	48676	M & E CONSTRUCTION LLC	PLUMBING PERMITS	443502	000000	50.00
12/06/2024	PWBDD	48677	MID-STATE EQUIPMENT	MAINTENANCE PARTS	500353	533210	955.93
12/06/2024	PWBDD	48678	NASSCO, INC.	OPERATING SUPPLIES	500350	518100	2,150.42

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Fund: 100 GENERAL FUND							
12/06/2024	PWBDD	48679	NEWMAN CHEVROLET	MAINTENANCE PARTS	500353	533210	8.98
12/06/2024	PWBDD	48681	ODP BUSINESS SOLUTIONS,LLC	MAINTENANCE SUPPLIES	500340	522100	81.32
12/06/2024	PWBDD	48682	ONTECH SYSTEMS, INC	TELEPHONE/COMMUNICATIONS	500225	522110	40.00
				REPAIR AND MAINTENANCE	500240	522110	953.00
				CHECK PWBDD 48682 TOTAL FOR FUND 100:			993.00
12/06/2024	PWBDD	48683	ORGANIZATION DEVELOPMENT	ATTORNEY/CONSULTANT	500212	522110	3,675.00
12/06/2024	PWBDD	48684	OZAUKEE COUNTY TREASURER	DUE TO COUNTY - DOG LICENSES	243300	000000	968.50
12/06/2024	PWBDD	48686	PORT WASHINGTON ADULT SENIOR	OTHER EXPENSES - MYSTERY TRIP	500390	555140	1,228.59
12/06/2024	PWBDD	48687#	QUALITY STATE OIL CO.,INC.	FUEL INVENTORY	161500	000000	3,942.29
				FUEL INVENTORY	161500	000000	4,633.01
				GAS AND OIL EXPENSE	500351	533210	229.00
				CHECK PWBDD 48687 TOTAL FOR FUND 100:			8,804.30
12/06/2024	PWBDD	48689	RAY O'HERRON CO.,INC.	SUPPLIES AND EXPENSES	500347	522120	60.72
12/06/2024	PWBDD	48690	SITEONE LANDSCAPE SUPPLY	REPAIR AND MAINTENANCE	500240	533440	60.00
12/06/2024	PWBDD	48691	T-MOBILE USA INC	PROFESSIONAL SERVICES	500210	522130	50.00
12/06/2024	PWBDD	48692	TAKAKO WILLDEN	PROFESSIONAL SERVICES - NOV CHAIR YOGA	500210	555140	70.00
12/06/2024	PWBDD	48694*#	U.S. CELLULAR		500225	513200	97.54
				TELEPHONE/COMMUNICATIONS	500225	555510	42.00
				CHECK PWBDD 48694 TOTAL FOR FUND 100:			139.54
12/06/2024	PWBDD	48695	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	73.66
12/06/2024	PWBDD	48696	US CORPORATE AWARDS	SUPPLIES AND EXPENSES	500347	522120	96.40
12/06/2024	PWBDD	48697	VERIZON WIRELESS SERVICES LLC	PROFESSIONAL SERVICES	500210	522130	80.00
12/06/2024	PWBDD	48698	WAUKESHA COUNTY TECHNICAL COLLEGE	TRAVEL & TRAINING	500330	522110	720.00
12/06/2024	PWBDD	48699	WISCONSIN HISTORICAL FOUNDATIO	PROF PUBLICATIONS AND DUES	500320	566310	65.00
12/13/2024	PWBDD	48700	A/E GRAPHICS	OPERATING SUPPLIES	500350	533110	585.50
12/13/2024	PWBDD	48701#	ABLE DISTRIBUTING	REPAIR AND MAINTENANCE	500240	518100	348.27
				REPAIR AND MAINTENANCE	500240	555510	2,253.88
				CHECK PWBDD 48701 TOTAL FOR FUND 100:			2,602.15

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Fund: 100 GENERAL FUND							
12/13/2024	PWBDD	48704#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	518100	12.55
				MAINTENANCE SUPPLIES	500340	522100	10.75
				OPERATING SUPPLIES	500350	533210	80.36
				MAINTENANCE PARTS	500353	533210	153.60
				MAINTENANCE PARTS	500353	533210	12.57
				MAINTENANCE PARTS	500353	533210	12.57
				REPAIR AND MAINTENANCE	500240	555510	35.06
				REPAIR AND MAINTENANCE	500240	555510	38.65
				REPAIR AND MAINTENANCE	500240	555510	7.46
				CHECK PWBDD 48704 TOTAL FOR FUND 100:			363.57
12/13/2024	PWBDD	48705	BOEHLKE BOTTLED GAS CORP.	FUEL INVENTORY	161500	000000	676.78
12/13/2024	PWBDD	48706	BRIDGIE PHOA	OTHER EXPENSES	500390	555140	50.00
12/13/2024	PWBDD	48708#	CEDARBURG POLICE ASSOCIATION	LONGEVITY	500159	522120	8,699.25
				LONGEVITY	500159	522130	677.25
				CHECK PWBDD 48708 TOTAL FOR FUND 100:			9,376.50
12/13/2024	PWBDD	48709	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522110	418.40
				TELEPHONE/COMMUNICATIONS	500225	522110	584.00
				CHECK PWBDD 48709 TOTAL FOR FUND 100:			1,002.40
12/13/2024	PWBDD	48711	CINTAS CORPORATION	OPERATING SUPPLIES	500350	533210	313.33
12/13/2024	PWBDD	48712	CITY OF CEDARBURG	MAINTENANCE	500530	533410	3,288.85
12/13/2024	PWBDD	48713	CIVIC PLUS LLC	PROFESSIONAL SERVICES	500210	514100	3,570.00
12/13/2024	PWBDD	48715	DAVE MEULER	PUBLIC WORKS FEES	463101	000000	25.00
12/13/2024	PWBDD	48716	DAVID KRIPPENDORF	PUBLIC WORKS FEES	463101	000000	90.00
12/13/2024	PWBDD	48718	EGELHOFF LAWNMOWER SERVICE	REPAIR AND MAINTENANCE	500240	555510	123.18
12/13/2024	PWBDD	48720	EXTINGUISHERS AT RANDOM LLC	REPAIR AND MAINTENANCE	500240	555510	59.00
				REPAIR AND MAINTENANCE	500240	555510	10.00
				CHECK PWBDD 48720 TOTAL FOR FUND 100:			69.00
12/13/2024	PWBDD	48721	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	233.24
12/13/2024	PWBDD	48724#	GALLS, LLC	UNIFORMS	500346	522120	93.45
				UNIFORMS	500346	522410	140.23

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Fund: 100 GENERAL FUND							
				UNIFORMS	500346	522410	40.62
				UNIFORMS	500346	522410	275.98
				CHECK PWBDD 48724 TOTAL FOR FUND 100:			550.28
12/13/2024	PWBDD	48725	GIERACHS SERVICE, INC	OTHER EXPENSES	500390	522120	80.00
12/13/2024	PWBDD	48726#	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	518100	5.71
				OPERATING SUPPLIES	500350	518100	57.56
				OPERATING SUPPLIES	500350	533210	113.88
				OPERATING SUPPLIES	500350	533210	75.55
				CHECK PWBDD 48726 TOTAL FOR FUND 100:			252.70
12/13/2024	PWBDD	48728	GROTHS COUNTRY GARDENS	SUPPLIES AND EXPENSES	500347	555220	1,775.00
12/13/2024	PWBDD	48729	HEIM'S SHOE STORE	SUPPLIES AND EXPENSES	500347	522120	6.00
12/13/2024	PWBDD	48730*#	HOME DEPOT CREDIT SERVICES	REPAIR AND MAINTENANCE	500240	533311	(34.99)
				REPAIR AND MAINTENANCE	500240	533311	414.86
				CHECK PWBDD 48730 TOTAL FOR FUND 100:			379.87
12/13/2024	PWBDD	48739	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	60.64
				MAINTENANCE PARTS	500353	533210	(55.71)
				CHECK PWBDD 48739 TOTAL FOR FUND 100:			4.93
12/13/2024	PWBDD	48740	NASSCO, INC.	OPERATING SUPPLIES	500350	518100	84.18
12/13/2024	PWBDD	48741	ODP BUSINESS SOLUTIONS,LLC	OPERATING SUPPLIES	500350	518100	79.34
12/13/2024	PWBDD	48742#	OLSEN'S PIGGLY WIGGLY	TRAVEL & TRAINING	500330	522120	68.33
				OPERATING SUPPLIES	500350	533210	15.52
				CHECK PWBDD 48742 TOTAL FOR FUND 100:			83.85
12/13/2024	PWBDD	48743	ONTECH SYSTEMS, INC	PROFESSIONAL SERVICES	500210	514700	70.00
				EQUIPMENT/SOFTWARE	500380	514700	2,233.00
				EQUIPMENT/SOFTWARE	500380	514700	1,625.30
				CHECK PWBDD 48743 TOTAL FOR FUND 100:			3,928.30
12/13/2024	PWBDD	48744	OZAUKEE COUNTY CLERK	OFFICE SUPPLIES	500310	514200	101.66
				ELECTIONS LEGAL NOTICES	500321	514200	38.57
				CHECK PWBDD 48744 TOTAL FOR FUND 100:			140.23

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Fund: 100 GENERAL FUND							
12/13/2024	PWBDD	48745	PAIGE NADER	OPERATOR LICENSES	441124	000000	50.00
12/13/2024	PWBDD	48746	PIONEER ATHLETICS	FIELD MAINTENANCE SUPPLIES	500243	555510	3,515.70
12/13/2024	PWBDD	48749	QUALITY STATE OIL CO., INC.	GAS AND OIL EXPENSE	500351	533210	55.29
12/13/2024	PWBDD	48750	R.A. SMITH NATIONAL	DEVELOPERS AGREE-STONE LAKE	239261	000000	15,044.37
12/13/2024	PWBDD	48751#	RAY O'HERRON CO., INC.	UNIFORMS	500346	522110	10.40
				UNIFORMS	500346	522120	87.34
				UNIFORMS	500346	522120	61.35
				EQUIPMENT OUTLAY	500380	522120	558.96
				CHECK PWBDD 48751 TOTAL FOR FUND 100:			718.05
12/13/2024	PWBDD	48752	REGISTER OF DEEDS	RECORDING FEES	500311	514100	30.00
12/13/2024	PWBDD	48756	SAN-A-CARE, INC.	OPERATING SUPPLIES	500350	518100	335.98
12/13/2024	PWBDD	48757	SPECTRUM	TELEPHONE/COMMUNICATIONS	500225	522110	29.66
12/13/2024	PWBDD	48758*#	STATE INDUSTRIAL PRODUCTS	OPERATING SUPPLIES	500350	533210	142.29
				MAINTENANCE PARTS	500353	533210	412.92
				CHECK PWBDD 48758 TOTAL FOR FUND 100:			555.21
12/13/2024	PWBDD	48759	TAPCO, INC	SIGNS	500363	533311	109.25
12/13/2024	PWBDD	48760	TRANS UNION LLC	TELEPHONE/COMMUNICATIONS	500225	522110	60.00
12/13/2024	PWBDD	48761	TRANSCENDENT TECHNOLOGIES	EQUIPMENT/SOFTWARE	500380	514700	1,317.00
12/13/2024	PWBDD	48762	TREES & ME CONSULTING LLC	DAMAGES - TREES	260200	000000	1,600.00
12/13/2024	PWBDD	48763*#	UNIFIRST CORPORATION	REPAIR AND MAINTENANCE	500240	518100	201.48
				MAINTENANCE SUPPLIES	500340	522100	99.00
				OPERATING SUPPLIES	500350	533210	73.66
				CHECK PWBDD 48763 TOTAL FOR FUND 100:			374.14
12/13/2024	PWBDD	48764	USSI RENTAL, INC	MAINT/CONTRACTED SERVICES	500290	555510	4,750.00
12/13/2024	PWBDD	48765	VERIZON WIRELESS SERVICES LLC	PROFESSIONAL SERVICES	500210	522130	110.00
12/13/2024	PWBDD	48767	WISCONSIN HUMANE SOCIETY	ANIMAL POUND	500213	522110	210.00
12/20/2024	PWBDD	48770	ABT MAILCOM	PROFESSIONAL SERVICES	500210	515600	2,775.52
12/20/2024	PWBDD	48777	AURORA HEALTH CARE	PROFESSIONAL SERVICES	500210	522130	25.00
12/20/2024	PWBDD	48782	BAY TRAILER DEPOT, INC	PACE AMERICAN CARGOSPORT ALUMINUM	500380	522410	6,000.00

