



**CITY OF CEDARBURG
A MEETING OF THE COMMON COUNCIL
MONDAY, AUGUST 31, 2026 – 7:00 PM**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, will be held on Monday, August 31, 2026 at 7:00 PM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting can be viewed via the City's YouTube channel:

www.youtube.com/@cityofcedarburgwi8412

AGENDA

1. CALL TO ORDER

2. ROLL CALL

A. Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo, Mark Mueller

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

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. Written public comment regarding agenda or non-agenda items may be submitted to cityhall@cityofcedarburg.wi.gov by noon on the day of the meeting for distribution to the Common Council.

7. PUBLIC HEARING; AND ACTION THEREON

A. Public Hearing, discussion and possible action on Ordinance 2026-18, amending Section 13-1-56(d) of the City Code adding "Licensed massage therapy" to the list of Conditional Uses that can be considered for approval in the B-4 Office and Service Zoning District.

8. NEW BUSINESS

A. Discussion and possible action on bids received for the 2026 Micro Surfacing Project construction contract.

B. Presentation and discussion on potential Police and Fire Department

renovations by Kraus-Anderson.

- C. Discussion and possible action on public safety buildings.
- D. Discussion and possible action on Metro Mountain Bikers Memorandum of Understanding for use of Pleasant Valley Parks and Trails.
- E. Discussion and possible action on Mayoral appointment of Julie Hoover to the Diversity Committee.

9. CONSENT AGENDA

- A. Discussion and possible action on approval of the July 13, 2026 and August 10, 2026 Common Council Meeting Minutes.
- B. Discussion and possible action on approval of bills dated 08/02/2026-08/22/2026 and payroll dated 08/02/2026-08/15/2026.

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- A. Administrator's Report

11. COMMUNICATIONS

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

12. ADJOURN TO CLOSED SESSION

- A. It is anticipated the Common Council will adjourn to closed session pursuant to State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Specifically to be discussed are items 12.A.1 and 12.A.2. The Council will remain in closed session pursuant to State Statute 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Specifically to be discussed are items 12.A.3 and 12.A.4.

1.) Discussion on Bridger Cell Asset, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Nature Park.

2.) Discussion on AT&T request to revise their current lease on the City cell tower at Western Avenue.

3.) Discussion on employee performance evaluations, and merit and market adjustments for specific employees based on the revised salary policy.

4.) Discussion on 2025-2026 City Administrator Performance Review.

5.) Discussion and possible action on the approval of July 13, 2026
Common Council Closed Session minutes.

13. RECONVENE TO OPEN SESSION

- A. Possible action on Bridger Cell Assets, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Nature Park.
- B. Possible action on AT&T request to revise their current lease on the City cell tower at Western Avenue.
- C. Possible action on 2027 performance evaluations, and merit and market adjustments for specific employees based on the revised salary policy.
- D. Possible action on 2025-2026 City Administrator Performance Review.

14. 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.

** 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.

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

PLANNERS REPORT

To: City of Cedarburg Common Council

By: Mary Censky

Date: August 31, 2026

General Information:

Agenda Item: 7.A.

Applicant:

Brooke Weigand – owner of
InTouch Therapeutic Massage
LLC

Property Owner:

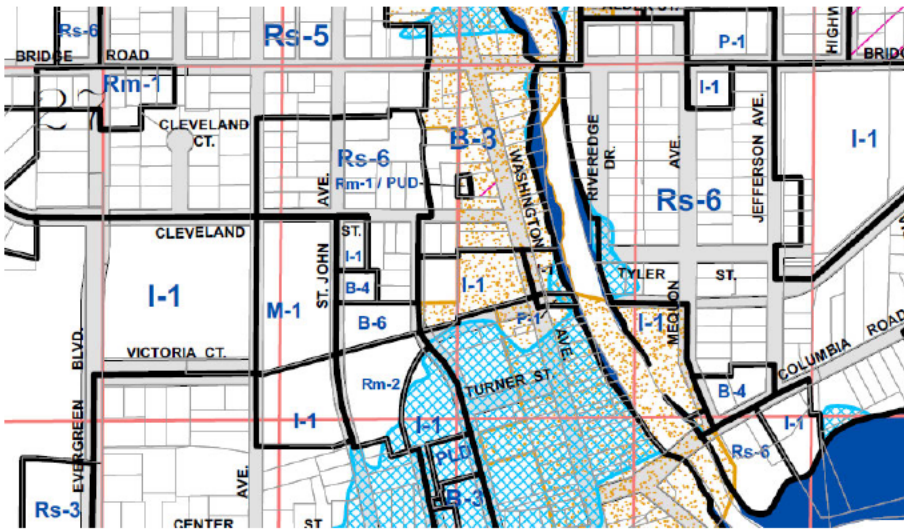
N/A

Requested Action:

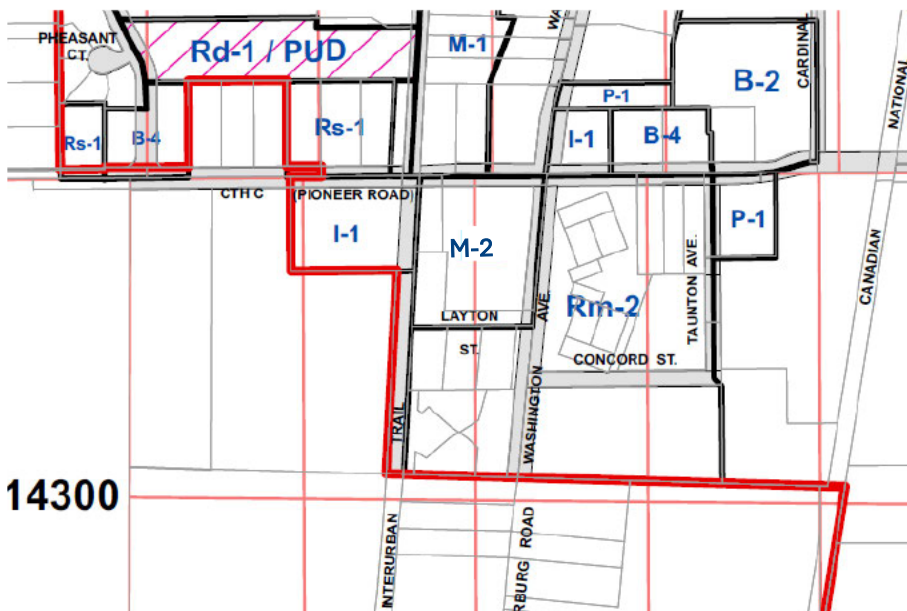
Adoption of Ordinance 2026-
18 adding "Licensed massage
therapy" to the list of
Conditional Uses that may be
considered for approval in the
[B-4 Office and Service
District.](#)

Discussion:

There are limited few sites in the City that are currently zoned B-4 Office and Service District (see maps below). The B-4 District currently lists such uses as Chiropractor, Dental, Optometrist, Osteopath, Physician and surgeon services, and Medical clinics, as Permitted Uses. It also lists Athletic clubs, Barber shops and beauty salons, Gymnasiums, Health clubs, and Health resorts as Conditional Uses that may be considered for approval.



AND



14300

Presently, only the [B-2-Community Business District](#) lists Licensed Massage Therapy among the possible uses. In the B-2 it is listed as a Conditional Use.

The applicant, a licensed massage therapist, recently relocated her business from the Town of Cedarburg into a B-4 Zoned property in the City. She is making this Code Amendment request in the hope of remaining at this new location. If the Plan Commission and Common Council support this Code Amendment by passage of the attached DRAFT Ordinance, she plans to apply directly thereafter for a Conditional Use Permit. The applicant has been provided with a copy of the recently adopted [Ordinance 2026-11](#) which established local regulations and licensing requirements for massage businesses.

On August 3, 2026, the Plan Commission recommended in favor of adopting this Ordinance 2026-18.



**CITY OF CEDARBURG – COMMON COUNCIL
OFFICIAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the Common Council of the City of Cedarburg, WI will hold a PUBLIC HEARING on **Monday, August 31, 2026, at 7:00 p.m.** in the Council Chambers at City Hall, W63 N645 Washington Avenue, to consider the following matter:

- 1) An Ordinance amending Section 13-1-56(d) of the City Code adding “Licensed massage therapy” to the list of Conditional Uses that can be considered for approval in the B-4 Office and Service Zoning District.

More detailed information on this Ordinance is available for review in the City Planner’s Office during regular business hours.

All interested persons wishing to be heard are invited to attend and offer comments. If you are unable to attend and would like to submit written comments, please direct them to the City Clerk’s Office prior to the hearing.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. Please contact the City Clerk’s Office at (262) 375-7606.

Dated this 4th day of August 2026.

Jessica Campolo
City Clerk

Publish: August 13, 2026
August 20, 2026

ORDINANCE NO. 2026-18

ORDINANCE TO AMEND SECTION 13-1-56(d) as set forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG by adding "Licensed massage therapy" to the list of Conditional Uses that may be considered for approval in the B-4 Office and Service Zoning District; and

WHEREAS, the City of Cedarburg Plan Commission did, on August 3, 2026, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on August 31, 2026, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTION 13-1-56(d) as set forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG is hereby amended to include the use "Licensed massage therapy" as a conditional use that may be considered for approval in the B-4 Office and Service Zoning District.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this 31st day of August 2026 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Clerk, Jessica Campolo

APPROVED AS TO FORM:

City Attorney Michael Herbrand

CITY OF CEDARBURG

MEETING DATE: August 31, 2026

ITEM NO: A.

TITLE:

Discussion and possible action on bids received for the 2026 Micro Surfacing Project construction contract.

ISSUE SUMMARY:

This is the third year for Micro Surfacing in the city and the work is being planned for Stony Kettle Drive and Cranes Crossing within the Cranes Crossing Subdivision. Micro surfacing consists of applying a mixture of polymer modified asphalt emulsion, aggregate, mineral filler, additives, and water to the surface of a properly prepared roadway surface. The treatment is applied at approximately 3/8" thick and can fill cracks up to one inch in depth. Micro surfacing protects the pavement against oxidation and water intrusion and can add 7 to 10 years to a pavement's lifespan.

Staff advertised and received only one bid for the 2026 Micro Surfacing Project. The only bid was submitted by Struck and Irwin Paving, Inc. for a total of \$50,102.50. Struck and Irwin's bid was over \$9,000 below the engineer's estimate. Struck and Irwin also completed the 2025 Micro Surfacing Program.

STAFF RECOMMENDATION:

Approve

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Due to time constraints this item was taken directly to the Common Council.

BUDGETARY IMPACT:

This will come out of the \$60,000 budgeted for asphalt repairs.

ATTACHMENTS:

1. Micro Surfacing Bid Tab

INITIATED/REQUESTED BY:

Mike Wieser

FOR MORE INFORMATION CONTACT:

Mike Wieser, Engineer/Public Works Director

2026 Micro Surfacing

Owner: City of Cedarburg

Bid Opening: 8/25/2026 11:00 AM CST

				Struck &
Item No.	Item Description	Units	Quantity	Unit Price
1	Traffic Control	LS	1	1,022.50
2	Micro Surfacing	SY	10,225	4.8

Total:

& Irwin Paving
Cost
\$1,022.50
\$49,080.00

\$50,102.50

CITY OF CEDARBURG

MEETING DATE: August 31, 2026

ITEM NO: B.

TITLE:

Presentation and discussion on potential Police and Fire Department renovations by Kraus-Anderson.

ISSUE SUMMARY:

This presentation will focus on the Phase I deliverable outlined in the City's CMAA RFP, with Kraus-Anderson reviewing the Police and Fire Department's facility needs, existing conditions, preliminary renovation concepts, and initial cost estimates.
Both items will be discussed as separate projects.

STAFF RECOMMENDATION:

None

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

BUDGETARY IMPACT:

ATTACHMENTS:

1. Fire & Police - Cedarburg Presentation

INITIATED/REQUESTED BY:

Mikko Hilvo

FOR MORE INFORMATION CONTACT:

Mikko Hilvo, City Administrator
Michael McNerney, Police Chief
Jeff Vahsholtz, Fire Chief

Cedarburg Police Department

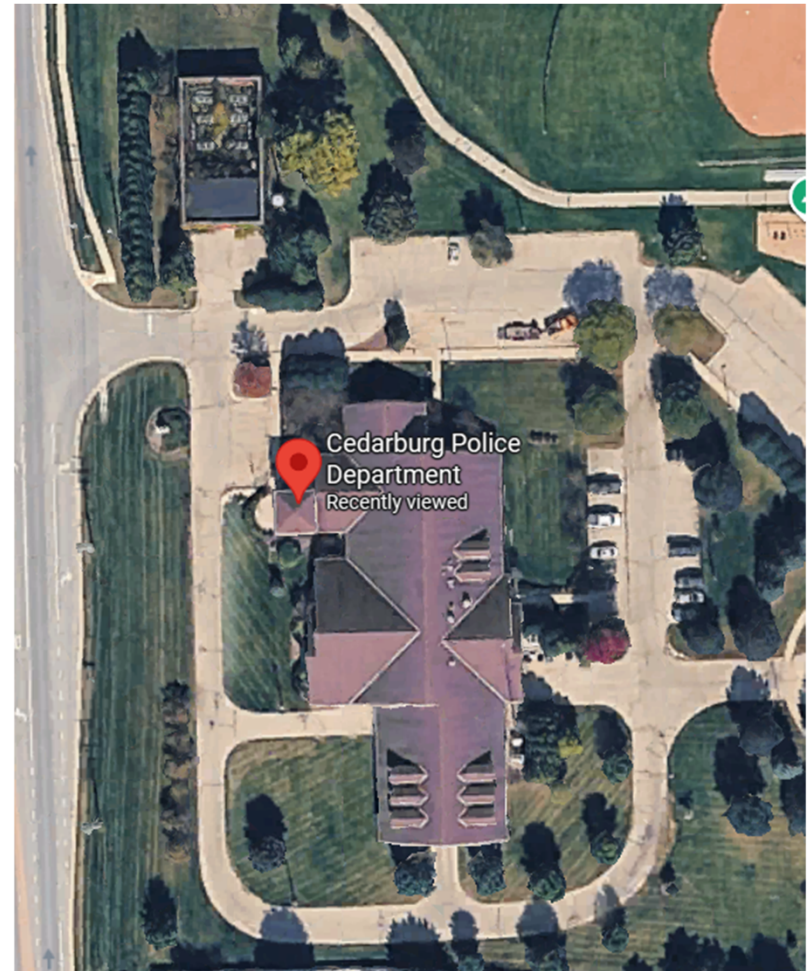
Renovations and Addition Project

Presented by 
KRAUS-ANDERSON®



Existing Facility

- Completed in 2000
- Cedar Pointe Park located to the North with shared parking areas
- Former Light & Water Building to the NW
- Single Family Homes to the East and South

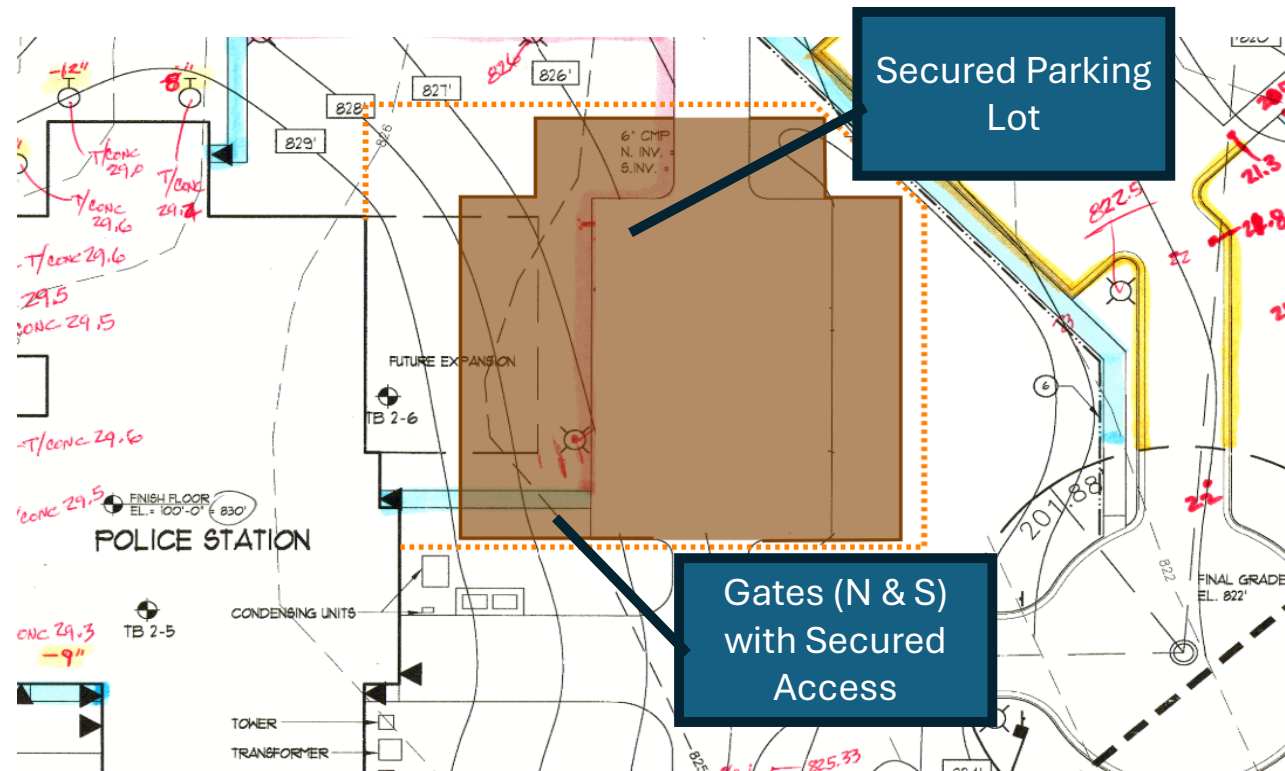


Project Scope Outlined in RFP

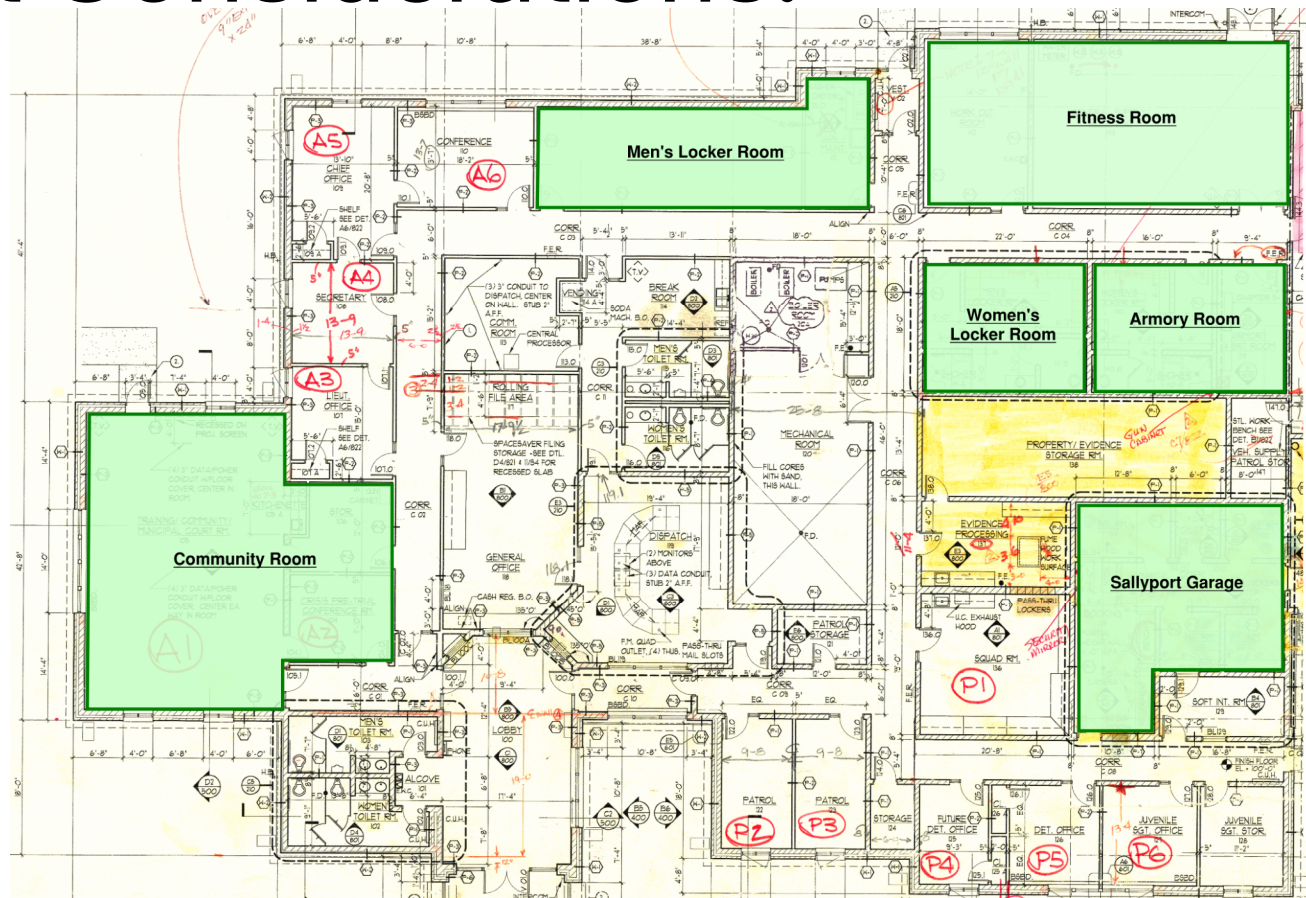
- Demolition of existing parking structure and construction of a new garage with increased capacity, a new sallyport, and (2) new K-9 kennels
- Expansion of the police parking lot with new security fencing and gates
- Interior renovation of the existing department, including:
 - New finishes throughout (flooring, wall finishes, ACT ceilings)
 - Enlarged Armory room with HVAC upgrades
 - New Men's and Women's locker rooms
 - Building envelope repairs and MEPFP upgrades to address aging or non-functional systems



Project Considerations:



Project Considerations:



Project Constraints

- Phased approach to construction
 - Facility to remain occupied through construction
 - Parking Garage will be inaccessible for the duration of the expansion project, but exterior secured parking would be completed in advance
- Access to Cedar Point Park to remain through construction



Project Budget

Cedarburg Police Department – Renovations & Addition

Total Construction Budget:	\$5,590,371.00
Deferred Maintenance Project Costs:	\$2,054,477.00
Furnishings and Equipment:	\$185,000.00
Design and Engineering Fee Allowance:	\$727,845.00
Construction Contingency - 5%:	\$293,630.00
Design Contingency - 10%:	\$469,808.00
Total Project Cost	\$9,321,131.00

Cedarburg Fire Department

Renovations and Addition Project

Presented by 
KRAUS-ANDERSON®



Existing Facility

- Completed in 1954 with Addition in 1993
- Site includes the Fire Department Museum, completed in 1908
- Bordered to the:
 - (West) Cedar Creek with Creek Walk
 - (North) Ozaukee Interurban Trail

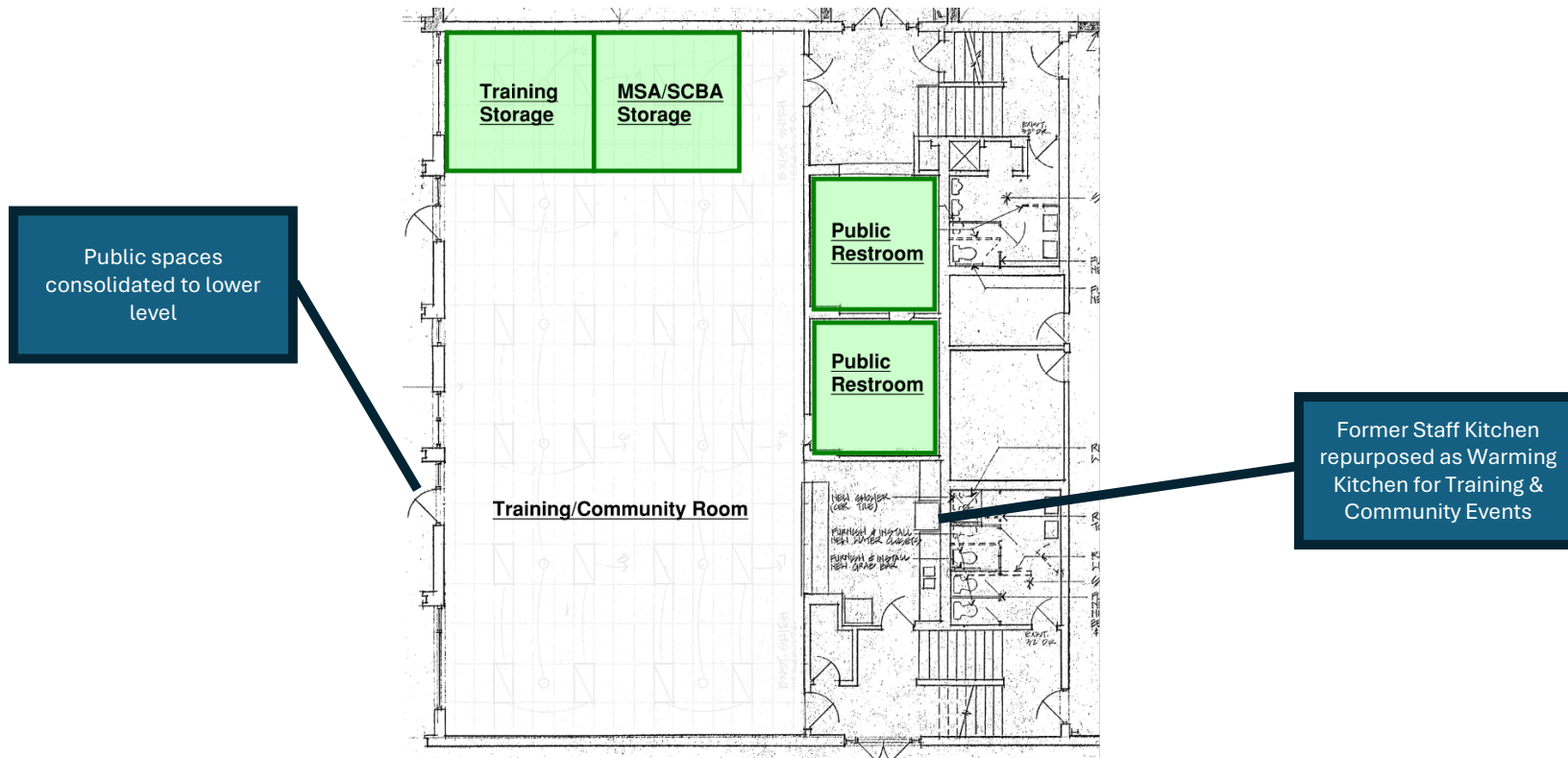


Project Scope Outlined in RFP:

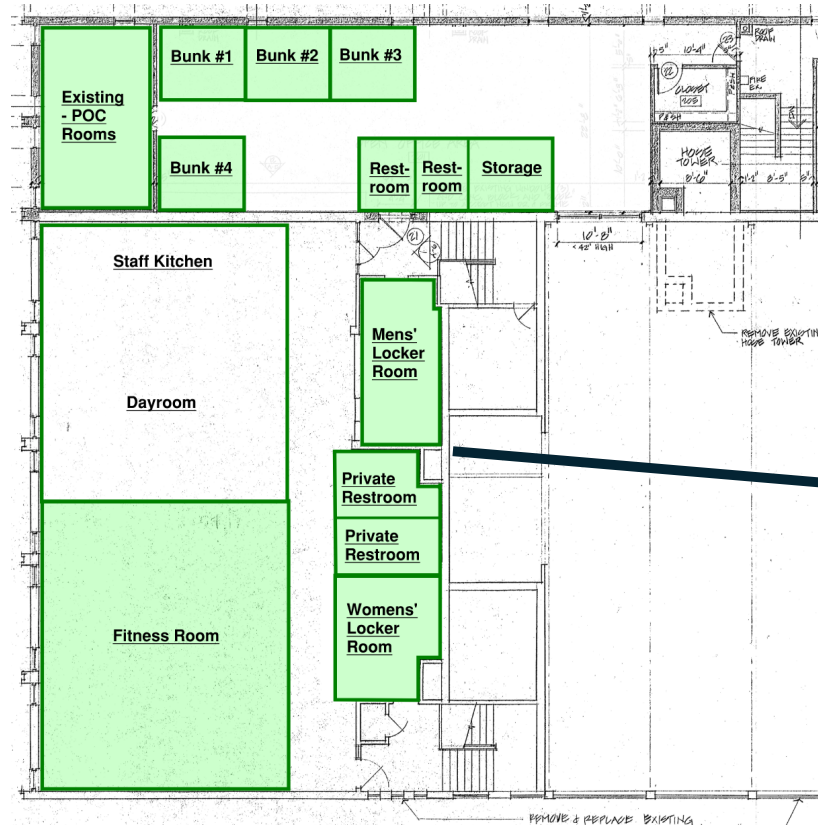
- Construct a new firefighting gear storage room within the existing apparatus bay
- Provide a new Men's locker room
- Provide new ADA compliant public restrooms
- Provide new firefighter dormitory space with lounge and kitchen
- Interior renovations to private and communal office spaces
- Building envelope repairs and MEPFP upgrades to address aging or non-functional systems
- Engine room ventilation addition, floor replacement, and redesign of area to allow for an EMS supply room.



Project Considerations:



Project Considerations:



Staff Only Spaces
concentrated at Upper
Level

Project Constraints

- Phased approach to construction
 - Facility to remain occupied through construction
 - Staff facilities would be prioritized in the phasing plan
- Deferred maintenance for the facility (including the Fire Department Museum building) is extensive
- Building is not ADA compliant
 - This renovation approach consolidates all publicly accessible areas to the lower level
- Site offers little opportunity for additional expansion

Project Constraints

- Location within the community constrains the department's response time for emergencies
- Staff parking is limited and conflicts with the Ozaukee Interurban Trail

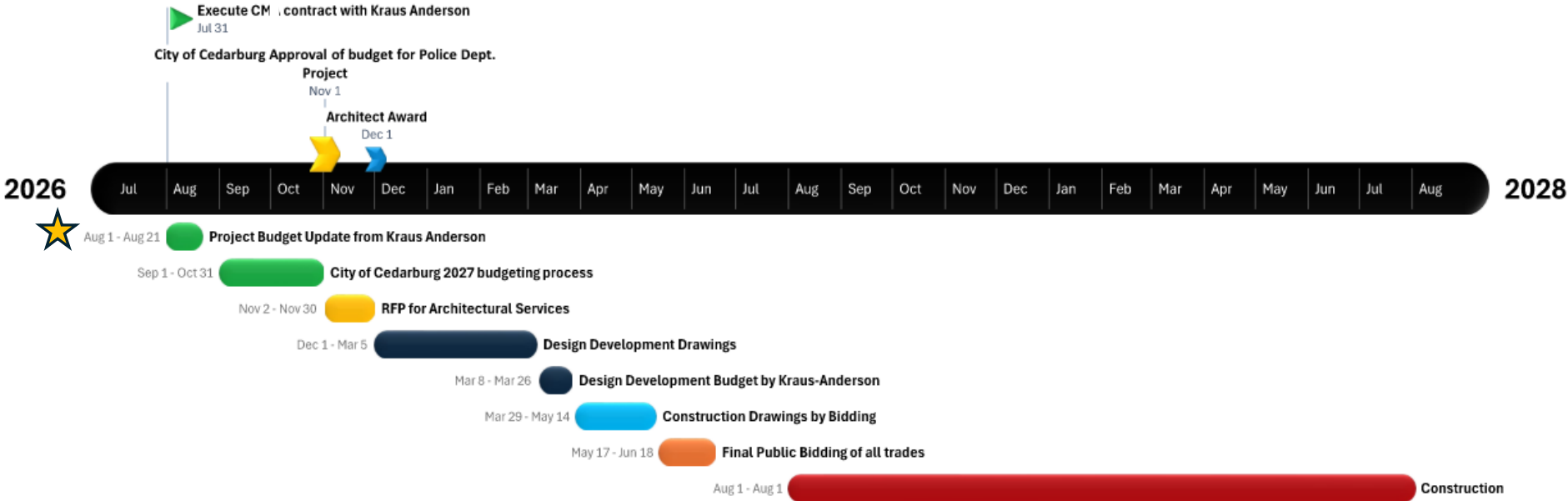


Project Budget

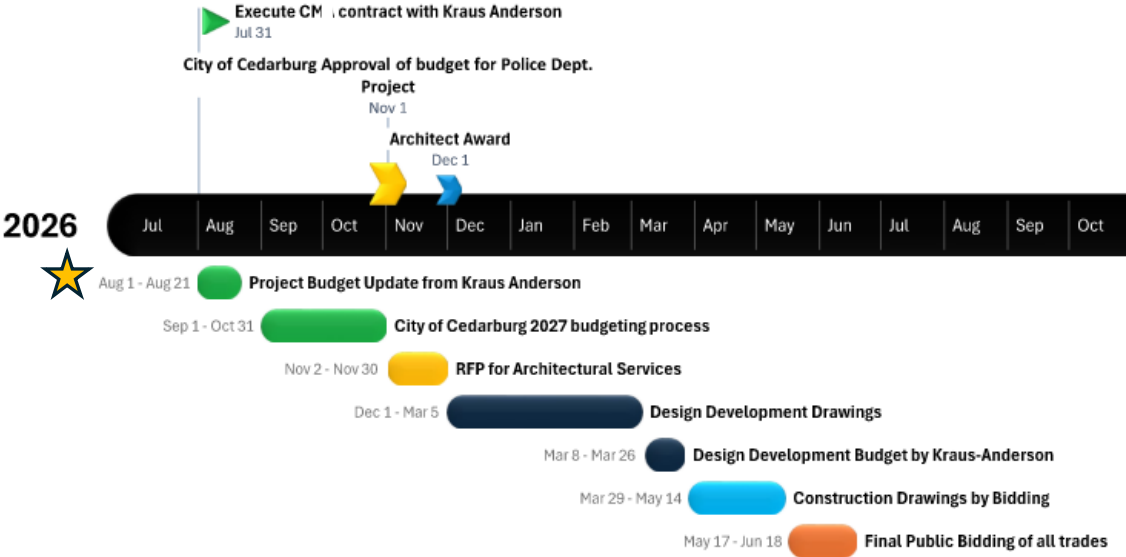
Cedarburg Fire Department – Renovations & Addition

Total Construction Budget:	\$3,983,702.00
Deferred Maintenance Project Costs:	\$4,417,680.00
Furnishings and Equipment:	\$108,000.00
Design and Engineering Fee Allowance:	\$816,441.00
Construction Contingency - 5%:	\$324,845.00
Design Contingency - 10%:	\$649,689.00
Total Project Cost	\$10,300,357.00

Project Next Steps



Project Next Steps



Cedarburg Police Department – Renovations & Addition

Design and Engineering Fee Allowance: \$727,845.00

Cedarburg Fire Department – Renovations & Addition

Design and Engineering Fee Allowance: \$816,441.00

Cost Incurred to Proceed \$1,544,286.00

CITY OF CEDARBURG

MEETING DATE: August 31, 2026

ITEM NO: C.

TITLE:

Discussion and possible action on public safety buildings.

ISSUE SUMMARY:

With Phase I complete, the City now has renovation cost estimates for both facilities along with the previous FGMA study, enabling Council to evaluate financially and operationally viable paths for the city.

Kraus-Anderson Phase I work included:

- A detailed analysis of existing conditions across both the Police Department and Fire/EMS buildings (aging systems, spatial constraints etc.).
- Development of facility-specific conceptual cost estimates for renovation options, structured using KA's historical cost database and benchmarking.
- Identification of risk factors such as ADA/code triggers, market escalation, long-lead materials, and phased construction needs for occupied facilities.

Council has three strategic pathways:

1. Follow the prior FGMA Pre-Design Study recommendation (Option 3A - other options could still be considered)

FGMA's recommended option proposes:

- A new standalone Fire Department on a new site.
- A renovation and addition at the existing Police Department to meet long-term operational and space needs. FGMA determined this approach best avoids sunk costs in aging facilities and aligns with modernization, safety, growth, and operational efficiency goals.

2. Proceed with the newly completed Kraus-Anderson renovation plans.

Using KA's Phase I analysis, Council may elect to:

- Advance renovation of both facilities at current locations, using KA's cost modeling and phasing approach.

This option modernizes current buildings without new facility construction but may carry long-term constraints associated with the sites themselves.

3. Limit investment to required repairs only (2027 stabilizing work)

Council may choose to:

- Address only critical, end-of-life systems and failing infrastructure in 2027.
- Defer major capital investment until a later date while maintaining baseline operational safety.

This path carries the lowest short-term financial obligation but does not address long-term space deficiencies, operational inefficiencies, or building life cycle issues identified in both FGMA and KA analyses. Both facilities will require extensive mechanical/HVAC repairs in 2027 with failing equipment.

STAFF RECOMMENDATION:

None

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

BUDGETARY IMPACT:

ATTACHMENTS:

1. Cedarburg Public Safety Facilities Study - Council Presentation 2026 0126
2. Public Safety Building Financial Impact

INITIATED/REQUESTED BY:

Mikko Hilvo

FOR MORE INFORMATION CONTACT:

Mikko Hilvo, City Administrator
Michael McNerney, Police Chief
Jeff Vahsholtz, Fire Chief



City of Cedarburg

Police & Fire Departments

Facilities Study

Presented by:

Andrew Mayo, AIA, FGM Architects

Brad Kropp, RA, FGM Architects

James Rongstad, Kraus Anderson Const.

Mike Timmers, Kraus Anderson Const.