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12/20/2024	PWBDD	48785*#	BEYER'S HARDWARE	SUPPLIES AND EXPENSES	500347	522120	42.04
				MAINTENANCE PARTS	500353	533210	1.42
				MAINTENANCE PARTS	500353	533210	23.69
				CHECK PWBDD 48785 TOTAL FOR FUND 100:			67.15
12/20/2024	PWBDD	48789	CALLAHAN BLUM, ERIN	PROFESSIONAL SERVICES - WTRCLR DEC	500210	555140	259.80
12/20/2024	PWBDD	48790#	CARLIN HORTICULTURAL SUPPLIES	SUPPLIES AND EXPENSES	500347	555220	3,757.20
				REPAIR AND MAINTENANCE	500240	555510	90.14
				CHECK PWBDD 48790 TOTAL FOR FUND 100:			3,847.34
12/20/2024	PWBDD	48791	CATALIS TAX & CAMA, INC	PROFESSIONAL SERVICES	500210	515400	7,150.00
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	513100	12.45
				TELEPHONE/COMMUNICATIONS	500225	513200	12.50
				TELEPHONE/COMMUNICATIONS	500225	514100	35.62
				INTERNET	500220	514700	763.61
				TELEPHONE/COMMUNICATIONS	500225	515400	20.00
				TELEPHONE/COMMUNICATIONS	500225	515600	26.40
				TELEPHONE/COMMUNICATIONS	500225	518100	42.96
				TELEPHONE/COMMUNICATIONS	500225	522310	20.00
				INTERNET	500220	522410	149.98
				TELEPHONE/COMMUNICATIONS	500225	522410	23.60
				TELEPHONE/COMMUNICATIONS	500225	533110	26.15
				TELEPHONE/COMMUNICATIONS	500225	533210	33.75
				OPERATING SUPPLIES	500350	533210	159.98
				TELEPHONE/COMMUNICATIONS	500225	555140	20.00
				INTERNET	500220	555510	129.98
				INTERNET	500220	555510	159.98
				INTERNET	500220	555510	109.99
				TELEPHONE/COMMUNICATIONS	500225	566310	24.25
				CHECK PWBDD 48793 TOTAL FOR FUND 100:			1,771.20
12/20/2024	PWBDD	48795	CHUCK MOEGENBURG	REPAIR AND MAINTENANCE	500240	518100	120.00
12/20/2024	PWBDD	48801	DISCOVERY COACH	OTHER EXPENSES - DEPST LAKE GENEVA BUS	500390	555140	100.00
12/20/2024	PWBDD	48804	E.H. WOLF AND SONS, INC.	FUEL INVENTORY	161500	000000	4,418.00
				FUEL INVENTORY	161500	000000	3,294.20
				CHECK PWBDD 48804 TOTAL FOR FUND 100:			7,712.20

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Fund: 100 GENERAL FUND							
12/20/2024	PWBDD	48807*#	EXTINGUISHERS AT RANDOM LLC	REPAIR AND MAINTENANCE	500240	518100	10.00
				REPAIR AND MAINTENANCE	500240	518100	122.00
				REPAIR AND MAINTENANCE	500240	522100	107.00
				REPAIR AND MAINTENANCE	500240	522410	118.00
				PROFESSIONAL SERVICES	500210	533210	536.00
				REPAIR AND MAINTENANCE	500240	555510	15.00
				CHECK PWBDD 48807 TOTAL FOR FUND 100:			908.00
12/20/2024	PWBDD	48809	GALLS, LLC	UNIFORMS	500346	522410	81.00
				UNIFORMS	500346	522410	65.95
				CHECK PWBDD 48809 TOTAL FOR FUND 100:			146.95
12/20/2024	PWBDD	48812*#	HOUSEMAN & FEIND, LLP	EXTRAORDINARY SERVICES	500211	516100	1,457.00
				ATTORNEY/CONSULTANT	500212	522110	133.00
				ATTORNEY/CONSULTANT	500212	522110	141.00
				CHECK PWBDD 48812 TOTAL FOR FUND 100:			1,731.00
12/20/2024	PWBDD	48814	JACQUELINE E.W.JANZ	PROFESSIONAL SERVICES - MINDFUL DEC	500210	555140	32.00
12/20/2024	PWBDD	48815	JANI-KING OF MILWAUKEE	OPERATING SUPPLIES	500350	533210	414.44
12/20/2024	PWBDD	48823	JX ENTERPRISES, INC	MAINTENANCE PARTS	500353	533210	4,061.02
12/20/2024	PWBDD	48827	LAFORCE INC.	REPAIR AND MAINTENANCE	500240	555510	3,850.00
12/20/2024	PWBDD	48830	MATHESON TRI-GAS INC	MAINTENANCE PARTS	500353	533210	101.49
12/20/2024	PWBDD	48834*#	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	5.68
				MAINTENANCE PARTS	500353	533210	58.09
				MAINTENANCE PARTS	500353	533210	8.91
				MAINTENANCE PARTS	500353	533210	23.52
				MAINTENANCE PARTS	500353	533210	469.33
				CHECK PWBDD 48834 TOTAL FOR FUND 100:			565.53
12/20/2024	PWBDD	48836	ODP BUSINESS SOLUTIONS,LLC	OFFICE SUPPLIES	500310	522110	23.99
				OFFICE SUPPLIES	500310	522110	39.99
				OFFICE SUPPLIES	500310	522110	187.95
				CHECK PWBDD 48836 TOTAL FOR FUND 100:			251.93
12/20/2024	PWBDD	48837*#	OLSEN'S PIGGLY WIGGLY	OFFICE SUPPLIES	500310	514200	62.23
				OPERATING SUPPLIES	500350	522410	65.56

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Fund: 100 GENERAL FUND				CHECK PWBDD 48837 TOTAL FOR FUND 100:			127.79
12/20/2024	PWBDD	48838	ONTECH SYSTEMS, INC	ATTORNEY/CONSULTANT	500212	522110	175.00
12/20/2024	PWBDD	48840	PITNEY BOWES GLOBAL FINANCIAL	POSTAGE	500315	514100	132.79
12/20/2024	PWBDD	48843	RAY O'HERRON CO., INC.	UNIFORMS	500346	522120	93.17
				UNIFORMS	500346	522120	27.80
				EQUIPMENT OUTLAY	500380	522120	851.84
				EQUIPMENT OUTLAY	500380	522120	215.41
				EQUIPMENT OUTLAY	500380	522120	134.15
				CHECK PWBDD 48843 TOTAL FOR FUND 100:			1,322.37
12/20/2024	PWBDD	48845	REDISHRED ACQUISITION INC	PROFESSIONAL SERVICES	500210	515600	57.20
12/20/2024	PWBDD	48846*#	RICOH USA, INC.	OFFICE SUPPLIES	500310	522110	62.26
				OFFICE SUPPLIES	500310	522110	84.41
				CHECK PWBDD 48846 TOTAL FOR FUND 100:			146.67
12/20/2024	PWBDD	48848	SHARP ELECTRONICS CORPORATION	EQUIPMENT OUTLAY	500385	514700	163.64
				EQUIPMENT OUTLAY	500385	514700	146.63
				EQUIPMENT OUTLAY	500385	514700	336.25
				CHECK PWBDD 48848 TOTAL FOR FUND 100:			646.52
12/20/2024	PWBDD	48850	STATE INDUSTRIAL PRODUCTS	OPERATING SUPPLIES	500350	533210	412.92
12/20/2024	PWBDD	48853	TOWN OF CEDARBURG	OVERPAYMENT OF TAXES	261400	000000	9,024.85
12/20/2024	PWBDD	48854	TRANSUNION RISK AND ALTERNATIVE	OFFICE SUPPLIES	500310	522130	75.00
12/20/2024	PWBDD	48856	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	73.66
12/20/2024	PWBDD	48858	WCMA	PROF PUBLICATIONS AND DUES	500320	513200	217.50
12/20/2024	PWBDD	48860	WISCONSIN CHIEFS OF POLICE ASSOC.	PROF PUBLICATIONS AND DUES	500320	522110	150.00
12/20/2024	PWBDD	48861	WISCONSIN DEPT OF JUSTICE	TELEPHONE/COMMUNICATIONS	500225	522110	105.00
12/20/2024	PWBDD	48862#	WM CORPORATE SERVICES, INC	MAINT/CONTRACTED SERVICES	500290	533710	47,088.00
				MAINT/CONTRACTED SERVICES	500290	533730	21,427.20
				CHECK PWBDD 48862 TOTAL FOR FUND 100:			68,515.20
12/27/2024	PWBDD	48867*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	518100	58.10
				TELEPHONE/COMMUNICATIONS	500225	533210	100.00

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Fund: 100 GENERAL FUND				CHECK PWBDD 48867 TOTAL FOR FUND 100:			158.10
12/27/2024	PWBDD	48868*#	AT&T MOBILITY	TELEPHONE/COMMUNICATIONS	500225	522310	140.56
				TELEPHONE/COMMUNICATIONS	500225	522410	116.13
				TELEPHONE/COMMUNICATIONS	500225	533110	77.08
				TELEPHONE/COMMUNICATIONS	500225	533210	143.56
				TELEPHONE/COMMUNICATIONS	500225	555510	100.82
				CHECK PWBDD 48868 TOTAL FOR FUND 100:			578.15
12/27/2024	PWBDD	48871*#	BEYER'S HARDWARE	MAINTENANCE PARTS	500353	533210	85.12
				MAINTENANCE PARTS	500353	533210	2.68
				MAINTENANCE PARTS	500353	533210	6.08
				REPAIR AND MAINTENANCE	500240	533311	21.03
				REPAIR AND MAINTENANCE	500240	555510	5.35
				REPAIR AND MAINTENANCE	500240	555510	13.47
				OFFICE SUPPLIES	500310	566310	18.58
				CHECK PWBDD 48871 TOTAL FOR FUND 100:			152.31
12/27/2024	PWBDD	48873	BURKE TRUCK & EQUIPMENT INC.	MAINTENANCE PARTS	500353	533210	375.59
12/27/2024	PWBDD	48874	CARLIN HORTICULTURAL SUPPLIES	REPAIR AND MAINTENANCE	500240	533440	583.30
12/27/2024	PWBDD	48875	CEDARBURG CHAMBER OF COMMERCE	OTHER EXPENSES - VOLUNTEER THANK YOU	500390	555140	180.00
12/27/2024	PWBDD	48876	CEDARBURG CULTURAL CENTER	PROFESSIONAL SERVICES	500210	566310	425.00
12/27/2024	PWBDD	48878	CITY OF PORT WASHINGTON	OTHER EXPENSES	500390	555140	2,130.00
12/27/2024	PWBDD	48879*#	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	515600	56.07
				OFFICE SUPPLIES	500310	515600	46.26
				OFFICE SUPPLIES	500310	515600	155.25
				OFFICE SUPPLIES	500310	515600	(8.19)
				OFFICE SUPPLIES	500310	515600	(56.07)
				OPERATING SUPPLIES	500350	518100	4.67
				OPERATING SUPPLIES	500350	533210	42.12
				OPERATING SUPPLIES	500350	533210	54.25
				OPERATING SUPPLIES	500350	533210	19.86
				OPERATING SUPPLIES	500350	533210	6.59
				CHECK PWBDD 48879 TOTAL FOR FUND 100:			320.81
12/27/2024	PWBDD	48880	DANIEL J MONGOVEN	OVERPAYMENT OF TAXES	261400	000000	6.00
12/27/2024	PWBDD	48882	DOUGLAS GALL	OVERPAYMENT OF TAXES	261400	000000	249.68
12/27/2024	PWBDD	48883	ELIZABETH ROLLAND	PROFESSIONAL SERVICES - TAICHI DEC	500210	555140	484.00

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Fund: 100 GENERAL FUND							
12/27/2024	PWBDD	48884	EXCEL DISPOSAL OF WISCONSIN LLC	PUBLIC WORKS FEES	463101	000000	447.27
12/27/2024	PWBDD	48885	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	94.69
12/27/2024	PWBDD	48886	FORWARD TS	EQUIPMENT OUTLAY	500385	514700	13.43
12/27/2024	PWBDD	48887	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	555510	51.27
12/27/2024	PWBDD	48889	MASTER PRINTWEAR	MAINTENANCE SUPPLIES	500340	533450	702.50
12/27/2024	PWBDD	48890	MATHESON TRI-GAS INC	MAINTENANCE PARTS	500353	533210	227.58
12/27/2024	PWBDD	48892	MICHAEL FANTAZZI	OVERPAYMENT OF TAXES	261400	000000	5,428.91
12/27/2024	PWBDD	48896#	ONTECH SYSTEMS, INC	PROFESSIONAL SERVICES	500210	514700	780.00
				TELEPHONE/COMMUNICATIONS	500225	522110	40.00
				CHECK PWBDD 48896 TOTAL FOR FUND 100:			820.00
12/27/2024	PWBDD	48899#	RAY O'HERRON CO., INC.	UNIFORMS	500346	522110	20.72
				UNIFORMS	500346	522120	241.09
				UNIFORMS	500346	522120	71.44
				EQUIPMENT OUTLAY	500380	522120	361.82
				EQUIPMENT OUTLAY	500380	522120	565.00
				EQUIPMENT OUTLAY	500380	522120	175.02
				EQUIPMENT OUTLAY	500380	522120	2,631.33
				EQUIPMENT OUTLAY	500380	522120	141.35
				CHECK PWBDD 48899 TOTAL FOR FUND 100:			4,207.77
12/27/2024	PWBDD	48900	REGISTER OF DEEDS	RECORDING FEES	500311	514100	30.00
12/27/2024	PWBDD	48901	REINDERS, INC.	SNOW AND ICE MATERIALS	500450	533450	4,273.00
12/27/2024	PWBDD	48902	RK CONSTRUCTION & INSPECTION,	PROFESSIONAL SERVICES	500210	518100	7,620.00
12/27/2024	PWBDD	48903	SHERWIN INDUSTRIES, INC.	REPAIR AND MAINTENANCE	500240	533440	2,235.90
12/27/2024	PWBDD	48904	SNAP-ON INDUSTRIAL	MECHANIC'S TOOL BOX AND KIT	500353	533210	104.47
12/27/2024	PWBDD	48905	TAKAKO WILLDEN	PROFESSIONAL SERVICES - DEC CHAIR YOGA	500210	555140	44.00
12/27/2024	PWBDD	48907	TRAVIS JOHN LOHSE	OVERPAYMENT OF TAXES	261400	000000	1,191.57
12/27/2024	PWBDD	48908*#	U.S. CELLULAR	TELEPHONE/COMMUNICATIONS	500225	513200	97.54
				TELEPHONE/COMMUNICATIONS	500225	555510	42.00
				CHECK PWBDD 48908 TOTAL FOR FUND 100:			139.54
12/27/2024	PWBDD	48910	US CORPORATE AWARDS	SUPPLIES AND EXPENSES	500347	522110	8.00