January 26, 2026



KRAUS-ANDERSON

Facilities Space Needs

Study Goals

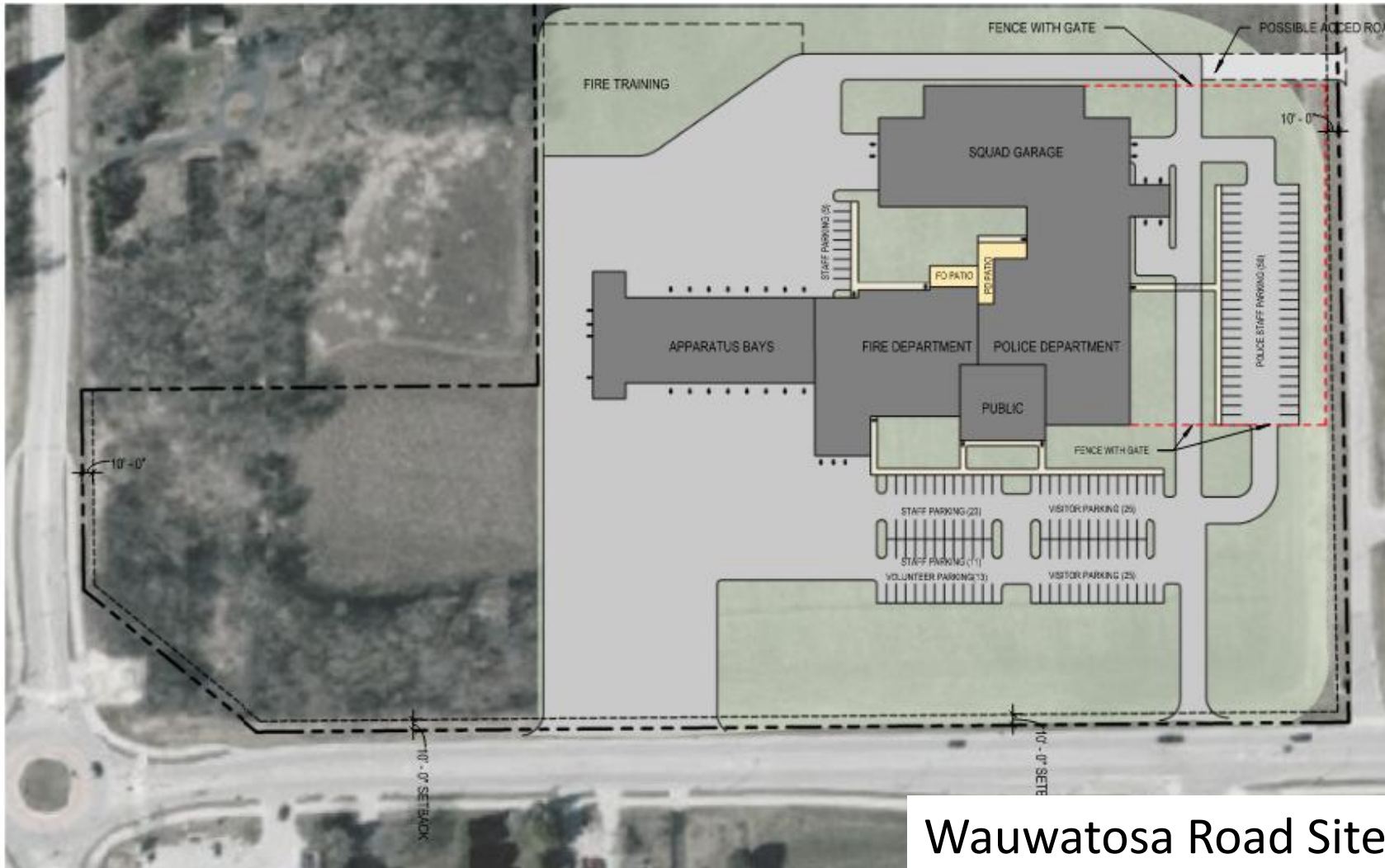
- Modern Purpose-Built Facilities
- Increase Safety & Security
- Use of Facility as a Recruitment & Retention Tool
- Increase Training Opportunities
- Provide for Today's Space Needs & Plan for Future Growth
- Maximize Efficiency by Co-locating Police & Fire Departments
- Decrease Fire Department Response Times



Space Needs

Facility	2035 Space Need (SF)
<u>Individual Facilities</u>	
Police Department	48,900
Fire Department	43,200
Total	92,100
<u>Combined Facility</u>	
Police Department	43,500
Fire Department	40,400
Shared Spaces	5,700
Public Safety Building	89,600

Proposed Site Plan – Combined PSB

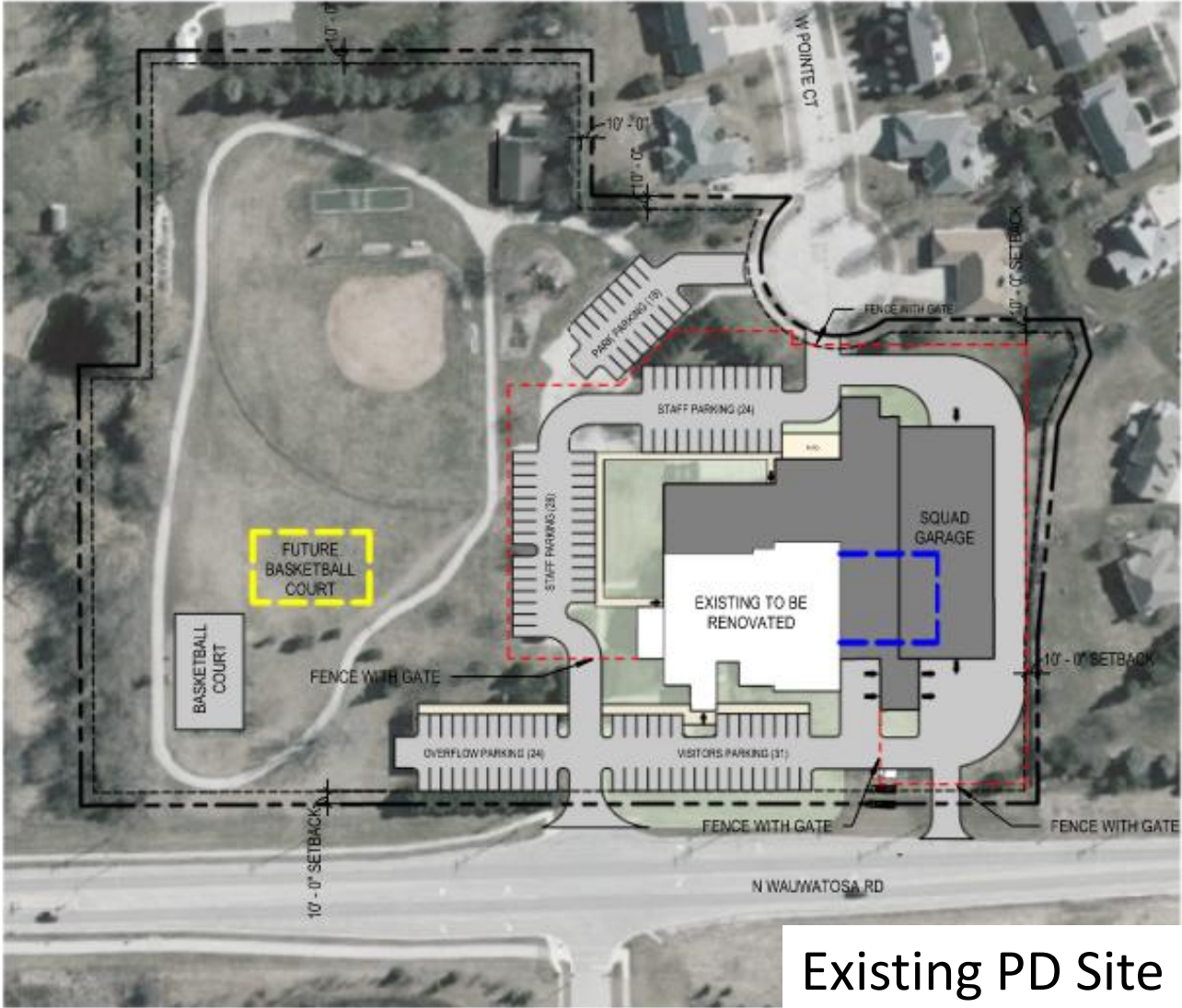


SITE LEGEND	
	PAVEMENT
	NEW CONSTRUCTION
	PROPOSED SECURITY FENCE
	SETBACK LINES
	SURROUNDING PARCEL BOUNDARIES

	Quantity
Parcel Size	27.55 Acres
New Facility	88,700 SF
Parking	
PD Staff	50 Stalls
FD Staff	43 Stalls
FD Volunteer	14 Stalls
Visitor	50 Stalls

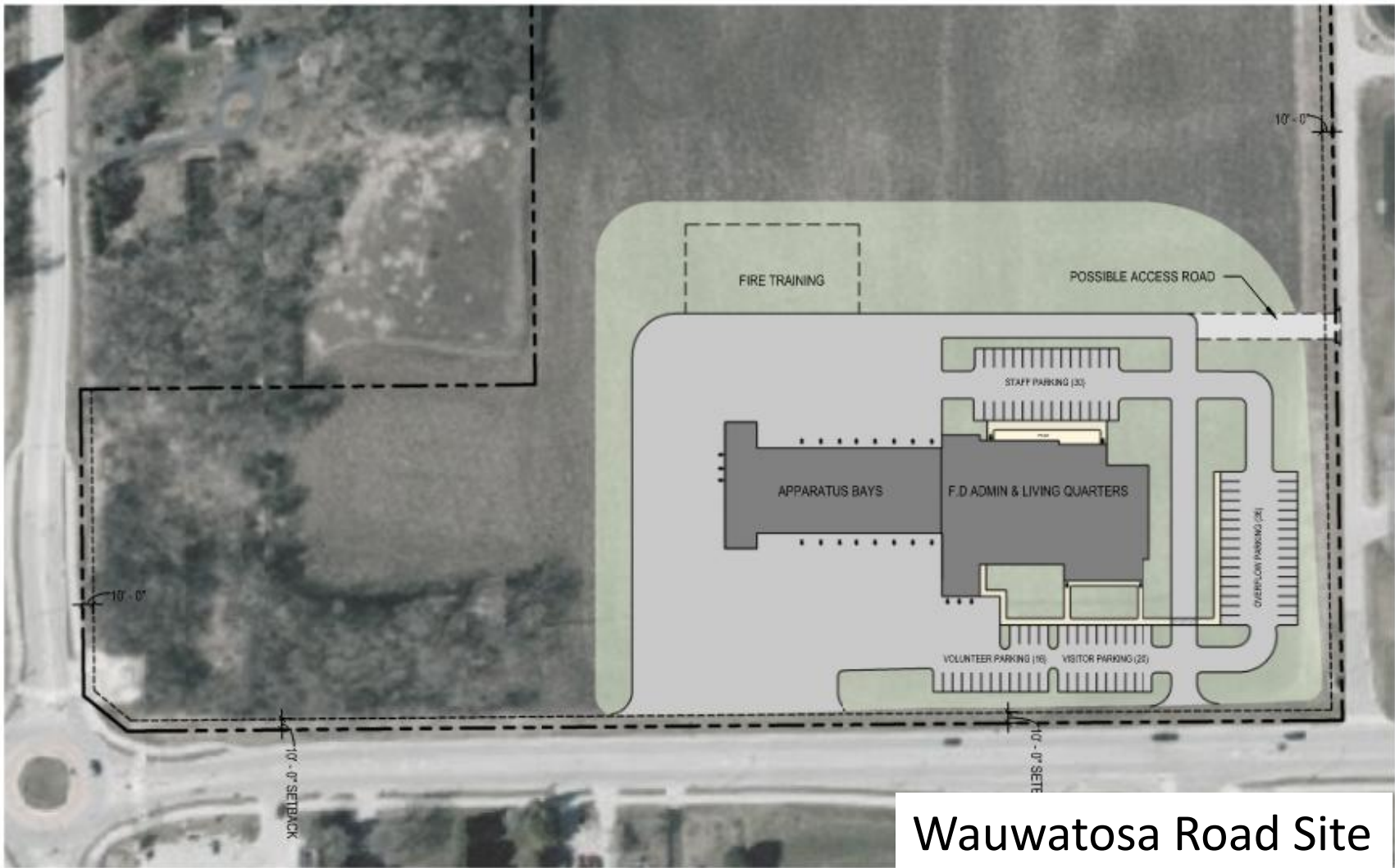
Wauwatosa Road Site

Proposed Site Plan – Police Department



	Quantity
Parcel Size	8.48 Acres
Total Facility	47,100 SF
Renovation	15,600 SF
Addition	31,500 SF
Parking	
PD Staff	52 Stalls
Visitor	31 Stalls
Overflow	24 Stalls
Public Park	18 Stalls

Proposed Site Plan – Fire Department



SITE LEGEND	
	PAVEMENT
	NEW CONSTRUCTION
	PROPOSED SECURITY FENCE
	SETBACK LINES
	SURROUNDING PARCEL BOUNDARIES

	Quantity
Parcel Size	27.55 Acres
New Facility	41,700 SF
Parking	
FD Staff	30 Stalls
FD Volunteer	16 Stalls
Visitor	20 Stalls
Overflow	36 Stalls

Wauwatosa Road Site

Facility Options – Goals Matrix

Goals	Option 1	Option 2	Option 3A		Option 3B	
	PSB on PD Site	PSB on New Site	Renovated PD (Full)	New FD	Renovated PD (Partial)	Renovated FD
Modern, Purpose-Built Facility	8	10	8	10	5	3
Increase Safety & Security	8	10	8	10	7	4
Recruitment & Retention	10	10	10	10	9	7
Plan for Future Staff Growth	10	10	10	10	6	3
Training	10(PD) 3(FD)	10	10	10	4	2
Co-located Facilities	10	10	-	-	-	-
Improved Response Time (FD)	10	10	NA	10	NA	5
Subtotals	56(PD) 59(FD)	60(PD) 70(FD)	46	60	31	24
Totals	115	130	106		55	

Study Goals Defined

- **Modern Purpose-Built Facilities**
 - Facility & equipment design and layout account for current trends and best practices for public safety
 - Allow for certification and accreditation
- **Increase Safety & Security**
 - Physical security for both citizens and staff
 - Increased safety for staff
 - Public Interactions
 - Handling of Hazardous Materials & Equipment
- **Use of Facility as a Recruitment & Retention Tool**
 - Investment in facilities shows commitment to public safety
 - Modern facilities provide better & more productive work environment
- **Increase Training Opportunities**
 - Provide necessary facilities and equipment to meet current training standards
 - On-site training to increase staff involvement