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12/27/2024	PWBDD	48911	WEST BEND HOLDING GROUP LLC	OVERPAYMENT OF TAXES	261400	000000	851.51
12/30/2024	PWBDD	48913*#	WE ENERGIES	NATURAL GAS-0713912926-00011	500224	518100	575.20
				NATURAL GAS-0713912926-00006	500224	518100	577.06
				NATURAL GAS-0713912926-00001	500224	518100	879.02
				NATURAL GAS-0711276804-00002	500224	522100	1,507.69
				NATURAL GAS-0711276804-00001	500224	522100	29.21
				NATURAL GAS-0713912926-00004	500224	522410	108.80
				NATURAL GAS-0713912926-00009	500224	533210	1,029.16
				NATURAL GAS-0707973696-00001	500224	555510	165.38
				NATURAL GAS-0719886467-00001	500224	555510	251.36
				CHECK PWBDD 48913 TOTAL FOR FUND 100:			5,122.88
01/03/2025	PWBDD	48916	BAKER TILLY US, LLP	PROFESSIONAL SERVICES	500210	515900	5,940.00
01/03/2025	PWBDD	48917	BROOKS TRACTOR	MAINTENANCE PARTS	500353	533210	876.77
01/03/2025	PWBDD	48918	BURKE TRUCK & EQUIPMENT INC.	MAINTENANCE PARTS	500353	533210	543.42
01/03/2025	PWBDD	48919	CAROLE M MIRACLE TRUST	TAXES RECEIVABLE	121100	000000	4,788.90
01/03/2025	PWBDD	48921*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	518100	49.99
				TELEPHONE/COMMUNICATIONS	500225	522110	423.15
				TELEPHONE/COMMUNICATIONS	500225	522110	584.00
				CHECK PWBDD 48921 TOTAL FOR FUND 100:			1,057.14
01/03/2025	PWBDD	48922	CHRISTOPHER SMITH	INVOICE CLEARING ACCOUNT	131060	000000	75.00
01/03/2025	PWBDD	48923#	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	515600	55.05
				OFFICE SUPPLIES	500310	515600	261.99
				OFFICE SUPPLIES	500310	566310	159.93
				CHECK PWBDD 48923 TOTAL FOR FUND 100:			476.97
01/03/2025	PWBDD	48925*#	ESRI, INC.	GIS MAPPING	500318	533110	1,500.00
				OTHER EXPENSES	500390	555510	385.00
				CHECK PWBDD 48925 TOTAL FOR FUND 100:			1,885.00
01/03/2025	PWBDD	48926	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	213.39
				MAINTENANCE PARTS	500353	533210	126.44
				CHECK PWBDD 48926 TOTAL FOR FUND 100:			339.83

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Fund: 100 GENERAL FUND							
01/03/2025	PWBDD	48928	GIERACHS SERVICE, INC	REPAIR AND MAINTENANCE	500240	522120	91.00
01/03/2025	PWBDD	48929	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	518100	28.73
01/03/2025	PWBDD	48931	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	500350	533210	528.53
				MAINTENANCE PARTS	500353	533210	55.92
				CHECK PWBDD 48931 TOTAL FOR FUND 100:			584.45
01/03/2025	PWBDD	48933	JM BRENNAN, INC.	REPAIR AND MAINTENANCE	500240	518100	553.00
				REPAIR AND MAINTENANCE	500240	518100	531.00
				CHECK PWBDD 48933 TOTAL FOR FUND 100:			1,084.00
01/03/2025	PWBDD	48934	JOE JACOBS	PROFESSIONAL SERVICES	500210	522310	697.50
01/03/2025	PWBDD	48935	JOHN C STECKER	OVERPAYMENT OF TAXES	261400	000000	249.68
01/03/2025	PWBDD	48938	ODP BUSINESS SOLUTIONS,LLC	OFFICE SUPPLIES	500310	522110	356.43
01/03/2025	PWBDD	48939	OZAUKEE COUNTY HIGHWAY DEPT	SNOW AND ICE MATERIALS	500450	533450	1,581.98
01/03/2025	PWBDD	48941	RAY O'HERRON CO., INC.	UNIFORMS	500346	522120	62.44
				EQUIPMENT OUTLAY	500380	522120	713.82
				EQUIPMENT OUTLAY	500380	522120	221.76
				EQUIPMENT OUTLAY	500380	522120	52.93
				EQUIPMENT OUTLAY	500380	522120	155.98
				EQUIPMENT OUTLAY	500380	522120	1,543.26
				EQUIPMENT OUTLAY	500380	522120	463.88
				EQUIPMENT OUTLAY	500380	522120	(137.28)
				CHECK PWBDD 48941 TOTAL FOR FUND 100:			3,076.79
01/03/2025	PWBDD	48942	RICOH USA, INC.	REPAIR AND MAINTENANCE	500240	522110	920.19
01/03/2025	PWBDD	48944	T-MOBILE USA INC	PROFESSIONAL SERVICES	500210	522130	150.00
01/03/2025	PWBDD	48945#	UNIFIRST CORPORATION	REPAIR AND MAINTENANCE	500240	518100	201.48
				MAINTENANCE SUPPLIES	500340	522100	99.00
				OPERATING SUPPLIES	500350	533210	73.66
				CHECK PWBDD 48945 TOTAL FOR FUND 100:			374.14
01/03/2025	PWBDD	48947	WILLIAM ADAMS	PUBLIC WORKS FEES	463101	000000	70.00
01/03/2025	PWBDD	48949	WISCONSIN DEPARTMENT OF JUSTICE	TRAVEL & TRAINING	500330	522120	450.00
Total for fund 100 GENERAL FUND							281,908.71

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Fund: 200 CEMETERY FUND							
12/13/2024	PWBDD	48730*#	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	500350	544210	149.95
12/20/2024	PWBDD	48807*#	EXTINGUISHERS AT RANDOM LLC	REPAIR AND MAINTENANCE	500240	544210	32.00
01/03/2025	PWBDD	48925*#	ESRI, INC.	PROFESSIONAL SERVICES	500210	544210	220.00
Total for fund 200 CEMETERY FUND							401.95
Fund: 220 RECREATION PROGRAMS FUND							
12/06/2024	PWBDD	48638	ANGELA HAUSER	BASKETBALL FEES	467319	000000	160.00
12/06/2024	PWBDD	48639	ANNIE SILVIA	SOLAR RECREATION	467327	000000	85.00
12/06/2024	PWBDD	48641	ASHLEY JANZ	BASKETBALL FEES	467319	000000	150.00
12/06/2024	PWBDD	48651	BSN SPORTS LLC	SUPPLIES AND EXPENSES	500347	555390	701.70
12/06/2024	PWBDD	48660	DANCE SPORT STUDIOS OF CEDARBURG	POMS EXPENSES	500394	555390	45.00
12/13/2024	PWBDD	48735	KATIE MARTINKE	SOLAR RECREATION	467327	000000	85.00
12/13/2024	PWBDD	48736	MASTER PRINTWEAR	POMS EXPENSES	500394	555390	55.00
12/13/2024	PWBDD	48737	MENOMONEE FALLS HIGH SCHOOL	POMS EXPENSES	500394	555390	50.00
12/20/2024	PWBDD	48769	AARON WARTICK	CIVIC BAND EXPENSES	500386	555390	35.00
12/20/2024	PWBDD	48774	ANGELICA RANA	CIVIC BAND EXPENSES	500386	555390	16.00
12/20/2024	PWBDD	48779	BADGERETTE POM PON INC	PREPAID EXPENSES	162000	000000	2,860.00
12/20/2024	PWBDD	48783	BEN LAURIN	CIVIC BAND EXPENSES	500386	555390	140.00
12/20/2024	PWBDD	48784	BETH THIERFELDER	CIVIC BAND EXPENSES	500386	555390	132.00
12/20/2024	PWBDD	48786	BILL BOERGER	CIVIC BAND EXPENSES	500386	555390	130.00
12/20/2024	PWBDD	48787	BILL STONE	CIVIC BAND EXPENSES	500386	555390	155.00
12/20/2024	PWBDD	48788	BRAD DIAMOND	CIVIC BAND EXPENSES	500386	555390	130.00
12/20/2024	PWBDD	48792	CEDARBURG SCHOOL DISTRICT	SCHOOL DISTRICT FEES	500228	555390	560.00
				SCHOOL DISTRICT FEES	500228	555390	300.00
				SCHOOL DISTRICT FEES	500228	555390	720.00
				SCHOOL DISTRICT FEES	500228	555390	360.00
				CHECK PWBDD 48792 TOTAL FOR FUND 220:			
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555390	33.75
12/20/2024	PWBDD	48794	CHUCK LANGFORD	CIVIC BAND EXPENSES	500386	555390	122.00

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Fund: 220 RECREATION PROGRAMS FUND							
12/20/2024	PWBDD	48799	DAVID RIDGELY	CIVIC BAND EXPENSES	500386	555390	10.00
12/20/2024	PWBDD	48803	DOUGLAS YIP	CIVIC BAND EXPENSES	500386	555390	80.00
12/20/2024	PWBDD	48806	ERIC LANG	CIVIC BAND EXPENSES	500386	555390	140.00
12/20/2024	PWBDD	48810	HEIDI HINCK	CIVIC BAND EXPENSES	500386	555390	116.00
12/20/2024	PWBDD	48811	HENRY VIELEHR	CIVIC BAND EXPENSES	500386	555390	25.00
12/20/2024	PWBDD	48816	JENNIFER ANSELL	CIVIC BAND EXPENSES	500386	555390	31.00
12/20/2024	PWBDD	48817	JIM KOLO	CIVIC BAND EXPENSES	500386	555390	66.00
12/20/2024	PWBDD	48818	JIM WOODRUM	CIVIC BAND EXPENSES	500386	555390	76.00
12/20/2024	PWBDD	48819	JOE LAURIN	CIVIC BAND EXPENSES	500386	555390	51.00
12/20/2024	PWBDD	48821	JOSH LANG	CIVIC BAND EXPENSES	500386	555390	54.00
12/20/2024	PWBDD	48822	JUDY LANG	CIVIC BAND EXPENSES	500386	555390	75.00
12/20/2024	PWBDD	48824	KELLY THIERFELDER	CIVIC BAND EXPENSES	500386	555390	15.00
12/20/2024	PWBDD	48825	KIM VIELEHR	CIVIC BAND EXPENSES	500386	555390	15.00
12/20/2024	PWBDD	48826	KRISTINE MORANO	CIVIC BAND EXPENSES	500386	555390	331.00
12/20/2024	PWBDD	48828	LAUREN GREGORY	CIVIC BAND EXPENSES	500386	555390	130.00
12/20/2024	PWBDD	48831	MEGAN BROUILLETTE	CIVIC BAND EXPENSES	500386	555390	31.00
12/20/2024	PWBDD	48832	MIKAYLA MORANO	CIVIC BAND EXPENSES	500386	555390	155.00
12/20/2024	PWBDD	48833	MIKE BESAW	CIVIC BAND EXPENSES	500386	555390	91.00
12/20/2024	PWBDD	48835	NICOLE LANG	CIVIC BAND EXPENSES	500386	555390	99.00
12/20/2024	PWBDD	48839	PAUL SHORE	CIVIC BAND EXPENSES	500386	555390	51.00
12/20/2024	PWBDD	48844	REBEL ATHLETIC, INC	POMS EXPENSES	500394	555390	1,358.28
				POMS EXPENSES	500394	555390	1,110.00
				CHECK PWBDD 48844 TOTAL FOR FUND 220:			2,468.28
12/20/2024	PWBDD	48847	SHARON THUROW	CIVIC BAND EXPENSES	500386	555390	35.00
12/20/2024	PWBDD	48849	SOLAR RECREATION	SOLAR RECREATION	500356	555390	6,000.00
12/20/2024	PWBDD	48851	STEVE ADGET	CIVIC BAND EXPENSES	500386	555390	72.00
12/20/2024	PWBDD	48852	TERESA JOSSIE	CIVIC BAND EXPENSES	500386	555390	90.00
12/20/2024	PWBDD	48855	TYLER MORANO	CIVIC BAND EXPENSES	500386	555390	75.00
12/20/2024	PWBDD	48857	WALTER SCHILLING	CIVIC BAND EXPENSES	500386	555390	105.00

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Fund: 220 RECREATION PROGRAMS FUND							
12/20/2024	PWBDD	48859	WENDY WIDENER	CIVIC BAND EXPENSES	500386	555390	91.00
12/20/2024	PWBDD	48864	ZACHARY ROEGLIN	CIVIC BAND EXPENSES	500386	555390	130.00
01/03/2025	PWBDD	48943	SOLAR RECREATION	SOLAR RECREATION	500356	555390	7,780.00
Total for fund 220 RECREATION PROGRAMS FUND							25,513.73
Fund: 232 DONATIONS							
01/03/2025	PWBDD	48937	N.A.P.W.D.A	K-9 UNIT EXPENSE	500352	522120	50.00
Total for fund 232 DONATIONS							50.00
Fund: 240 SWIMMING POOL FUND							
12/13/2024	PWBDD	48707	CARRICO AQUATIC RESOURCES	MAINTENANCE SUPPLIES	500340	555320	700.00
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	INTERNET	500220	555320	229.98
				TELEPHONE/COMMUNICATIONS	500225	555320	33.06
				CHECK PWBDD 48793 TOTAL FOR FUND 240:		263.04	
12/30/2024	PWBDD	48913*#	WE ENERGIES	NATURAL GAS-0716746085-00001	500224	555320	20.22
				NATURAL GAS-0719900042-00001	500224	555320	52.09
				CHECK PWBDD 48913 TOTAL FOR FUND 240:		72.31	
Total for fund 240 SWIMMING POOL FUND							1,035.35
Fund: 250 PARKS IMPACT FEE FUND							
12/20/2024	PWBDD	48797	CITY OF CEDARBURG	PARK DEVELOPMENT	500864	555510	4,487.83
Total for fund 250 PARKS IMPACT FEE FUND							4,487.83
Fund: 260 LIBRARY FUND							
12/06/2024	PWBDD	48645	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	107.04
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	116.28
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	293.44
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	257.19
				DONATION EXPENDITURES	500322	555110	260.78
				DONATION EXPENDITURES	500322	555110	471.66
				DONATION EXPENDITURES	500322	555110	175.00
				CHECK PWBDD 48645 TOTAL FOR FUND 260:		1,681.39	
12/06/2024	PWBDD	48646*#	BEYER'S HARDWARE	OFFICE SUPPLIES	500310	555110	8.07
12/06/2024	PWBDD	48647	BLACKSTONE PUBLISHING	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	43.45
12/06/2024	PWBDD	48672	JAMES IMAGING SYSTEMS, INC.	MAINT/CONTRACTED SERVICES	500290	555110	449.89

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Fund: 260 LIBRARY FUND							
12/13/2024	PWBDD	48703	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	246.80
				DONATION EXPENDITURES	500322	555110	105.00
				CHECK PWBDD 48703 TOTAL FOR FUND 260:			351.80
12/13/2024	PWBDD	48710*#	CINTAS CORPORATION	MAINT/CONTRACTED SERVICES	500290	555110	233.28
12/13/2024	PWBDD	48731	JANI-KING OF MILWAUKEE	MAINT/CONTRACTED SERVICES	500290	555110	990.36
12/13/2024	PWBDD	48733	KANOPY, INC.	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	334.05
12/13/2024	PWBDD	48747	PLAYAWAY PRODUCTS LLC	DONATION EXPENDITURES	500322	555110	115.48
12/13/2024	PWBDD	48766	VISUAL IMAGE PHOTOGRAPHY, INC.	MARKETING	500223	555110	575.00
12/20/2024	PWBDD	48772	AMAZON CAPITOL SERVICES	OFFICE SUPPLIES	500310	555110	25.04
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	95.42
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	17.95
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	44.92
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	64.88
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	135.78
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	86.42
				DONATION EXPENDITURES	500322	555110	19.99
				DONATION EXPENDITURES	500322	555110	22.46
				DONATION EXPENDITURES	500322	555110	104.54
				DONATION EXPENDITURES	500322	555110	60.83
				DONATION EXPENDITURES	500322	555110	145.97
				OPERATING SUPPLIES	500350	555110	64.69
				TECHNOLOGY	500382	555110	26.99
				CHECK PWBDD 48772 TOTAL FOR FUND 260:			915.88
12/20/2024	PWBDD	48780	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	414.47
				DONATION EXPENDITURES	500322	555110	60.76
				CHECK PWBDD 48780 TOTAL FOR FUND 260:			475.23
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555110	204.97
12/20/2024	PWBDD	48800	DEMCO SOFTWARE	OFFICE SUPPLIES	500310	555110	48.59
				DONATION EXPENDITURES	500322	555110	28.93
				CHECK PWBDD 48800 TOTAL FOR FUND 260:			77.52
12/20/2024	PWBDD	48807*#	EXTINGUISHERS AT RANDOM LLC	MAINT/CONTRACTED SERVICES	500290	555110	35.00

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Fund: 260 LIBRARY FUND							
12/20/2024	PWBDD	48808	GALL PLUMBING, INC	REPAIR AND MAINTENANCE	500240	555110	346.50
12/20/2024	PWBDD	48841	PLAYAWAY PRODUCTS LLC	DONATION EXPENDITURES	500322	555110	53.99
12/27/2024	PWBDD	48866	AMAZON CAPITOL SERVICES	DONATION EXPENDITURES	500322	555110	495.60
				DONATION EXPENDITURES	500322	555110	(23.34)
				CHECK PWBDD 48866 TOTAL FOR FUND 260:			472.26
12/27/2024	PWBDD	48867*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	555110	100.00
12/27/2024	PWBDD	48869	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	157.25
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	17.00
				DONATION EXPENDITURES	500322	555110	246.80
				CHECK PWBDD 48869 TOTAL FOR FUND 260:			421.05
12/27/2024	PWBDD	48881	DEMCO SOFTWARE	OFFICE SUPPLIES	500310	555110	83.09
12/27/2024	PWBDD	48895*#	OLSEN'S PIGGLY WIGGLY	DONATION EXPENDITURES	500322	555110	37.28
12/30/2024	PWBDD	48913*#	WE ENERGIES	NATURAL GAS-0714144119-00001	500224	555110	874.43
01/03/2025	PWBDD	48915	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	265.42
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	283.25
				DONATION EXPENDITURES	500322	555110	202.00
				DONATION EXPENDITURES	500322	555110	205.83
				CHECK PWBDD 48915 TOTAL FOR FUND 260:			956.50
01/03/2025	PWBDD	48924	DEPARTMENT OF ADMINISTRATION	MAINT/CONTRACTED SERVICES	500290	555110	600.00
01/03/2025	PWBDD	48932	JAMES IMAGING SYSTEMS, INC.	MAINT/CONTRACTED SERVICES	500290	555110	448.48
01/03/2025	PWBDD	48936	LAWNSCAPERS, INC	MAINT/CONTRACTED SERVICES	500290	555110	183.75
				Total for fund 260 LIBRARY FUND			11,068.70
Fund: 270 FIRE DEPT & EMS							
12/06/2024	PWBDD	48637	ALL SAVERS INSURANCE	REFUNDS - EMS BILLING	500392	522500	498.33
12/06/2024	PWBDD	48649	BOUND TREE MEDICAL, LLC	EMS SUPPLIES AND EXPENSES	500347	522500	15.29
				EMS SUPPLIES AND EXPENSES	500347	522500	733.85
				CHECK PWBDD 48649 TOTAL FOR FUND 270:			749.14

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Fund: 270 FIRE DEPT & EMS							
12/06/2024	PWBDD	48655*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	355.16
12/06/2024	PWBDD	48665	ESTATE OF BEVERLY SCHULZ	REFUNDS - EMS BILLING	500392	522500	1,442.60
12/06/2024	PWBDD	48673	JEROME DIDIER	REFUNDS - EMS BILLING	500392	522500	870.38
12/06/2024	PWBDD	48674	JOANN HOFHINE	REFUNDS - EMS BILLING	500392	522500	94.65
12/06/2024	PWBDD	48693	TOMASO'S	OPERATING SUPPLIES	500350	522500	206.00
12/06/2024	PWBDD	48694*#	U.S. CELLULAR	TELEPHONE/COMMUNICATIONS	500225	522500	23.00
12/13/2024	PWBDD	48702	AIRGAS USA LLC	EMS SUPPLIES AND EXPENSES	500347	522500	820.42
				EMS SUPPLIES AND EXPENSES	500347	522500	194.24
				CHECK PWBDD 48702 TOTAL FOR FUND 270:			1,014.66
12/13/2024	PWBDD	48714	CONSTANC L GIERACH	REFUNDS - EMS BILLING	500392	522500	481.10
12/13/2024	PWBDD	48719	EMR, LLC	REPAIR AND MAINTENANCE	500240	522500	1,630.88
12/13/2024	PWBDD	48722	FIRE SAFETY USA INC	EMS EQUIPMENT	500400	522500	2,546.00
12/13/2024	PWBDD	48723	FLOWMSP, INC	MAINT/CONTRACTED SERVICES	500290	522500	2,850.00
12/13/2024	PWBDD	48727	GREAT LAKES TESTING, INC	REPAIR AND MAINTENANCE	500240	522500	2,049.00
12/13/2024	PWBDD	48732	JOHN VOLLMAR	OPERATING SUPPLIES	500350	522500	30.57
12/13/2024	PWBDD	48738	MILWAUKEE AREA TECHNICAL	TRAVEL & TRAINING	500330	522500	618.90
12/13/2024	PWBDD	48748	PRISCILLA M GARCES	REFUNDS - EMS BILLING	500392	522500	145.00
12/13/2024	PWBDD	48753	RENNERT'S FIRE EQUIPMENT	REPAIR AND MAINTENANCE	500240	522500	54.96
12/13/2024	PWBDD	48754	RICHARD J SEMLER	REFUNDS - EMS BILLING	500392	522500	275.00
12/13/2024	PWBDD	48763*#	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	522500	129.02
12/20/2024	PWBDD	48771	AIRGAS USA LLC	EMS SUPPLIES AND EXPENSES	500347	522500	811.70
12/20/2024	PWBDD	48773	AMERICAN RESPONSE VEHICLES	EMS EQUIPMENT	500400	522500	77.20
12/20/2024	PWBDD	48775	ASCENSION WI EMP SOLUTIONS	OPERATING SUPPLIES	500350	522500	446.00
12/20/2024	PWBDD	48776	AT&T MOBILITY	TELEPHONE/COMMUNICATIONS	500225	522500	637.01
12/20/2024	PWBDD	48781	BATZNER PEST CONTROL	MAINT/CONTRACTED SERVICES	500290	522500	71.39
12/20/2024	PWBDD	48785*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	522500	44.04
				OPERATING SUPPLIES	500350	522500	40.47

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Fund: 270 FIRE DEPT & EMS							
				OPERATING SUPPLIES	500350	522500	11.67
				OPERATING SUPPLIES	500350	522500	80.65
				OPERATING SUPPLIES	500350	522500	36.64
				OPERATING SUPPLIES	500350	522500	29.86
				CHECK PWBDD 48785 TOTAL FOR FUND 270:			243.33
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	229.61
				TELEPHONE/COMMUNICATIONS	500225	522500	18.98
				CHECK PWBDD 48793 TOTAL FOR FUND 270:			248.59
12/20/2024	PWBDD	48805	EMS MANAGEMENT & CONSULTANTS	PROFESSIONAL SERVICES	500210	522500	3,301.53
12/20/2024	PWBDD	48807*#	EXTINGUISHERS AT RANDOM LLC	EMS SUPPLIES AND EXPENSES	500347	522500	422.00
12/20/2024	PWBDD	48820	JOIN THE FIRE SERVICE LLC	OPERATING SUPPLIES	500350	522500	429.00
12/20/2024	PWBDD	48829	MACQUEEN EQUIPMENT	OPERATING SUPPLIES	500350	522500	257.50
12/20/2024	PWBDD	48834*#	NAPA AUTO PARTS	REPAIR AND MAINTENANCE	500240	522500	17.08
12/20/2024	PWBDD	48837*#	OLSEN'S PIGGLY WIGGLY	OPERATING SUPPLIES	500350	522500	33.42
				OPERATING SUPPLIES	500350	522500	55.27
				OPERATING SUPPLIES	500350	522500	40.70
				CHECK PWBDD 48837 TOTAL FOR FUND 270:			129.39
12/20/2024	PWBDD	48842	QUALITY STATE OIL CO., INC.	GAS AND OIL EXPENSE	500351	522500	192.00
12/20/2024	PWBDD	48846*#	RICOH USA, INC.	MAINT/CONTRACTED SERVICES	500290	522500	47.25
12/20/2024	PWBDD	48863	WPP LLC	OPERATING SUPPLIES	500350	522500	18.00
12/27/2024	PWBDD	48865	AIRGAS USA LLC	EMS SUPPLIES AND EXPENSES	500347	522500	229.41
12/27/2024	PWBDD	48867*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	522500	104.66
12/27/2024	PWBDD	48870	BEST HEATING & AIR CONDITION	OPERATING SUPPLIES	500350	522500	1,241.57
12/27/2024	PWBDD	48872	BOUND TREE MEDICAL, LLC	EMS SUPPLIES AND EXPENSES	500347	522500	3,637.83
12/27/2024	PWBDD	48906	TARGET SOLUTIONS LEARNING LLC	MAINT/CONTRACTED SERVICES	500290	522500	6,024.71
12/27/2024	PWBDD	48908*#	U.S. CELLULAR	TELEPHONE/COMMUNICATIONS	500225	522500	23.00
12/27/2024	PWBDD	48909	UNDERWATER CONNECTION	EQUIPMENT TESTING	500235	522500	1,362.00

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Fund: 270 FIRE DEPT & EMS							
12/27/2024	PWBDD	48912	ZOLL MEDICAL CORPORATION	EMS SUPPLIES AND EXPENSES	500347	522500	537.00
				EMS SUPPLIES AND EXPENSES	500347	522500	49.20
				CHECK PWBDD 48912 TOTAL FOR FUND 270:			586.20
12/30/2024	PWBDD	48913*#	WE ENERGIES	NATURAL GAS 0813912926-00008	500224	522500	830.81
				NATURAL GAS 0713912926-00003	500224	522500	1,337.90
				CHECK PWBDD 48913 TOTAL FOR FUND 270:			2,168.71
01/03/2025	PWBDD	48921*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	355.16
				Total for fund 270 FIRE DEPT & EMS			39,146.57
Fund: 350 TIF DISTRICT FUND #4							
12/20/2024	PWBDD	48812*#	HOUSEMAN & FEIND, LLP	ATTORNEY/CONSULTANT	500212	566710	1,010.50
				Total for fund 350 TIF DISTRICT FUND #4			1,010.50
Fund: 353 TIF DISTRICT #6							
12/20/2024	PWBDD	48812*#	HOUSEMAN & FEIND, LLP	ATTORNEY/CONSULTANT	500212	566710	916.50
12/20/2024	PWBDD	48813*#	J MILLER ELECTRIC	TIF - SANITARY SEWER	500451	566710	83,826.00
				Total for fund 353 TIF DISTRICT #6			84,742.50
Fund: 354 TIF DISTRICT #7							
12/06/2024	PWBDD	48685	PAYNE & DOLAN, INC.	TIF - ROAD AND GUTTER	500453	566710	55,931.35
				Total for fund 354 TIF DISTRICT #7			55,931.35
Fund: 400 CAPITAL IMPROVEMENTS FUND							
12/06/2024	PWBDD	48653*#	CEDARBURG LIGHT & WATER	PROCEEDS FROM BORROWING	491000	000000	2,751.38
12/06/2024	PWBDD	48688	RAMBOLL AMERICAS ENGINEERING	PROCHNOW	500841	533750	3,389.62
12/13/2024	PWBDD	48734	KAPUR & ASSOCIATES	STREET IMPROVEMENTS	500854	533311	1,200.00
12/20/2024	PWBDD	48768	A LYNEIS ELECTRIC LLC	PARK IMPROVEMENTS	500861	555510	3,644.77
12/20/2024	PWBDD	48802*#	DORNER INC.	DUE FROM LIGHT & WATER	156200	000000	14,703.57
				CEMETERY	500805	518100	190.50
				STREET IMPROVEMENTS	500854	533311	27,165.47
				STORMWATER IMPROVEMENTS	500475	533440	11,141.29
				CHECK PWBDD 48802 TOTAL FOR FUND 400:			53,200.83