Study Goals Defined

- **Provide for Today's Space Needs & Plan for Future Growth**
 - Account for current staff space needs and address any deficiencies
 - Plan for increase in staff need based on future population projections and local call type & volume trends
- **Maximize Efficiency by Co-locating Police and Fire Departments**
 - Eliminate duplicate spaces by co-locating in a single Public Safety Building
 - Public Lobby & Toilet Facilities
 - Training Classroom
 - Fitness Room
 - Public Utilities
- **Decrease Fire Department Response Times**
 - Reduce the need to navigate through downtown via Washington Ave. when responding to calls
 - Reduce in-station response from house to apparatus
 - Modern Alerting System
 - Functional layout of spaces
 - Linear flow from bunk & dayroom to equipment & gear to apparatus bay

Facility Options Cons

Cons	Option 1	Option 2	Option 3A		Option 3B	
	PSB on PD Site	PSB on New Site	Renovated PD (Full)	New FD	Renovated PD (Partial)	Renovated FD
Reduced Cedar Pointe Park	•					
Ingress / Egress Drive Compromise with WISDOT	•					
Need for WISDOT Approval	•	•		•		
Additional Emergency Vehicles near Cedar Pointe	•					
Operational Disruptions During Construction	•		•		•	•
Lack of Shared Spaces			•	•	•	•
Lack of Future Staff Growth					•	•

Facility Conditions Review

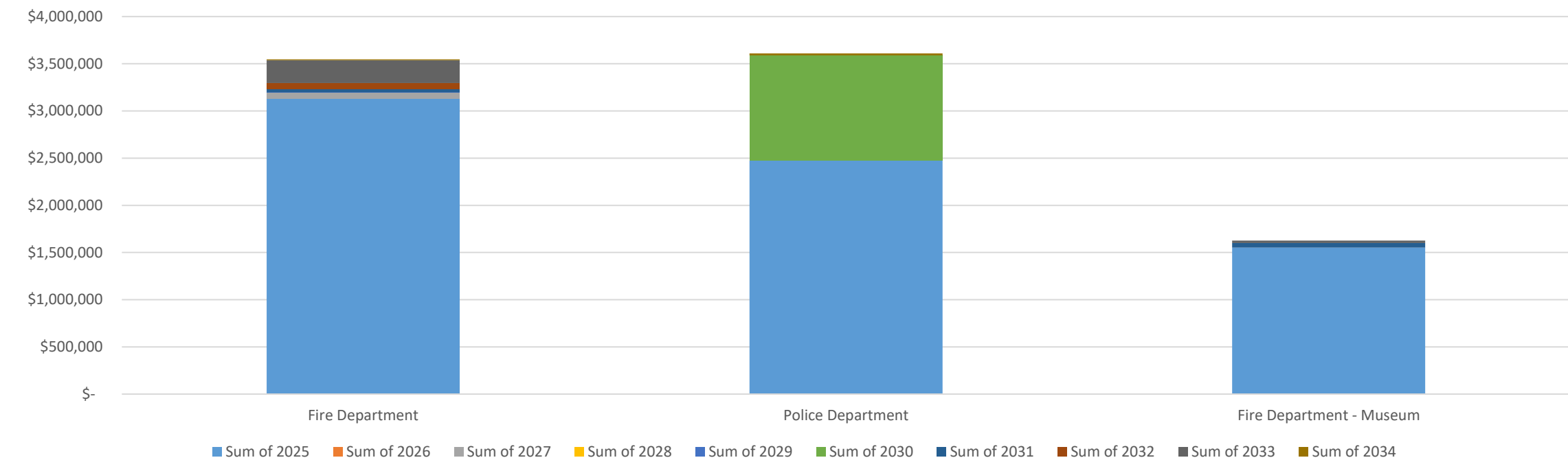
Executive Summary

- The City of Cedarburg in partnership with FGM Architects hired Kraus-Anderson to provide Facility Review services on the city's Police and Fire Department facilities.
- Identified \$8.78M of deferred maintenance needs over the next 10 years
 - Understand the best means of investment in the facilities and strategize the best use of capital.
 - Support communicating challenges to the Council and Community.

Facility List	Year Built	Facility SF	Facility Condition
Police	2000	22,000	Fair
Fire Department	1964/1993	24,000	Fair
Fire Department – Museum	1908/1985	9,500	Fair

Facility Condition Assessments

City of Cedarburg - Facility Deferred Maintenance Totals



Row Labels	Sum of 2025	Sum of 2026	Sum of 2027	Sum of 2028	Sum of 2029	Sum of 2030	Sum of 2031	Sum of 2032	Sum of 2033	Sum of 2034	Sum of Total (with Inf.)
Fire Department	\$ 3,129,505	\$ -	\$ 66,166	\$ 1,450	\$ 1,800	\$ -	\$ 31,200	\$ 66,000	\$ 242,784	\$ 7,875	\$ 3,546,780
Police Department	\$ 2,473,374	\$ -	\$ -	\$ -	\$ -	\$ 1,116,666	\$ -	\$ -	\$ -	\$ 21,000	\$ 3,611,040
Fire Department - Museum	\$ 1,552,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ 25,160	\$ -	\$ 1,626,100
Grand Total	\$ 7,155,819	\$ -	\$ 66,166	\$ 1,450	\$ 1,800	\$ 1,116,666	\$ 79,200	\$ 66,000	\$ 267,944	\$ 28,875	\$ 8,783,919

Capital Planning Improvement: Next two (2) years

Facility	Cost Estimate
Police Department – Deferred Maintenance	\$3,129,505.00
Fire Department – Deferred Maintenance	\$2,473,374.00
Fire Department Museum – Deferred Maintenance	\$1,552,940.00
Total Deferred	\$7,155,819.00

Capital Planning Improvement: Next two (2) years

Facility	Cost Estimate
<i>Police Department – Critical Deferred Maintenance</i>	<i>\$523,218.00</i>
<i>Fire Department – Critical Deferred Maintenance</i>	<i>\$2,308,221.00</i>
<i>Fire Department Museum – Critical Deferred Maintenance</i>	<i>\$291,309.00</i>
Total Critical Deferred	\$3,122,748.00

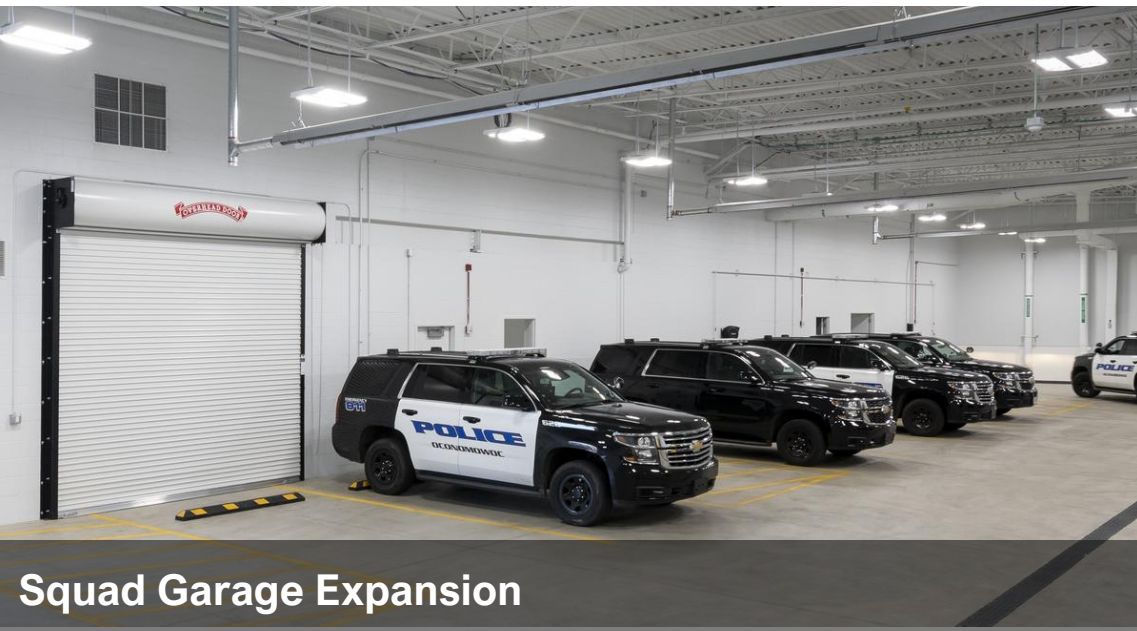
Capital Planning Improvement: Next two (2) years

Facility	Cost Estimate
Police Department – Deferred Maintenance	\$2,473,374.00
Fire Department – Deferred Maintenance	\$3,129,505.00
Fire Department Museum – Deferred Maintenance	\$1,552,940.00
Total Deferred Maintenance	\$7,155,819.00
Total Critical Deferred	\$3,122,748.00

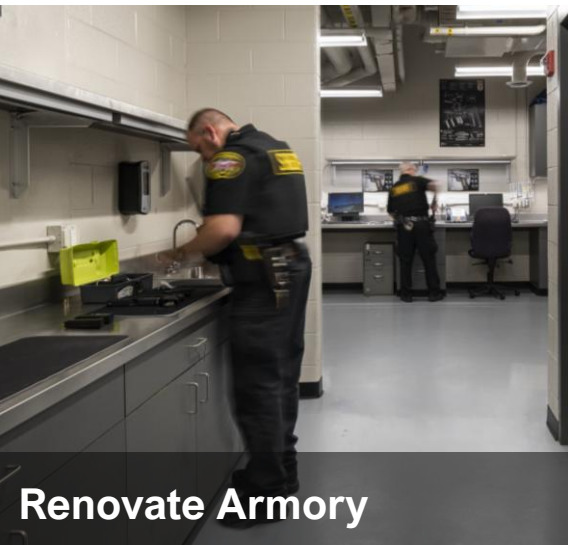
Critical Needs: Police Department

Police Dept. Critical Space Needs

Goals	Locker Room Expansion	Squad Garage Expansion	Renovated Gun Cleaning / Armory	Upgrade Evidence Room HVAC
Modern, Purpose-Built Facility	●	●	●	●
Increase Safety & Security		●	●	●
Recruitment & Retention	●	●		
Plan for Future Staff Growth	●	●		
Training	●		●	



Squad Garage Expansion



Renovate Armory



Upgrade Evidence Room



Locker Room Expansion

Critical Needs: Fire Department

Fire Dept. Critical Space Needs

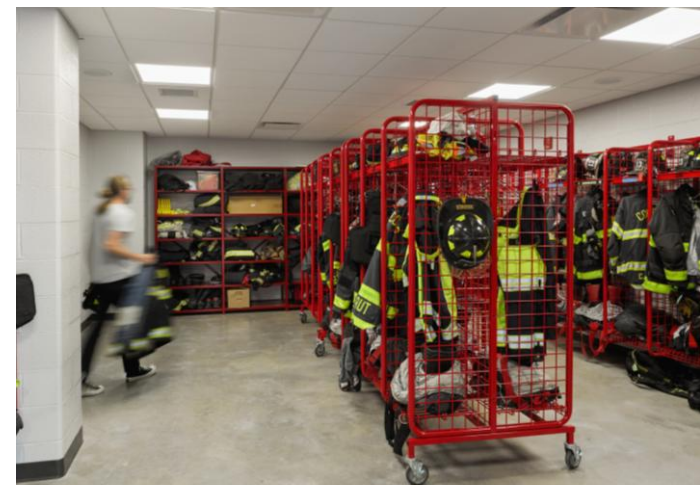
Goals	Bunk Rooms	Locker Room & Restroom Facilities	Equipment Maintenance	Upgrade HVAC Systems	Meet ADA Guidelines	Bike Path Safety
Modern, Purpose-Built Facility	•	•	•	•	•	
Increase Safety & Security		•	•	•	•	•
Recruitment & Retention	•	•	•		•	
Future Staff Growth	•	•	•			
Training			•			
Health & Wellness	•	•	•	•		
Decrease Response Time	•	•				



Bunk Rooms



Locker Room Expansion



Equipment Maintenance



Upgrade HVAC Systems



Meet ADA Guidelines

Budget & Financial Impact

Conceptual Cost Estimating

Hard Construction Costs

- Built Elements of Facility
- Anything Bolted Down or Physically Attached

Soft Costs

- Furniture, Fixtures, and Equipment (FF&E)
- Design Fees
- Testing and Commissioning Fees
- Regulatory Fees
- Relocation Costs

Cost Escalation

- Projection of cost inflation prior to bidding
- Typically between 3-5%
- Recently as high as 24% (2022)

Budgets

	Option 1	Option 2	Option 3A		Option 3B
	Combined PSB Ex. PD Site	Combined PSB New Site	Renovated PD	New FD	Renovated FD
Construction Costs	\$39,800,000	\$42,700,000	\$19,200,000	\$22,800,000	\$8,400,000
Soft Costs	\$8,150,000	\$6,880,000	\$4,950,000	\$3,860,000	\$1,410,000
Cost Escalation (assumes 2027 bid)	\$4,320,000	\$4,400,000	\$2,180,000	\$2,400,000	\$880,000
Total Project Budget Estimate	\$52,270,000	\$53,980,000	\$26,330,000	\$29,060,000	\$10,690,000

- All dollar amounts are shown in 2025 construction value. Each option will then be escalated out based on anticipated construction date.
- Project Budgets do NOT include: land acquisition, legal fees, or borrowing costs

Tax Impact

Amount Borrowed	\$10M	\$20M	\$30M	\$40M	\$50M
Tax Impact Over 20-year Loan*	\$2,849	\$5,690	\$8,535	\$11,380	\$14,770
Annual Impact*	\$150	\$300	\$450	\$600	\$750

	Option 1	Option 2	Option 3A	Option 3B
Total Project Budget Estimate**	\$52,270,000	\$53,980,000	\$55,390,000	\$39,750,000
Goals Matrix Score	115	130	106	55

*Based on Average Home value of \$515,000. Every \$10M in borrowing adds \$150 annual tax.