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 400 CAPITAL IMPROVEMENTS FUND							
12/20/2024	PWBDD	48812*#	HOUSEMAN & FEIND, LLP	PROCHNOW	500841	533750	94.00
01/03/2025	PWBDD	48914	AECOM TECHNICAL SERVICES INC	STORMWATER IMPROVEMENTS	500475	533440	206.61
01/03/2025	PWBDD	48927	FORWARD SPACE, LLC	LIBRARY BUILDING	500824	555110	7,965.00
01/03/2025	PWBDD	48940	RAMBOLL AMERICAS ENGINEERING	PROCHNOW	500841	533750	848.55
Total for fund 400 CAPITAL IMPROVEMENTS FUND							73,300.76
Fund: 410 LEAD SERVICE - PRIVATE							
12/06/2024	PWBDD	48653*#	CEDARBURG LIGHT & WATER	DUE TO LIGHT AND WATER	256200	000000	56,311.31
12/20/2024	PWBDD	48802*#	DORNER INC.	TRANSFER TO CLW	500703	533750	4,929.31
				LEAD PIPE EXPENSES- PRIVATE	500872	533750	330,862.48
CHECK PWBDD 48802 TOTAL FOR FUND 410:							335,791.79
Total for fund 410 LEAD SERVICE - PRIVATE							392,103.10
Fund: 601 WATER RECYCLING CENTER							
12/06/2024	PWBDD	48657	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	128.77
12/06/2024	PWBDD	48680	NORTH CENTRAL LABORATORIES	LAB SUPPLIES	500370	573825	311.41
12/06/2024	PWBDD	48694*#	U.S. CELLULAR	TELEPHONE/COMMUNICATIONS	500225	573825	36.00
12/13/2024	PWBDD	48710*#	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	128.77
12/13/2024	PWBDD	48717	DONOHUE & ASSOCIATES, INC	STRUCTURES AND IMPROVEMENTS	182331	000000	1,587.50
12/13/2024	PWBDD	48730*#	HOME DEPOT CREDIT SERVICES	MAINTENANCE SUPPLIES	500340	573830	349.90
				COLLECTION SYSTEM MAINT	500360	573835	322.49
CHECK PWBDD 48730 TOTAL FOR FUND 601:							672.39
12/13/2024	PWBDD	48755#	RUEKERT-MIELKE, INC.	DESIGN SERVICES DORCHESTER LIFT STATION	185324	000000	375.90
				SCADA WORK AT PLANT	500211	573850	877.35
CHECK PWBDD 48755 TOTAL FOR FUND 601:							1,253.25
12/13/2024	PWBDD	48758*#	STATE INDUSTRIAL PRODUCTS	MAINTENANCE SUPPLIES	500340	573840	302.03
12/20/2024	PWBDD	48778	BADGER STATE WASTE, LLC	SLUDGE HAULING	500294	573825	24,172.00
12/20/2024	PWBDD	48785*#	BEYER'S HARDWARE	COLLECTION SYSTEM MAINT	500360	573835	15.56

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CHECK DATE FROM 12/04/2024 - 01/07/2025
Banks: PWBDD

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 WATER RECYCLING CENTER							
12/20/2024	PWBDD	48793*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	573825	55.25
				TELEPHONE/COMMUNICATIONS	500225	573825	149.98
				CHECK PWBDD 48793 TOTAL FOR FUND 601:			205.23
12/20/2024	PWBDD	48796	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	128.77
12/20/2024	PWBDD	48798	CUMMINS SALES & SERVICE	MAINTENANCE SUPPLIES	500340	573840	801.86
12/20/2024	PWBDD	48802*#	DORNER INC.	COLLECTION MAINS AND ACCESS.	184313	000000	16,555.29
12/20/2024	PWBDD	48807*#	EXTINGUISHERS AT RANDOM LLC	MAINTENANCE SUPPLIES	500340	573840	387.00
12/20/2024	PWBDD	48813*#	J MILLER ELECTRIC	MODIFICATIONS TO KENZIE LIFT STATION	185324	000000	83,826.05
12/27/2024	PWBDD	48867*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	573825	90.72
12/27/2024	PWBDD	48868*#	AT&T MOBILITY	TELEPHONE/COMMUNICATIONS	500225	573825	99.52
12/27/2024	PWBDD	48871*#	BEYER'S HARDWARE	JANITORIAL SUPPLIES	500342	573830	487.87
12/27/2024	PWBDD	48877	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	128.77
12/27/2024	PWBDD	48879*#	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	573850	104.23
				OFFICE SUPPLIES	500310	573850	32.95
				CHECK PWBDD 48879 TOTAL FOR FUND 601:			137.18
12/27/2024	PWBDD	48888	LOCATORS & SUPPLIES, INC.	COLLECTION SYSTEM MAINT	500360	573835	137.94
12/27/2024	PWBDD	48891	MEAD & HUNT INC.	WRC ADAPTIVE MANAGEMENT	500383	573835	1,025.00
12/27/2024	PWBDD	48895*#	OLSEN'S PIGGLY WIGGLY	LAB SUPPLIES	500370	573825	35.03
12/27/2024	PWBDD	48897	OZAUKEE DISPOSAL CORPORATION	REFUSE COLLECTION	500297	573830	1,525.00
12/27/2024	PWBDD	48898	PACE ANALYTICAL SERVICES, LLC	LAB SUPPLIES	500370	573825	100.00
12/27/2024	PWBDD	48908*#	U.S. CELLULAR	TELEPHONE/COMMUNICATIONS	500225	573825	36.00
12/30/2024	PWBDD	48913*#	WE ENERGIES	ELECTRIC 1838 PIONEER 0711836389-00004	500222	573825	19.08
				ELECTRIC DORCHESTER	500222	573825	29.45

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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG

CHECK DATE FROM 12/04/2024 - 01/07/2025

Banks: PWBDD

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 WATER RECYCLING CENTER							
				NATURAL GAS-0712590709-00001	500224	573825	388.87
				NATURAL GAS-0713182701-00001	500224	573825	105.23
				MAINTENANCE SUPPLIES-0713912926-00002	500340	573840	31.34
				MAINTENANCE SUPPLIES-0711836389-00001	500340	573840	28.10
				MAINTENANCE SUPPLIES-0713912926-00005	500340	573840	28.58
				MAINTENANCE SUPPLIES-0713912926-00007	500340	573840	23.64
				MAINTENANCE SUPPLIES-0713912926-00010	500340	573840	12.65
				MAINTENANCE SUPPLIES-0713912926-00012	500340	573840	36.05
				CHECK PWBDD 48913 TOTAL FOR FUND 601:			702.99
01/03/2025	PWBDD	48920	CEDARBURG LIGHT & WATER	L&W BILLING	500216	573850	46,479.42
01/03/2025	PWBDD	48925*#	ESRI, INC.	COLLECTION SYSTEM MAINT	500360	573835	1,350.00
01/03/2025	PWBDD	48930	HAWKINS , INC.	COAGULANTS	500371	573825	1,964.50
01/03/2025	PWBDD	48946	USA BLUEBOOK	COLLECTION SYSTEM MAINT	500360	573835	81.88
				Total for fund 601 WATER RECYCLING CENTER			184,893.70
Fund: 700 RISK MANAGEMENT FUND							
12/27/2024	PWBDD	48893	MICHAEL GOETZMAN	INSURANCE CLAIMS 2024	500555	519400	100.00
12/27/2024	PWBDD	48894	MILLER-BRADFORD AND RISBERG	INSURANCE CLAIMS 2024	500555	519400	577.15
01/03/2025	PWBDD	48948	WIRTH + BAYNARD LAW OFFICES	INSURANCE CLAIMS 2024	500555	519400	2,615.00
				Total for fund 700 RISK MANAGEMENT FUND			3,292.15
			TOTAL - ALL FUNDS				1,158,886.90

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CITY OF CEDARBURG
TRANSFER LIST
12/04/24-1/7/25

Date	Amount	Transfer to
PWSB CHECKING ACCOUNT		
12/5/2024	\$6,447.45	Light & Water-charges
12/6/2024	\$1,449.18	Aflac-November premiums
12/6/2024	\$2,638.82	Minnesota Life-January premiums
12/9/2024	\$36,141.41	November sales tax
12/12/2024	\$244,000.00	PWSB Payroll
12/16/2024	\$994.28	ICMA-contributions for 11/24/24-12/7/24
12/16/2024	\$5,170.00	North Shore Bank-contributions for 11/24/24-12/7/24
12/16/2024	\$622.11	State of Wisconsin-child support for 11/24/24-12/7/24
12/16/2024	\$971.14	Wis Deferred Comp-contributions for 11/24/24-12/7/24
12/16/2024	\$495.00	Police Association-dues for 11/24/24-12/7/24
12/13/2024	\$8,217.93	Light & Water-charges
12/17/2024	\$19,436.63	Elan-November bill
12/19/2024	\$154,996.34	ETF-January health insurance premiums
12/20/2024	\$61.23	EDPS-service charge
12/23/2024	\$276,000.00	PWSB Payroll
12/23/2024	\$990.26	ICMA-contributions for 12/8/24-12/21/24
12/23/2024	\$5,170.00	North Shore Bank-contributions for 12/8/24-12/21/24
12/23/2024	\$622.11	State of Wisconsin-child support for 12/8/24-12/21/24
12/23/2024	\$965.75	Wis Deferred Comp-contributions for 12/8/24-12/21/24
12/23/2024	\$495.00	Police Association-dues for 11/24/24-12/7/24
12/25/2024	\$31,068.21	Light & Water-charges
12/31/2024	\$166,182.83	ETF-November WRS remittance
1/2/2024	\$3,329.72	Delta Dental-January dental & vision
1/3/2024	\$2,644.72	ADP-invoices
	<u>\$969,110.12</u>	

PWSB PAYROLL CHECKING ACCOUNT

12/13/2024	\$174,833.47	Payroll for 11/24/24-12/7/24
12/13/2024	\$73,322.00	Payroll taxes for 11/24/24-12/7/24
12/27/2024	\$194,420.75	Payroll for 12/8/24-12/21/24
12/27/2024	<u>\$81,871.97</u>	Payroll taxes for 12/8/24-12/21/24
	\$524,448.19	

PWSB MONEY MARKET ACCOUNT

12/6/2024	\$300,000.00	PWSB Checking
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12/12/2024	\$244,000.00	PWSB Checking
12/23/2024	<u>\$276,000.00</u>	PWSB Checking
	\$820,000.00	

PWSB TAX MONEY MARKET ACCOUNT

12/20/2024	\$4,700,000.00	LGIP (State Pool)
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City of Cedarburg

City Administrator's Report

January 6, 2025

Department News

The following information is provided to keep the Common Council and staff informed on some of the activities and events of the City. Points of clarification may be addressed during the City Administrator's Report portion of the agenda; however, if discussion of any of these items is necessary, placement on a future Council agenda should be directed.

Clerk– The clerk's office is resuming training on the new agendas & minutes software.

Engineering– Engineering staff met with RA Smith regarding the 2025 Street & Utility project. The RFP process for the south Washington engineering design will begin soon.

Water Recycling– There is still an open position at the Water Recycling Center. The Kenzie Lift Station work is on hold. The sewer lining project began on January 6th.

Planning– Following the December 17th Public Hearing, the Plan Commission will revisit the Smart Growth Plan again at the end of January.

Building Inspection– Building Inspection forms are being updated. Fox Run is currently constructing the last 2-family home. Staff is beginning to plan the City Hall and Community Gym roof replacement.

Police– Three officers have been hired, two were sworn in. They will all be attending the academy for five months beginning January 13th.

Senior Center– 2024 saw record attendance.

Light & Water– There are staff changes among the accounting department at Light & Water. There have been two water main breaks in the last few weeks.

Treasurer– Tax collection is going on now. Baker Tilly will begin the audit in March.

Fire– The Paramedic/Firefighter position has been reposted. Jason Peterson has successfully completed paramedic school and will be licensed as a paramedic soon.

Administrator– The city will begin using Microsoft Teams for internal meetings, and will continue to use Zoom for public meetings. City employees will have the day off in honor of MLK Day on January 20th.

Respectfully submitted,

Mikko Hilvo

2024 Year In Review

prepared for
City of Cedarburg, Ozaukee County

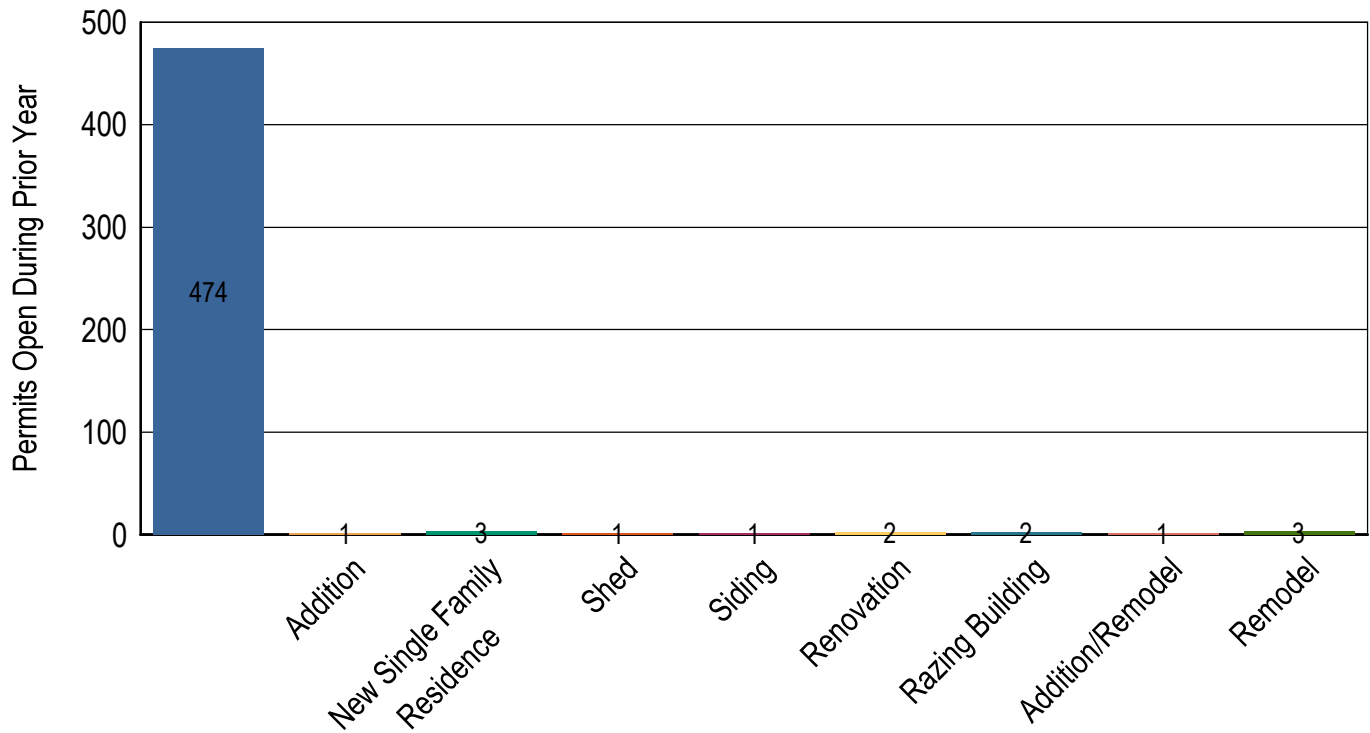
prepared by
**City Of Cedarburg
Assessor's Office, PO Box 49
Cedarburg, WI 53012
(262)375-7608**

date prepared
December 13, 2024

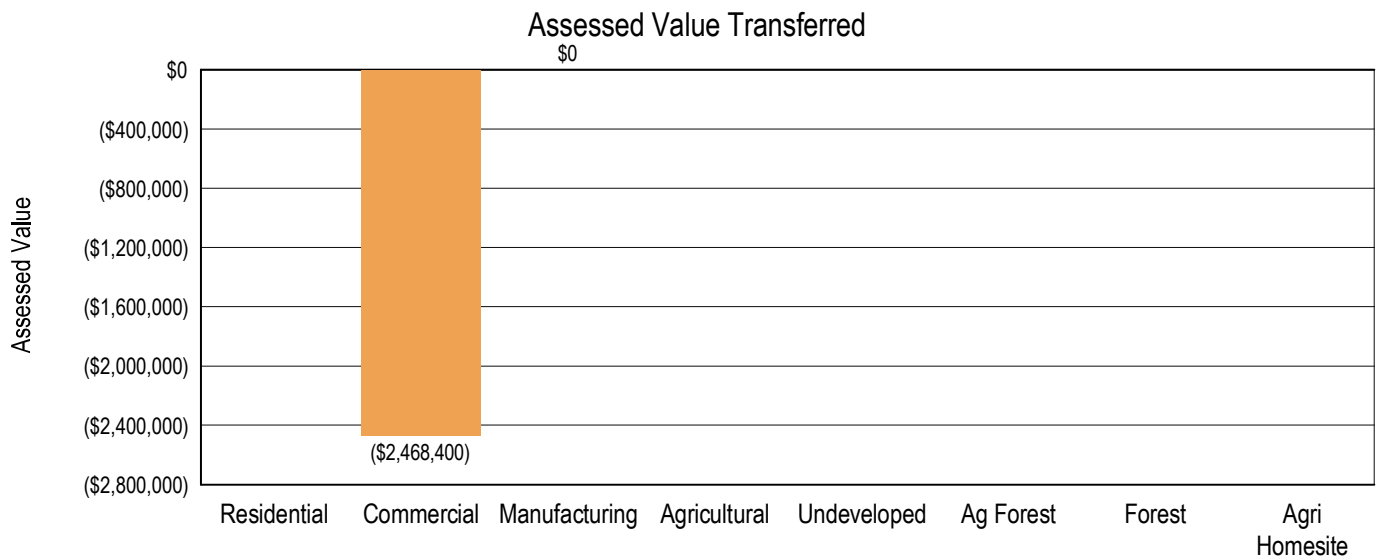
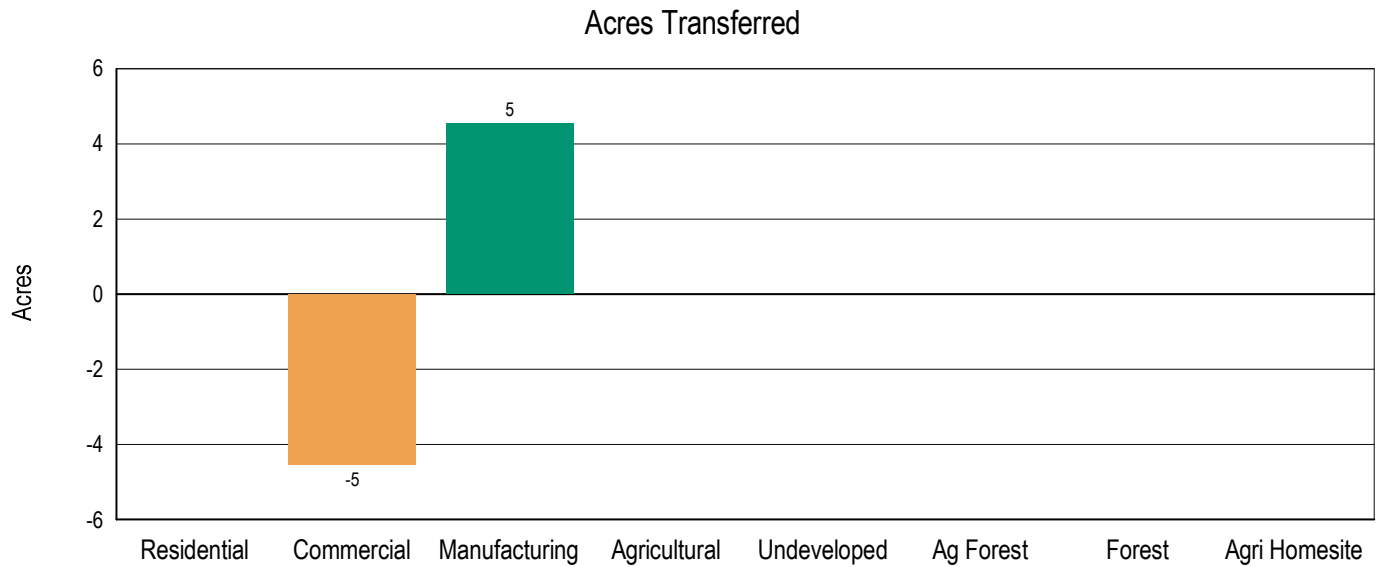
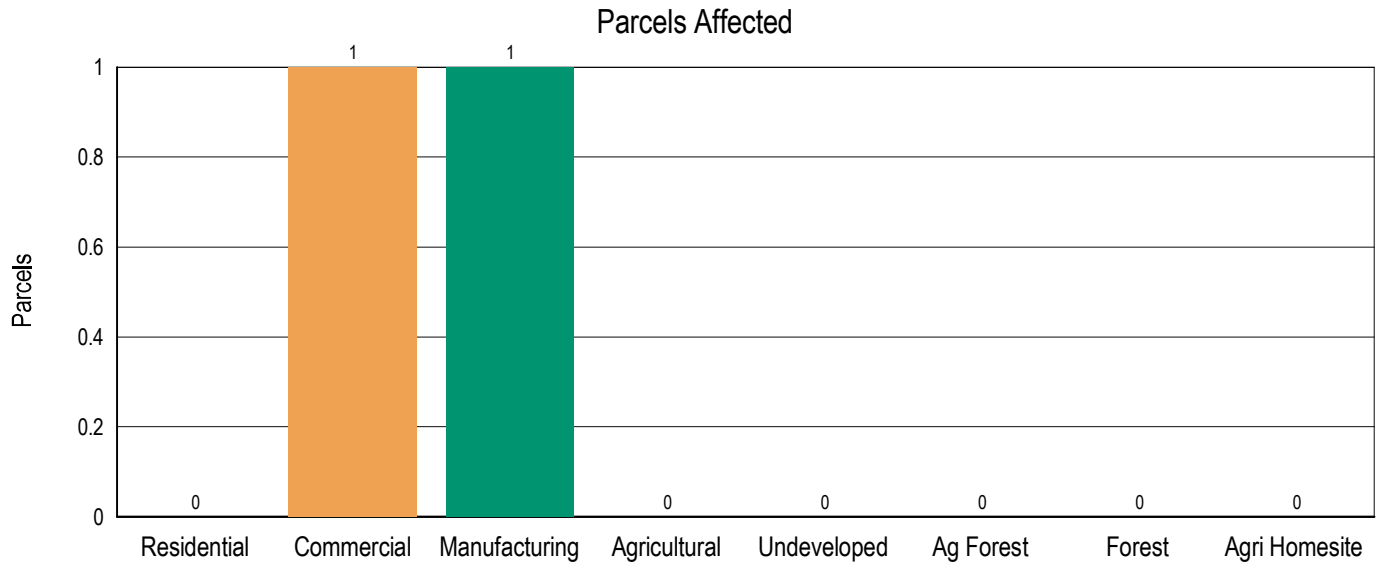
Summary of Work Done

Action Item	# of Times Completed
Other onsite visit	10
Letter sent	431
In Office Review	44
Ag use verification	1
Open book appointment	2
Review RFPR	3
Building permits fielded	488
Properties split	5
Property values changed	264
Sales entered/validated	283