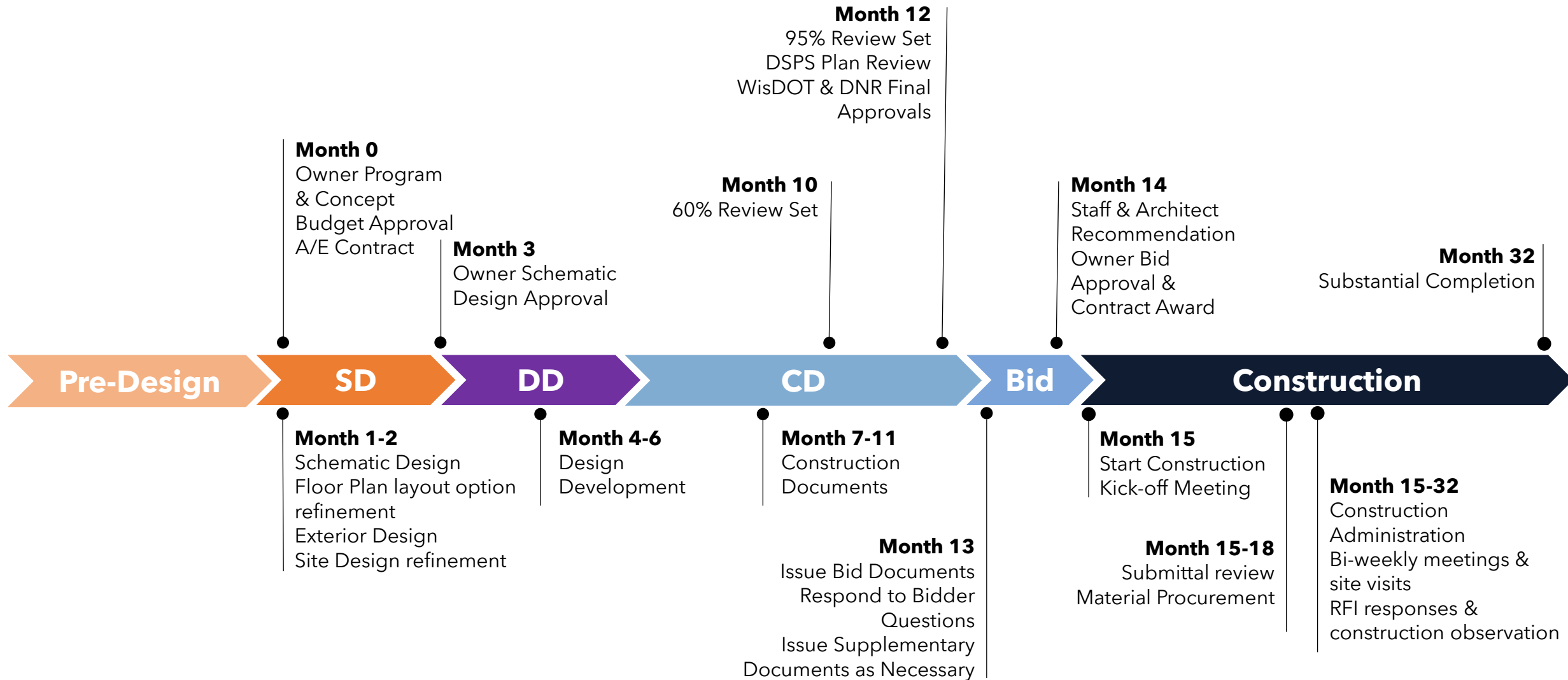
** Does not include legal fees, land acquisition, or borrowing costs

Recommendation & Next Steps

Recommendation

- Determine approach to resolve:
 - Public Safety Facility space needs
 - Deferred Maintenance
 - \$8.7M in costs over next 10 years
- Direct staff to work with Financial Advisor to incorporate projects into City's Capital Plan
- Acquire Necessary Real Estate
- Design & Construct New Fire Department
- Renovate Existing Police Department
- Plan for Existing Fire Station Redevelopment

Typical Project Schedule



Proposed Site Plan – Combined PSB

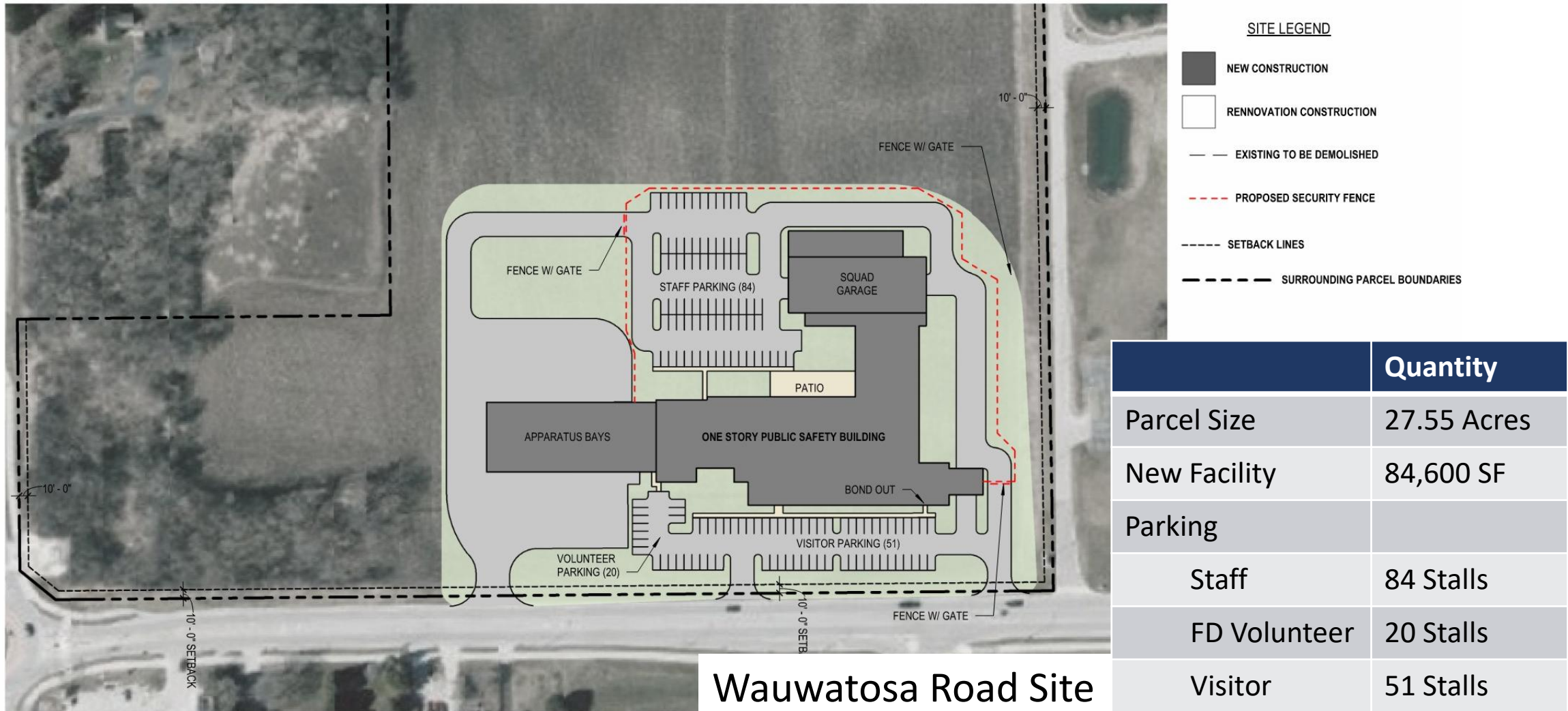


Table 2A
Financing Plan Tax Impact - \$10M Public Safety
 City of Cedarburg, WI

Year Ending	Existing Debt			Proposed Debt ²											Year Ending			
	Net Debt Service Levy	Equalized Value (TID OUT) ¹	Tax Rate Per \$1,000	2026 Taxable G.O. Notes 1,400,000 Dated: 5/1/2026 Total Prin. and Int.	2027 G.O. Notes 7,660,000 Dated: 5/1/2027 Total Prin. and Int.	2027 Taxable G.O. Notes 1,400,000 Dated: 5/1/2027 Total Prin. and Int.	2028 G.O. Notes 10,165,000 Dated: 5/1/2028 Total Prin. and Int.	2030 G.O. Notes 6,230,000 Dated: 5/1/2030 Total Prin. and Int.	Abatements Less: Cedarburg Light & Water	Debt Service Levy		Total Tax Rate for Debt Service	Taxes					
				Total Net Debt Service Levy	Levy Change from Prior Year	Annual Taxes - \$515,000 Home ³												
						Existing Debt	Annual CIP Projects	Public Safety Building	Total	Difference From Existing								
2026	1,546,423	2,446,546,200	\$0.63							1,546,423		\$0.63	\$324			\$324	\$0	2026
2027	1,957,739	2,579,953,486	\$0.76	73,536					(73,536)	1,957,739	411,316	\$0.76	\$389	\$12		\$401	\$12	2027
2028	1,680,426	2,702,835,863	\$0.62	71,766	781,500	73,517			(145,283)	2,461,925	504,186	\$0.91	\$319	\$178	\$0	\$497	\$178	2028
2029	1,537,506	2,826,886,384	\$0.54	71,766	860,097	71,766	572,937		(143,533)	2,970,541	508,615	\$1.05	\$279	\$198	\$114	\$591	\$312	2029
2030	1,546,002	2,942,902,991	\$0.53	71,766	945,174	71,766	986,426		(143,532)	3,477,601	507,061	\$1.18	\$269	\$221	\$194	\$685	\$415	2030
2031	1,503,848	3,063,680,968	\$0.49	71,766	948,157	71,766	782,617	750,817	(143,532)	3,985,439	507,837	\$1.30	\$252	\$373	\$153	\$777	\$525	2031
2032	1,471,312	3,189,415,725	\$0.46	71,766	949,583	71,766	786,275	746,149	(143,531)	3,953,319	(32,120)	\$1.24	\$237	\$375	\$152	\$763	\$527	2032
2033	1,427,961	3,320,310,688	\$0.43	71,765	953,975	71,766	784,144	744,463	(143,531)	3,910,543	(42,776)	\$1.18	\$221	\$377	\$150	\$748	\$527	2033
2034	1,402,965	3,456,577,636	\$0.41	71,765	946,374	71,765	786,018	747,117	(143,530)	3,882,473	(28,070)	\$1.12	\$208	\$378	\$149	\$735	\$527	2034
2035	1,364,652	3,598,437,037	\$0.38	71,765	946,404	71,765	786,795	748,534	(143,530)	3,846,385	(36,088)	\$1.07	\$195	\$379	\$148	\$721	\$527	2035
2036	645,425	3,746,118,408	\$0.17	71,765	948,837	71,765	786,278	748,403	(143,530)	3,128,942	(717,442)	\$0.84	\$88	\$347	\$146	\$581	\$493	2036
2037	102,292	3,899,860,684	\$0.03	71,764	948,461	71,765	784,485	746,690	(143,529)	2,581,928	(547,014)	\$0.66	\$13	\$317	\$144	\$475	\$461	2037
2038	101,645	4,059,912,608	\$0.03	71,764	0	71,764	786,263	748,016	(143,529)	1,635,924	(946,004)	\$0.40	\$13	\$142	\$143	\$298	\$285	2038
2039	0	4,226,533,130	\$0.00	71,764		71,764	786,260	742,410	(143,528)	1,528,670	(107,254)	\$0.36	\$0	\$134	\$142	\$276	\$276	2039
2040		4,399,991,828	\$0.00	71,764		71,764	784,475	749,590	(143,528)	1,534,065	5,395	\$0.35		\$134	\$140	\$274	\$274	2040
2041		4,580,569,345	\$0.00	71,764		71,764	785,766	0	(143,527)	785,766	(748,299)	\$0.17		\$0	\$139	\$139	\$139	2041
2042		4,768,557,838	\$0.00	71,763		71,764	785,115		(143,527)	785,115	(651)	\$0.16			\$138	\$138	\$138	2042
2043		4,964,261,459	\$0.00	71,763		71,763	787,613		(143,526)	787,613	2,498	\$0.16			\$137	\$137	\$137	2043
2044		5,167,996,838	\$0.00	71,763		71,763	783,206		(143,526)	783,206	(4,406)	\$0.15			\$135	\$135	\$135	2044
2045		5,380,093,604	\$0.00	71,763		71,763	786,715		(143,526)	786,715	3,509	\$0.15			\$134	\$134	\$134	2045
2046		5,600,894,910	\$0.00	71,762		71,763	783,130		(143,525)	783,130	(3,585)	\$0.14			\$132	\$132	\$132	2046
2047		5,830,757,994	\$0.00	0		71,762	787,448		(71,762)	787,448	4,318	\$0.14			\$131	\$131	\$131	2047
2048		6,070,054,756	\$0.00			0	784,508		0	784,508	(2,940)	\$0.13			\$130	\$130	\$130	2048
2049		6,319,172,358	\$0.00				0			0	(784,508)	\$0.00			\$0	\$0	\$0	2049
Total	16,288,197			1,437,060	9,228,559	1,437,041	15,696,473	7,472,187	(2,874,100)				2,808	3,565	2,849	9,222	6,414	Total

- Notes:**
- 1) Projected TID OUT EV based on discounted 5-year average at 4.10% annual inflation.
 - 2) Future G.O. debt based on 8/28 "Aa2" rated sale plus 0.50%.
 - 3) Based on a median home assessed value of \$409,100 converted to equalized using the preliminary 2025 aggregate ratio of 79.44%. Assumes home values increase at a discounted 5-year average economic change of 3.10%.