Building Permit Activity that Affected Property Values

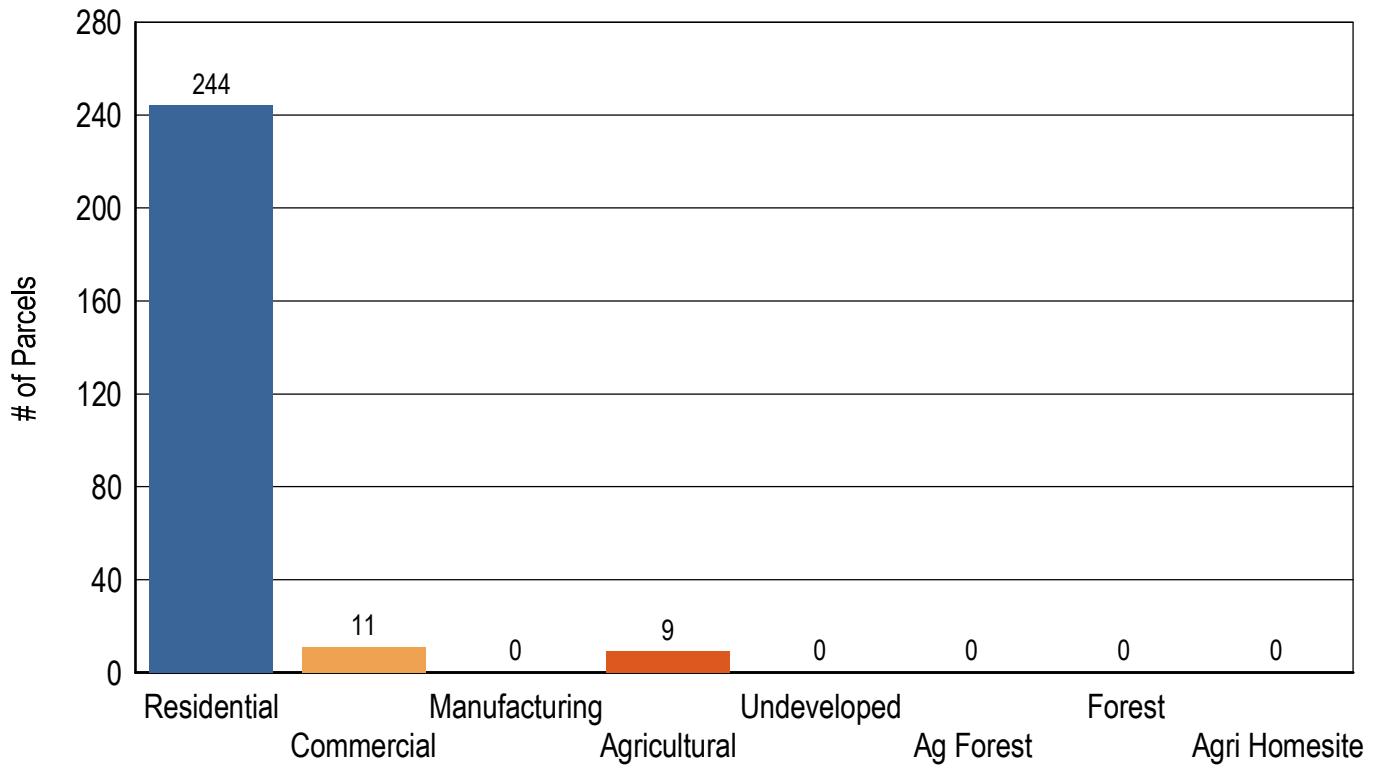


Shifts in Classification

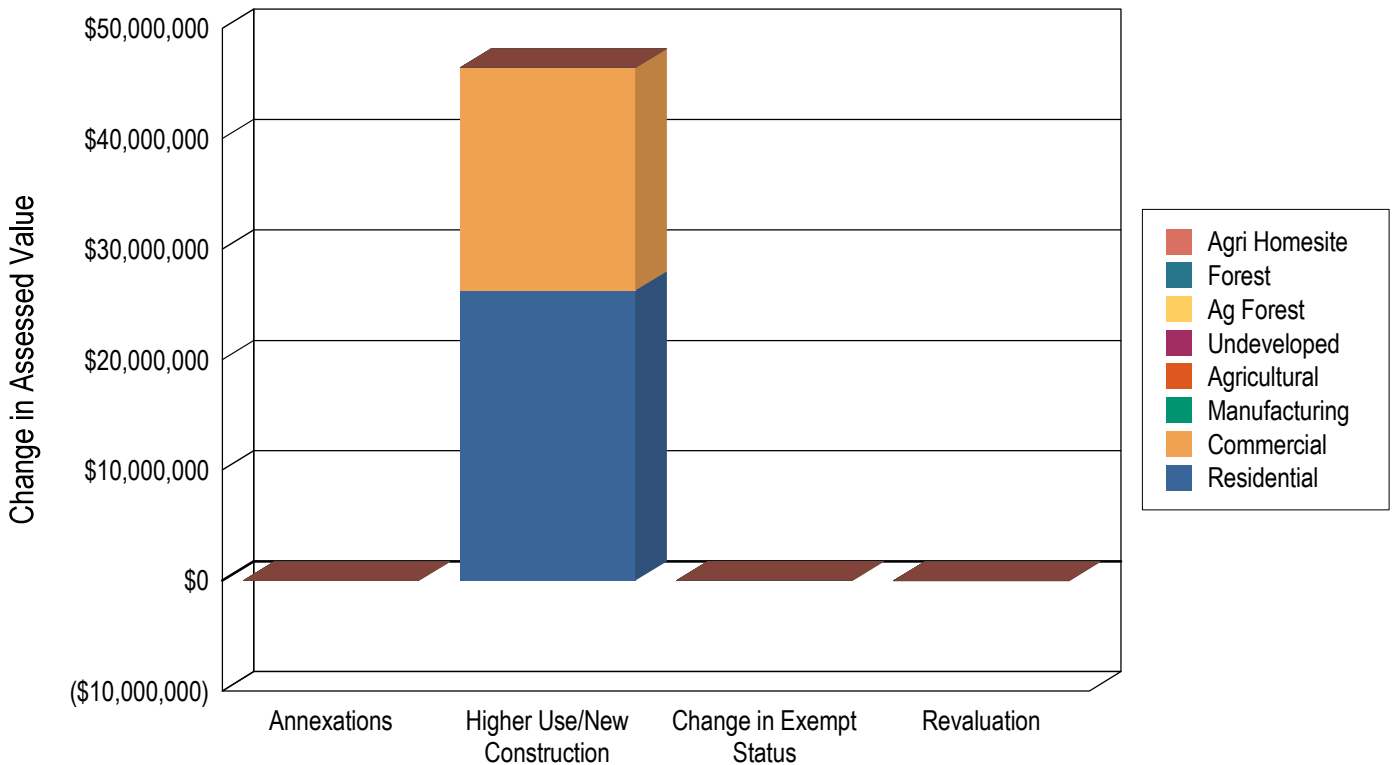


Changes in Assessed Value

Number of Parcels Whose Value Changed

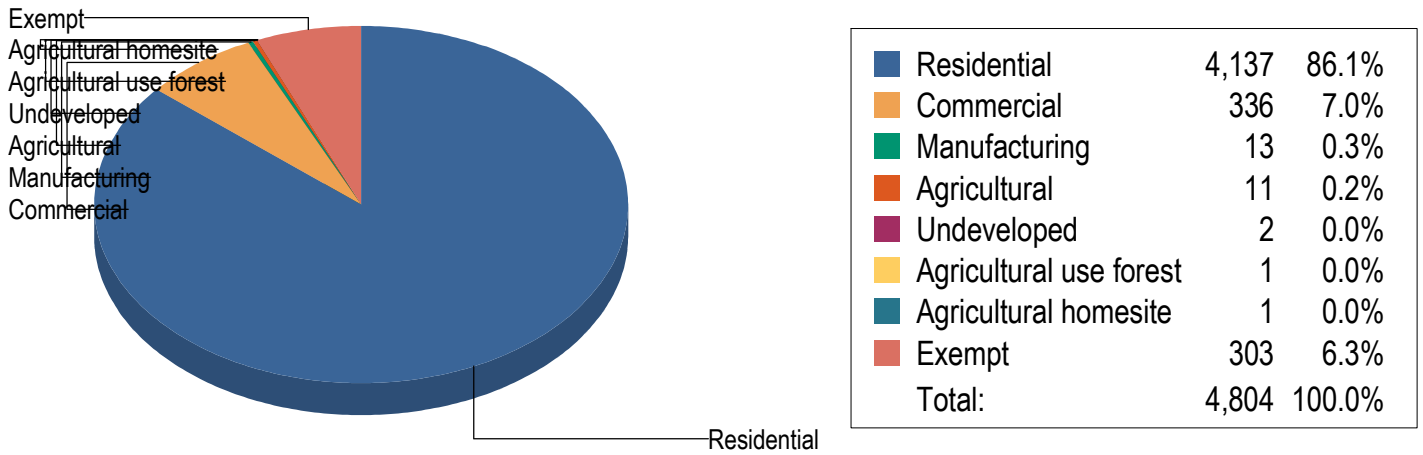


Reasons For Change



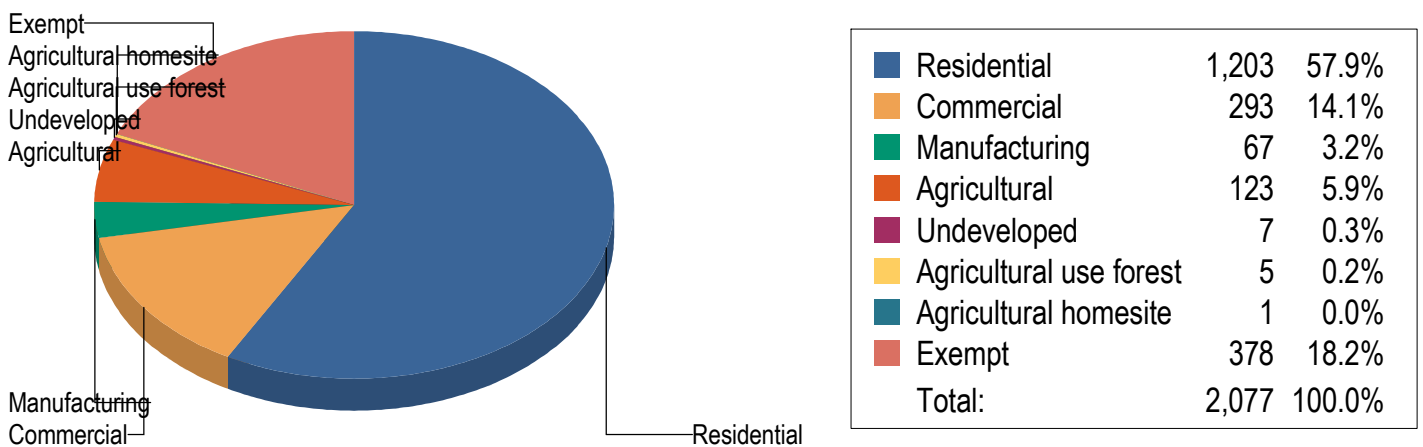
Summary of all Real Estate

Parcel Counts

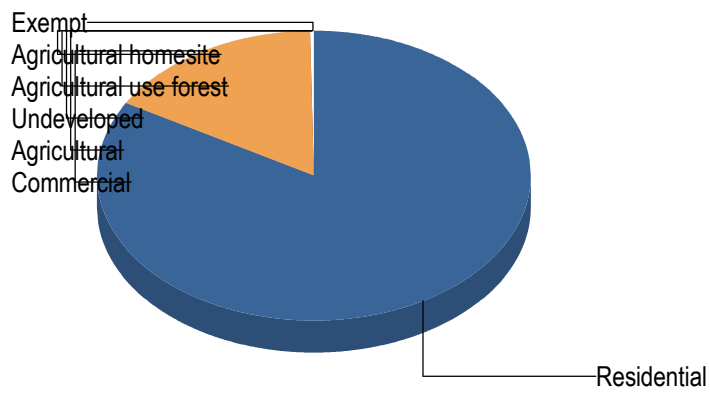


* Total parcel count shown in legend may not equal the actual number of properties in the municipality because a single property can have land or improvements in more than one tax class.

Acreage

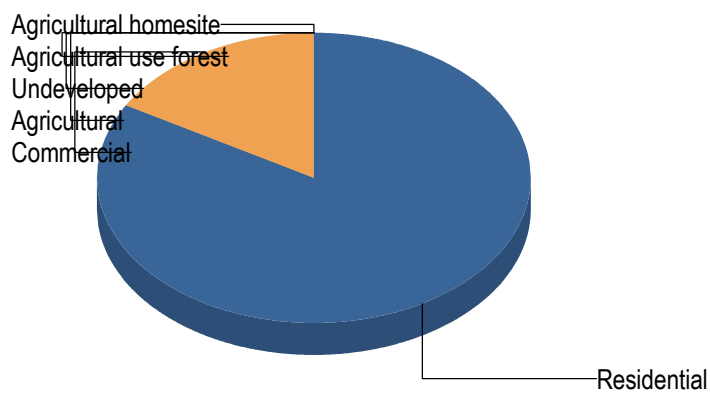


Total Market Value



Residential	\$1,620,026,900	83.2%
Commercial	\$322,729,800	16.6%
Manufacturing	\$0	0.0%
Agricultural	\$627,100	0.0%
Undeveloped	\$199,600	0.0%
Agricultural use forest	\$14,800	0.0%
Agricultural homesite	\$82,400	0.0%
Exempt	\$2,673,400	0.1%
Total:	\$1,946,354,000	100.0%

Total Assessed Value

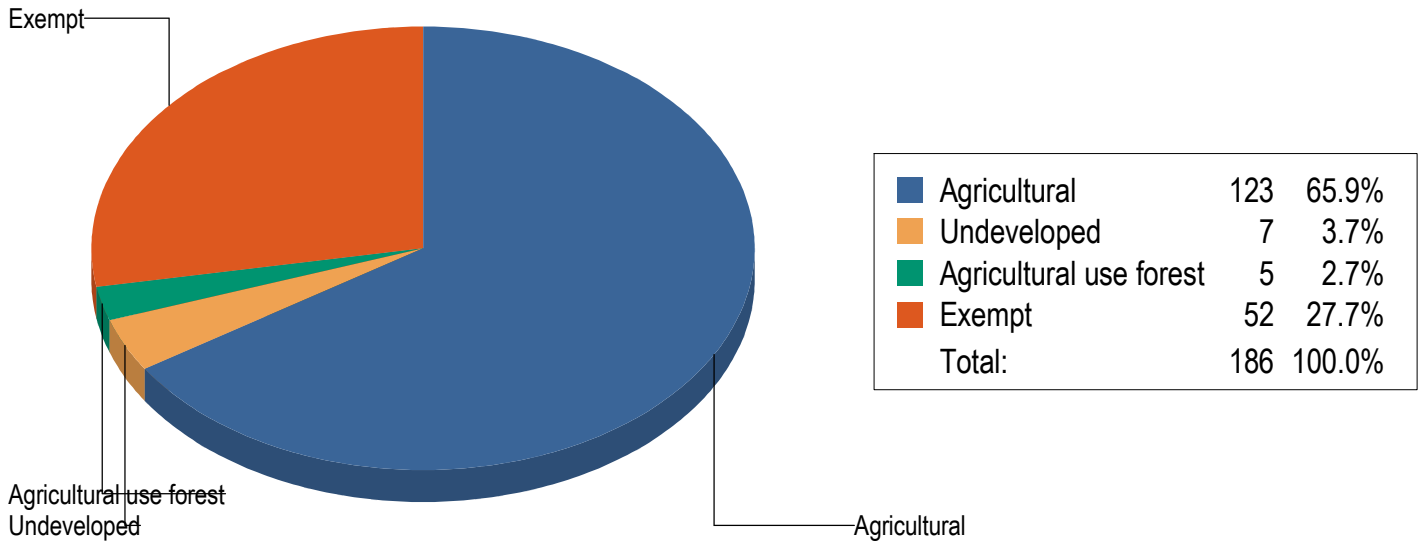


Residential	\$1,620,026,900	83.4%
Commercial	\$322,729,800	16.6%
Manufacturing	\$0	0.0%
Agricultural	\$34,200	0.0%
Undeveloped	\$99,800	0.0%
Agricultural use forest	\$7,400	0.0%
Agricultural homesite	\$82,400	0.0%
Exempt	\$0	0.0%
Total:	\$1,942,980,500	100.0%

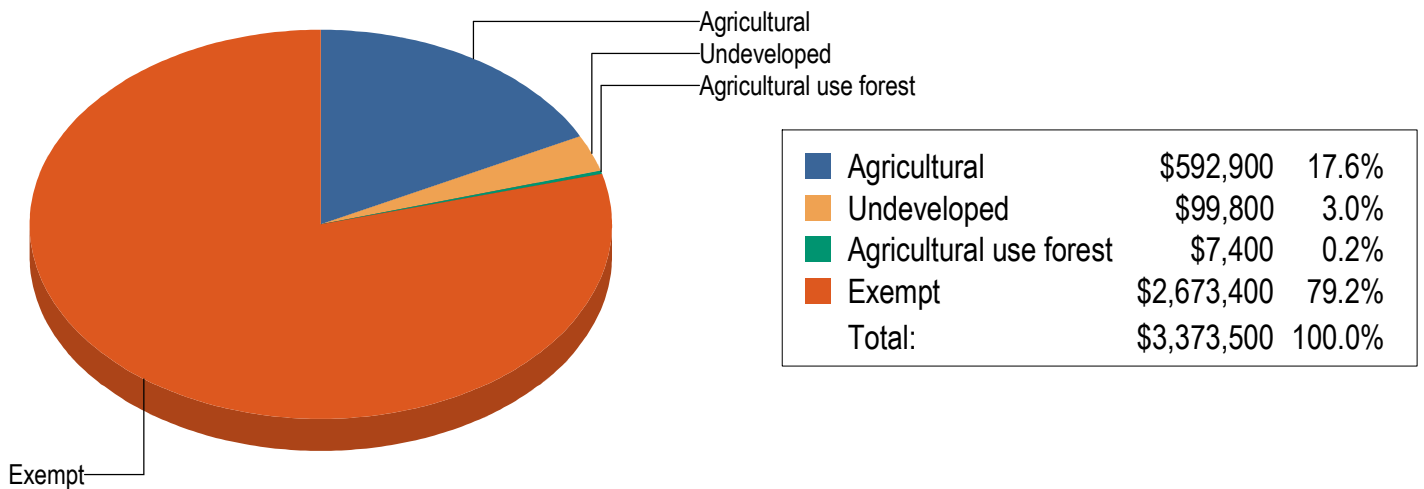
Reductions in Land Value for Tax Assessment Purposes

Not all land is assessed at full market value. The following is a summary of the acres and values reduced.