Table 2B
Financing Plan Tax Impact - \$20M Public Safety
 City of Cedarburg, WI

Year Ending	Existing Debt			Proposed Debt ²														Taxes					Year Ending
	Net Debt Service Levy	Equalized Value (TID OUT) ¹	Tax Rate Per \$1,000	2026 Taxable G.O. Notes 1,400,000 Dated: 5/1/2026 Total Prin. and Int.	2027 G.O. Notes 7,660,000 Dated: 5/1/2027 Total Prin. and Int.	2027 Taxable G.O. Notes 1,400,000 Dated: 5/1/2027 Total Prin. and Int.	2028 G.O. Notes 20,215,000 Dated: 5/1/2028 Total Prin. and Int.	2030 G.O. Notes 6,230,000 Dated: 5/1/2030 Total Prin. and Int.	Abatements Less: Cedarburg Light & Water	Debt Service Levy		Total Tax Rate for Debt Service	Annual Taxes - \$515,000 Home ³										
				Total Net Debt Service Levy	Levy Change from Prior Year	Existing Debt	Annual CIP Projects	Public Safety Building	Total	Difference From Existing													
2026	1,546,423	2,446,546,200	\$0.63							1,546,423		\$0.63	\$324			\$324	\$0	2026					
2027	1,957,739	2,579,953,486	\$0.76	73,536					(73,536)	1,957,739	411,316	\$0.76	\$389	\$12		\$401	\$12	2027					
2028	1,680,426	2,702,835,863	\$0.62	71,766	988,120	73,517			(145,283)	2,668,545	710,806	\$0.99	\$319	\$219	\$0	\$538	\$219	2028					
2029	1,537,506	2,826,886,384	\$0.54	71,766	691,147	71,766	1,146,279		(143,533)	3,374,932	706,387	\$1.19	\$279	\$164	\$228	\$671	\$392	2029					
2030	1,546,002	2,942,902,991	\$0.53	71,766	938,714	71,766	1,593,795		(143,532)	4,078,512	703,579	\$1.39	\$269	\$220	\$314	\$803	\$534	2030					
2031	1,503,848	3,063,680,968	\$0.49	71,766	941,846	71,766	1,591,597	750,817	(143,532)	4,788,108	709,596	\$1.56	\$252	\$372	\$310	\$934	\$682	2031					
2032	1,471,312	3,189,415,725	\$0.46	71,766	943,426	71,766	1,593,543	746,149	(143,531)	4,754,429	(33,679)	\$1.49	\$237	\$374	\$308	\$918	\$682	2032					
2033	1,427,961	3,320,310,688	\$0.43	71,765	947,979	71,766	1,593,895	744,463	(143,531)	4,714,297	(40,132)	\$1.42	\$221	\$376	\$305	\$902	\$681	2033					
2034	1,402,965	3,456,577,636	\$0.41	71,765	935,632	71,765	1,592,242	747,117	(143,530)	4,677,954	(36,343)	\$1.35	\$208	\$376	\$302	\$886	\$678	2034					
2035	1,364,652	3,598,437,037	\$0.38	71,765	940,926	71,765	1,593,458	748,534	(143,530)	4,647,570	(30,385)	\$1.29	\$195	\$378	\$299	\$872	\$677	2035					
2036	645,425	3,746,118,408	\$0.17	71,765	943,544	71,765	1,592,071	748,403	(143,530)	3,929,442	(718,128)	\$1.05	\$88	\$346	\$296	\$730	\$642	2036					
2037	102,292	3,899,860,684	\$0.03	71,764	943,361	71,765	1,593,019	746,690	(143,529)	3,385,363	(544,079)	\$0.87	\$13	\$316	\$293	\$623	\$609	2037					
2038	101,645	4,059,912,608	\$0.03	71,764	0	71,764	1,591,093	748,016	(143,529)	2,440,754	(944,609)	\$0.60	\$13	\$142	\$290	\$445	\$432	2038					
2039	0	4,226,533,130	\$0.00	71,764		71,764	1,595,574	742,410	(143,528)	2,337,984	(102,770)	\$0.55	\$0	\$134	\$288	\$422	\$422	2039					
2040		4,399,991,828	\$0.00	71,764		71,764	1,591,364	749,590	(143,528)	2,340,954	2,970	\$0.53		\$134	\$284	\$418	\$418	2040					
2041		4,580,569,345	\$0.00	71,764		71,764	1,593,279	0	(143,527)	1,593,279	(747,675)	\$0.35		\$0	\$282	\$282	\$282	2041					
2042		4,768,557,838	\$0.00	71,763		71,764	1,591,286		(143,527)	1,591,286	(1,993)	\$0.33			\$279	\$279	\$279	2042					
2043		4,964,261,459	\$0.00	71,763		71,763	1,595,576		(143,526)	1,595,576	4,290	\$0.32			\$277	\$277	\$277	2043					
2044		5,167,996,838	\$0.00	71,763		71,763	1,590,923		(143,526)	1,590,923	(4,654)	\$0.31			\$273	\$273	\$273	2044					
2045		5,380,093,604	\$0.00	71,763		71,763	1,592,084		(143,526)	1,592,084	1,161	\$0.30			\$271	\$271	\$271	2045					
2046		5,600,894,910	\$0.00	71,762		71,763	1,593,918		(143,525)	1,593,918	1,834	\$0.28			\$269	\$269	\$269	2046					
2047		5,830,757,994	\$0.00	0		71,762	1,591,549		(71,762)	1,591,549	(2,369)	\$0.27			\$266	\$266	\$266	2047					
2048		6,070,054,756	\$0.00			0	1,594,653		0	1,594,653	3,104	\$0.26			\$264	\$264	\$264	2048					
2049		6,319,172,358	\$0.00							0	(1,594,653)	\$0.00			\$0	\$0	\$0	2049					
Total	16,288,197			1,437,060	9,214,692	1,437,041	31,411,195	7,472,187	(2,874,100)				2,808	3,563	5,696	12,066	9,259	Total					

Notes:
 1) Projected TID OUT EV based on discounted 5-year average at 4.10% annual inflation.
 2) Future G.O. debt based on 8/28 "Aa2" rated sale plus 0.50%.
 3) Based on a median home assessed value of \$409,100 converted to equalized using the preliminary 2025 aggregate ratio of 79.44%. Assumes home values increase at a discounted 5-year average economic change of 3.10%

Table 2C
Financing Plan Tax Impact - \$30M Public Safety
City of Cedarburg, WI

Year Ending	Existing Debt			Proposed Debt ¹														Year Ending
	Net Debt Service Levy	Equalized Value (TID OUT) ¹	Tax Rate Per \$1,000	2026 Taxable G.O. Notes 1,400,000 Dated: 5/1/2026	2027 G.O. Notes 7,660,000 Dated: 5/1/2027	2027 Taxable G.O. Notes 1,400,000 Dated: 5/1/2027	2028 G.O. Notes 30,260,000 Dated: 5/1/2028	2030 G.O. Notes 6,230,000 Dated: 5/1/2030	Abatements Less: Cedarburg Light & Water	Debt Service Levy		Total Tax Rate for Debt Service	Taxes					
				Total Prin. and Int.	Total Prin. and Int.	Total Prin. and Int.	Total Prin. and Int.	Total Prin. and Int.	Total Net Debt Service Levy	Levy Change from Prior Year	Annual Taxes - \$515,000 Home ³							
											Existing Debt		Annual CIP Projects	Public Safety Building	Total	Difference From Existing		
2026	1,546,423	2,446,546,200	\$0.63							1,546,423		\$0.63	\$324			\$324	\$0	2026
2027	1,957,739	2,579,953,486	\$0.76	73,536					(73,536)	1,957,739	411,316	\$0.76	\$389	\$12		\$401	\$12	2027
2028	1,680,426	2,702,835,863	\$0.62	71,766	1,184,904	73,517			(145,283)	2,865,329	907,590	\$1.06	\$319	\$259	\$0	\$578	\$259	2028
2029	1,537,506	2,826,886,384	\$0.54	71,766	517,576	71,766	1,719,383		(143,533)	3,774,464	909,135	\$1.34	\$279	\$130	\$342	\$751	\$472	2029
2030	1,546,002	2,942,902,991	\$0.53	71,766	937,633	71,766	2,200,986		(143,532)	4,684,621	910,157	\$1.59	\$269	\$220	\$433	\$923	\$653	2030
2031	1,503,848	3,063,680,968	\$0.49	71,766	935,839	71,766	2,400,398	750,817	(143,532)	5,590,902	906,281	\$1.82	\$252	\$370	\$468	\$1,090	\$839	2031
2032	1,471,312	3,189,415,725	\$0.46	71,766	942,494	71,766	2,400,631	746,149	(143,531)	5,560,585	(30,317)	\$1.74	\$237	\$374	\$464	\$1,074	\$837	2032
2033	1,427,961	3,320,310,688	\$0.43	71,765	942,129	71,766	2,398,545	744,463	(143,531)	5,513,098	(47,488)	\$1.66	\$221	\$375	\$459	\$1,054	\$834	2033
2034	1,402,965	3,456,577,636	\$0.41	71,765	934,864	71,765	2,398,444	747,117	(143,530)	5,483,389	(29,709)	\$1.59	\$208	\$376	\$454	\$1,039	\$830	2034
2035	1,364,652	3,598,437,037	\$0.38	71,765	935,249	71,765	2,400,101	748,534	(143,530)	5,448,535	(34,854)	\$1.51	\$195	\$377	\$450	\$1,022	\$827	2035
2036	645,425	3,746,118,408	\$0.17	71,765	938,052	71,765	2,397,842	748,403	(143,530)	4,729,722	(718,813)	\$1.26	\$88	\$345	\$445	\$879	\$790	2036
2037	102,292	3,899,860,684	\$0.03	71,764	933,163	71,765	2,401,532	746,690	(143,529)	4,183,677	(546,045)	\$1.07	\$13	\$314	\$442	\$770	\$756	2037
2038	101,645	4,059,912,608	\$0.03	71,764	0	71,764	2,400,803	748,016	(143,529)	3,250,463	(933,214)	\$0.80	\$13	\$142	\$437	\$592	\$579	2038
2039	0	4,226,533,130	\$0.00	71,764		71,764	2,399,774	742,410	(143,528)	3,142,183	(108,280)	\$0.74	\$0	\$134	\$433	\$567	\$567	2039
2040		4,399,991,828	\$0.00	71,764		71,764	2,398,243	749,590	(143,528)	3,147,832	5,649	\$0.72		\$134	\$428	\$562	\$562	2040
2041		4,580,569,345	\$0.00	71,764		71,764	2,400,781	0	(143,527)	2,400,781	(747,051)	\$0.52		\$0	\$425	\$425	\$425	2041
2042		4,768,557,838	\$0.00	71,763		71,764	2,402,331		(143,527)	2,402,331	1,550	\$0.50			\$421	\$421	\$421	2042
2043		4,964,261,459	\$0.00	71,763		71,763	2,398,416		(143,526)	2,398,416	(3,915)	\$0.48			\$416	\$416	\$416	2043
2044		5,167,996,838	\$0.00	71,763		71,763	2,398,634		(143,526)	2,398,634	218	\$0.46			\$412	\$412	\$412	2044
2045		5,380,093,604	\$0.00	71,763		71,763	2,402,324		(143,526)	2,402,324	3,690	\$0.45			\$409	\$409	\$409	2045
2046		5,600,894,910	\$0.00	71,762		71,763	2,399,578		(143,525)	2,399,578	(2,746)	\$0.43			\$404	\$404	\$404	2046
2047		5,830,757,994	\$0.00	0		71,762	2,400,521		(71,762)	2,400,521	944	\$0.41			\$401	\$401	\$401	2047
2048		6,070,054,756	\$0.00			0	2,399,670		0	2,399,670	(851)	\$0.40			\$397	\$397	\$397	2048
2049		6,319,172,358	\$0.00				0		0	0	(2,399,670)	\$0.00			\$0	\$0	\$0	2049
Total	16,288,197			1,437,060	9,201,900	1,437,041	47,118,935	7,472,187	(2,874,100)				2,808	3,562	8,541	14,910	12,102	Total