Number of Acres Whose Value was Reduced

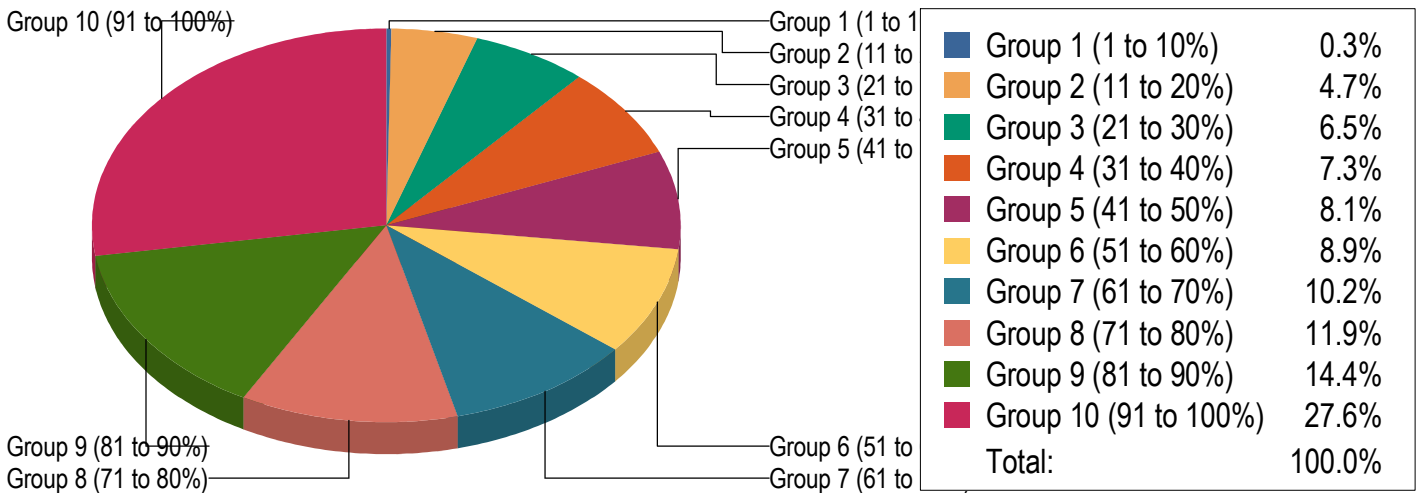
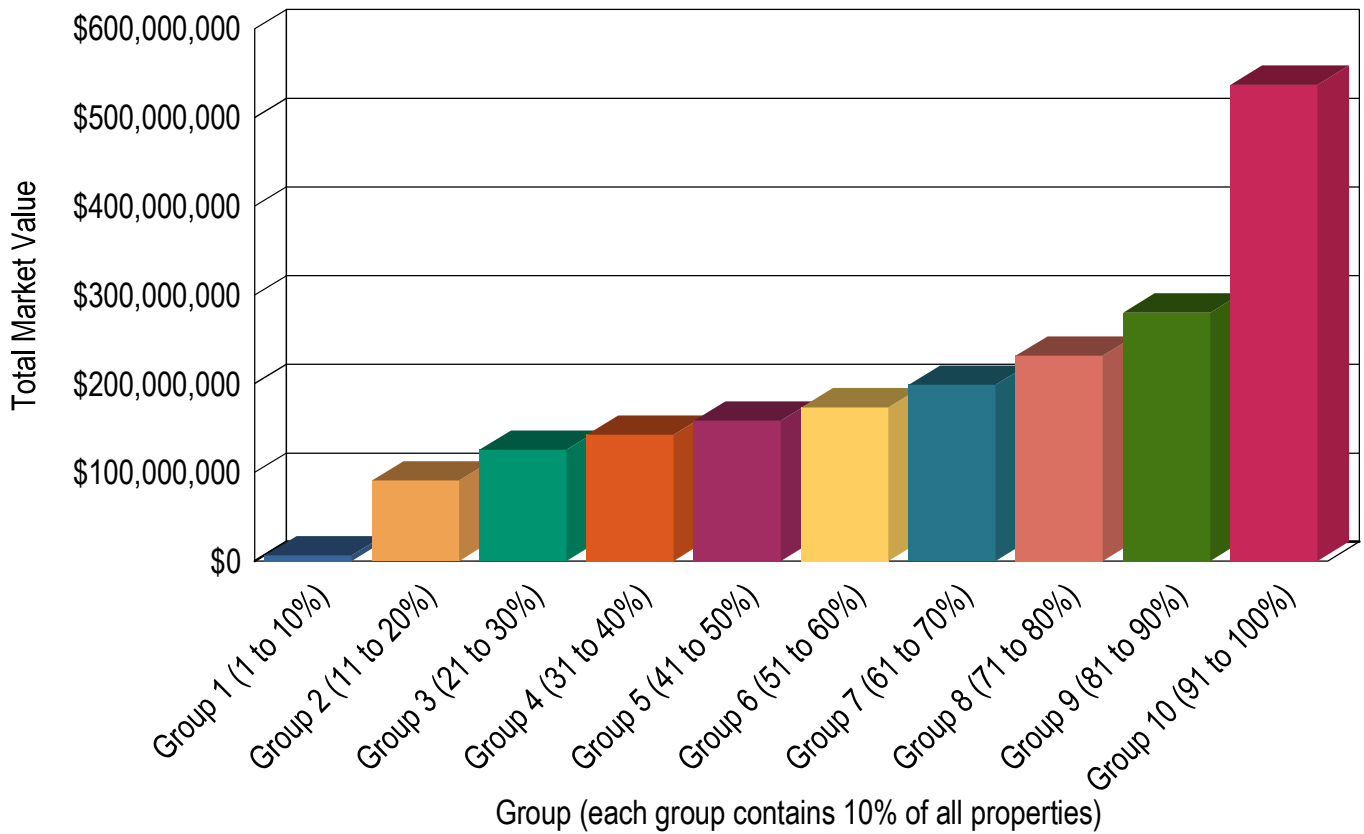


Reduction in Value



Concentration of Property Value

Each group contains 10% of all properties. The first group contains the properties with the lowest market value. The last group contains the properties with the highest market value.



Top 50 Properties by Assessed Value

Tax Key Number	Street Address	Owner	Total Assessed Value
13-023-06-008.00	N123 W5970 Sheboygan Rd Unit CLUB	Cedar Place Apartments, LLC	\$29,400,000
13-050-19-01-002	N49 W6327 Western Rd	Jb Properties 8, LLC	\$19,720,000
13-028-13-011.00	W76 N629 Wauwatosa Rd	Badger Re Holdings, LLC	\$19,176,200
13-051-02-12-009	W55 N182 Woodmere Ct	Woodmere Townhmes LLC	\$10,955,000
13-112-03-01-001	N44 W6025 Hamilton Rd	Hsi Arrabelle, LLC	\$9,590,800
13-067-01-05-000	N29 W6229 Lincoln Blvd	Tealco Group	\$6,014,200
13-040-0043.012	W63 N14258 Washington Ave	Cedar View Apartments	\$5,500,000
13-213-0001.000	N27 W5707 Lincoln Blvd	Cedar Springs Property Holdings, LLC	\$4,562,900
13-051-02-08-000	W61 N286 Washington Ave	Charles K Blank Revocable Trust Et Al	\$4,261,100
13-213-0002.000	W56 N225 Mckinley Blvd	Cedar Gardens Aid Propco, LLC	\$4,000,000
13-003-02-005.00	N143 W6515 Pioneer Rd	St Marys Hospital Ozaukee, Inc	\$3,574,000
13-040-0102.000	N19 W6340 Carriage Trace	Cardinalred III, LLC	\$3,235,000
13-040-0040.001	N143 W6049 Pioneer Rd	lyq, LLC	\$3,209,800
13-034-14-026.00	N30 W6801 Lincoln Blvd	Cedarburg Seniors Apartments, LLC	\$3,152,300
13-002-06-005.00	W57 N14333 Doerr Way	Doerr Way, LLC	\$2,790,000
13-034-14-027.00	N28 W6800 Alyce St	Cedarburg Seniors Apartments II, LLC	\$2,790,000
13-107-06-03-004	W61 N529 Washington Ave	Bank First N A	\$2,719,100
13-107-04-07-002	N61 W6312 Turner St	First Wisconsin National Bank Of Milwaukee	\$2,669,400
13-051-03-04-026	W60 N119 Cardinal Ave	Ced, LLC	\$2,668,900
13-050-13-12-001	N54 W6135 Mill St	John C Tillmann and Lisa Tillmann Family Tru	\$2,618,800
13-067-02-01-004	W63 N230 Fairfield St	Redbird Investments, LLC	\$2,535,000
13-040-0092.001	N92 W6840 Washington Ct	Washington Court Apartments, LLC	\$2,495,000
13-034-15-009.00	N19 W6717 Commerce Ct	Cedarburg Trident, LLC	\$2,486,000
13-050-19-07-000	N48 W6201 Western Rd	Pine Shadows, LLC	\$2,460,000
13-022-03-001.00	Susan Ln	Stone Lake Development, Inc	\$2,431,600
13-050-22-09-007	N44 W6028 Hamilton Rd	Hsi Arrabelle, LLC	\$2,224,300
13-050-18-01-002	N69 W5269 Columbia Rd	Harris Na	\$2,099,300
13-051-03-04-027	W62 N190 Washington Ave	Twin Peaks Investments II, LLC	\$1,994,300
13-034-14-020.00	W66 N220 Commerce Ct	Laird Connectivity, Inc	\$1,989,700
13-003-01-003.00	N142 W6196 Concord St	Concord Apartments, LLC	\$1,950,000
13-051-01-04-000	W55 N453 Lenox Pl	Lenox Place Apartments, LLC	\$1,925,000
13-034-14-010.00	W67 N222 Evergreen Blvd	Dcm Realty 2, LLC	\$1,872,900
13-051-02-11-013	N144 W5800 Pioneer Rd	Pioneer Real Estate Development, LLC	\$1,821,600
13-051-03-04-011	W60 N151 Cardinal Ave	Reuter-Twohig Ltd Liability Ptshp	\$1,685,200
13-050-10-15-005	W64 N625 Hanover Ave	Hanover Square Corp	\$1,652,400
13-050-21-04-002	W61 N306 Washington Ave	Concord 21, LLC	\$1,640,500
13-051-03-03-013	W62 N202 Washington Ave	Concord 44, LLC	\$1,638,300
13-251-0001.000	W61 N301 Washington Ave	Summit Credit Union	\$1,625,400
13-051-02-09-003	W60 N160 Cardinal Ave	Reuter-Twohig Ltd Liability Ptshp	\$1,609,300
13-040-0041.004	W57 N14280 Doerr Way	Doerr Way East, LLC	\$1,600,000
13-051-04-02-001	W61 N297 Washington Ave	Bloch Enterprises, LLC	\$1,583,900
13-067-03-04-000	W63 N202 Fairfield St	Redbird Investments, LLC	\$1,560,000
13-067-03-05-000	W64 N201 Fairfield St	Redbird Investments, LLC	\$1,510,000
13-050-10-11-003	W63 N583 Hanover Ave	Bulldog Bros Cedarburg, LLC	\$1,496,000
13-051-03-04-015	W63 N152 Washington Ave	Plaza, LLC	\$1,465,000
13-040-0110.000	W63 N131 Washington Ave	Wittenberg Enterprises	\$1,444,000
13-067-03-03-001	W62 N209 Washington Ave	Realty Income Properties 6, LLC	\$1,404,900
13-050-18-11-004	W53 N594 Highland Dr	Deep Purple Holdings, Inc	\$1,396,900
13-051-03-04-003	W63 N140 Washington Ave	Plaza, LLC	\$1,373,100
13-040-0001.005	N74 W5830 Appletree Ln	Craig A. Schulz	\$1,370,500