Notes:
1) Projected TID OUT EV based on discounted 5-year average at 4.10% annual inflation.
2) Future G.O. debt based on 8/28 "Aa2" rated sale plus 0.50%.
3) Based on a median home assessed value of \$409,100 converted to equalized using the preliminary 2025 aggregate ratio of 79.44%. Assumes home values increase at a discounted 5-year average economic change of 3.10%

Table 2D
Financing Plan Tax Impact - \$40M Public Safety

City of Cedarburg, WI

Year Ending	Existing Debt			Proposed Debt ²														Year Ending
	Net Debt Service Levy	Equalized Value (TID OUT) ¹	Tax Rate Per \$1,000	2026 Taxable G.O. Notes 1,400,000 Dated: 5/1/2026 Total Prin. and Int.	2027 G.O. Notes 7,660,000 Dated: 5/1/2027 Total Prin. and Int.	2027 Taxable G.O. Notes 1,400,000 Dated: 5/1/2027 Total Prin. and Int.	2028 G.O. Notes 40,305,000 Dated: 5/1/2028 Total Prin. and Int.	2030 G.O. Notes 6,230,000 Dated: 5/1/2030 Total Prin. and Int.	Abatements Less: Cedarburg Light & Water	Debt Service Levy		Total Tax Rate for Debt Service	Taxes Annual Taxes - \$515,000 Home ³					
				Total Net Debt Service Levy	Levy Change from Prior Year	Existing Debt	Annual CIP Projects	Public Safety Building	Total	Difference From Existing								
2026	1,546,423	2,446,546,200	\$0.63							1,546,423		\$0.63	\$324			\$324	\$0	2026
2027	1,957,739	2,579,953,486	\$0.76	73,536					(73,536)	1,957,739	411,316	\$0.76	\$389	\$12		\$401	\$12	2027
2028	1,680,426	2,702,835,863	\$0.62	71,766	1,322,260	73,517			(145,283)	3,002,685	1,044,946	\$1.11	\$319	\$287	\$0	\$606	\$287	2028
2029	1,537,506	2,826,886,384	\$0.54	71,766	458,843	71,766	2,291,998		(143,533)	4,288,347	1,285,662	\$1.52	\$279	\$118	\$456	\$853	\$574	2029
2030	1,546,002	2,942,902,991	\$0.53	71,766	924,854	71,766	2,866,931		(143,532)	5,337,788	1,049,441	\$1.81	\$269	\$217	\$565	\$1,051	\$782	2030
2031	1,503,848	3,063,680,968	\$0.49	71,766	928,282	71,766	3,202,149	750,817	(143,532)	6,385,096	1,047,308	\$2.08	\$252	\$369	\$624	\$1,245	\$993	2031
2032	1,471,312	3,189,415,725	\$0.46	71,766	930,169	71,766	3,200,818	746,149	(143,531)	6,348,447	(36,649)	\$1.99	\$237	\$371	\$618	\$1,226	\$989	2032
2033	1,427,961	3,320,310,688	\$0.43	71,765	930,126	71,766	3,201,368	744,463	(143,531)	6,303,918	(44,529)	\$1.90	\$221	\$373	\$612	\$1,206	\$985	2033
2034	1,402,965	3,456,577,636	\$0.41	71,765	918,284	71,765	3,202,819	747,117	(143,530)	6,271,184	(32,734)	\$1.81	\$208	\$373	\$607	\$1,188	\$980	2034
2035	1,364,652	3,598,437,037	\$0.38	71,765	919,201	71,765	3,204,916	748,534	(143,530)	6,237,302	(33,882)	\$1.73	\$195	\$374	\$601	\$1,170	\$975	2035
2036	645,425	3,746,118,408	\$0.17	71,765	927,466	71,765	3,201,786	748,403	(143,530)	5,523,080	(714,222)	\$1.47	\$88	\$343	\$595	\$1,026	\$938	2036
2037	102,292	3,899,860,684	\$0.03	71,764	922,964	71,765	3,203,312	746,690	(143,529)	4,975,259	(547,821)	\$1.28	\$13	\$312	\$589	\$915	\$902	2037
2038	101,645	4,059,912,608	\$0.03	71,764	0	71,764	3,203,973	748,016	(143,529)	4,053,634	(921,625)	\$1.00	\$13	\$142	\$584	\$738	\$726	2038
2039	0	4,226,533,130	\$0.00	71,764		71,764	3,202,533	742,410	(143,528)	3,944,943	(108,691)	\$0.93	\$0	\$134	\$578	\$712	\$712	2039
2040		4,399,991,828	\$0.00	71,764		71,764	3,203,681	749,590	(143,528)	3,953,271	8,328	\$0.90		\$134	\$572	\$706	\$706	2040
2041		4,580,569,345	\$0.00	71,764		71,764	3,201,958	0	(143,527)	3,201,958	(751,314)	\$0.70		\$0	\$567	\$567	\$567	2041
2042		4,768,557,838	\$0.00	71,763		71,764	3,202,396		(143,527)	3,202,396	439	\$0.67			\$561	\$561	\$561	2042
2043		4,964,261,459	\$0.00	71,763		71,763	3,200,509		(143,526)	3,200,509	(1,888)	\$0.64			\$555	\$555	\$555	2043
2044		5,167,996,838	\$0.00	71,763		71,763	3,205,598		(143,526)	3,205,598	5,089	\$0.62			\$551	\$551	\$551	2044
2045		5,380,093,604	\$0.00	71,763		71,763	3,202,064		(143,526)	3,202,064	(3,534)	\$0.60			\$545	\$545	\$545	2045
2046		5,600,894,910	\$0.00	71,762		71,763	3,204,985		(143,525)	3,204,985	2,921	\$0.57			\$540	\$540	\$540	2046
2047		5,830,757,994	\$0.00	0		71,762	3,204,368		(71,762)	3,204,368	(618)	\$0.55			\$535	\$535	\$535	2047
2048		6,070,054,756	\$0.00			0	3,204,688		0	3,204,688	320	\$0.53			\$530	\$530	\$530	2048
2049		6,319,172,358	\$0.00				0			0	(3,204,688)	\$0.00			\$0	\$0	\$0	2049
Total	16,288,197			1,437,060	9,182,449	1,437,041	62,812,848	7,472,187	(2,874,100)				2,808	3,559	11,384	17,751	14,943	Total

Notes:

1) Projected TID OUT EV based on discounted 5-year average at 4.10% annual inflation.

2) Future G.O. debt based on 8/28 "Aa2" rated sale plus 0.50%.

3) Based on a median home assessed value of \$409,100 converted to equalized using the preliminary 2025 aggregate ratio of 79.44%. Assumes home values increase at a discounted 5-year average economic change of 3.10%.

CITY OF CEDARBURG

MEETING DATE: August 31, 2026

ITEM NO: D.

TITLE:

Discussion and possible action on Metro Mountain Bikers Memorandum of Understanding for use of Pleasant Valley Parks and Trails.

ISSUE SUMMARY:

The City is receiving this request along with the Town since the city has 3/4 interest in this property per an agreement done in 1999 with the Town. (See attached agreement). This is an opportunity for the city to provide any input on the MOU before it is reviewed and agreed upon by the Town and Attorneys.

The Metro Mountain Bikers Club has long served as an ambassador for the mountain bike trails at Pleasant Valley Park, providing grooming and maintenance since the park's creation and offering substantial value to the community. To formalize this ongoing relationship, the Club is seeking to enter into a Memorandum of Understanding (MOU) with both the City and the Town to allow continued maintenance and proposed trail improvements.

Each year, the Club has submitted its certificate of insurance naming the Town and City as additional insured, but an official MOU has not yet been completed. The Club is now proposing updates to a frequently saturated section of trail that is often closed. The work would include bringing in equipment to complete a short re-route, helping to ensure this portion of the trail can remain open more consistently.

If the council agrees to the MOU the motion would allow the City Administrator to finalize the MOU with the Town and the Club.

STAFF RECOMMENDATION:

Approve

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

BUDGETARY IMPACT:

ATTACHMENTS:

1. Working Draft Memorandum of Understanding (MOU) Town Cedarburg and Metro MTB
2. 20260805092703313
3. Pleasant Valley Remodel 2026

INITIATED/REQUESTED BY:

Mikko Hilvo

FOR MORE INFORMATION CONTACT:

Mikko Hilvo, City Administrator

Memorandum of Understanding (MOU)

Town of Cedarburg, City of Cedarburg, and Metro MTB, Inc. (501(c)(3))
Regarding Maintenance and Expansion of mountain bike trails at Pleasant Valley Park &
Trails at 5100 Pleasant Valley Road.

This Memorandum of Understanding ("MOU") is entered into as of [Effective Date] by and between:

1. Town of Cedarburg, a Wisconsin municipal corporation ("Town"), and
- 1.2. City of Cedarburg, a Wisconsin municipal corporation ("City"), and
- 2.3. Metro MTB, Inc., a Wisconsin 501(c)(3) nonprofit corporation ("Metro").

The Town, City and Metro may be referred to individually as a "Party" and together as the "Parties."

1. Purpose

The purpose of this MOU is to define the Parties' understanding regarding **maintenance, stewardship, and potential re-routing and/or expansion** of mountain bike trails located at **Pleasant Valley Park & Trails** ("Property"), owned by the Town and City, and to clarify roles, responsibilities, risk management, insurance, permissions, and communication.

2. Background

The Town and City owns and manages the Property. Public recreational use of the Property includes mountain biking on existing trails. Metro has experience and volunteers who may assist with trail maintenance and improvements consistent with public safety, environmental protection, and applicable laws, ordinances, policies, and approvals.

3. Scope of Work

Metro's responsibilities are subject to Town and City approval and the limitations in this MOU.

3.1 Maintenance Activities (Routine)

Subject to the Town and City-approved Trail Maintenance Plan and any schedule provided by the Town and City, Metro may perform trail maintenance including:

- Trail inspection and minor repairs, including tread restoration, erosion control, regrading, clearing obstructions
- Repair or replacement/improvement of any existing trail structures or features, including berms, wood bridges, ramps, or mounds
- Vegetation management related to trail upkeep, including invasive species removal where permitted
- Drainage maintenance and upkeep of existing drainage features
- Cleaning up litter or debris observed along/adjacent to authorized trail areas
- Installing or repairing basic trail signage and wayfinding

3.2 Expansion and Improvements (Project-Based)

Subject to Town and City review and **written approval** for each project, Metro may undertake expansion and improvements such as:

- Proposed new trail segments or reroutes
- Improvements to reduce erosion, improve flow, and enhance safety
- Trail feature improvements that expand or enlarge existing features or create new features

Any expansion must be implemented only within Town and City-approved boundaries/footprints and in a manner consistent with Town and City policies and any applicable permit requirements.

3.3 Heavy Equipment (Allowed With Town and City Approval)

Heavy equipment may be used **only with the Town's and City's prior written approval** for each project and only as authorized in project-specific written approvals, including:

- identification of the equipment type(s) (e.g., excavator, skid steer)
- work locations and limits of disturbance
- operator/contractor requirements (including insurance requirements if contractors are used)
- erosion and sediment control measures
- any site restoration requirements

3.4 Prohibited Activities (Unless Separately Approved in Writing)

Unless the Town and City provides specific written approval for a given activity/project:

- construction of new structures or features (e.g., bridges, berm systems, ramps, or permanent structures) beyond what is expressly authorized
- trail widening beyond Town-approved footprints
- mechanized work or site alteration outside approved areas
- alterations affecting the landfill cap, wetlands, streams, protected species habitat, or other environmentally sensitive areas
- work during unsafe environmental conditions (e.g., when soils are saturated in a manner reasonably likely to cause rutting/erosion)

4. Term and Duration

This MOU begins on the Effective Date and continues for **three (3) years**, unless terminated earlier under Section 12.

Renewal requires **written agreement** by allboth Parties.

5. Authorization and Use Rights

5.1 Access

The Town and City will permit Metro representatives/volunteers and any approved contractors to access the Property solely for purposes consistent with this MOU during hours approved by the Town and City.

The Town and City will allow Metro to place a locked shed, no larger than 12'x12', on the Property in a mutually-agreed location, for the purpose of storing tools and equipment.

5.2 Boundaries and Footprints

All maintenance and expansion activities must occur within boundaries and footprints designated by the Town and City in:

- the Trail Maintenance Plan (for maintenance work), and/or
- written approvals for specific expansion projects.

6. Point of Contact

- **Town Contact:** [Name, Title, Phone, Email]
- **City Contact:** [Name, Title, Phone, Email]
- **Metro Contact:** [Name, Title/Role, Phone, Email]

Each Party may update contacts by written notice.

7. Maintenance Plan and Annual Work Plan

7.1 Trail Maintenance Plan

Within **60 days** after the Effective Date, Metro will submit a **Trail Maintenance Plan** describing:

- trail inventory/segments (to the extent known)
- categories of routine maintenance and expected frequency
- standard work practices and safety expectations for volunteers
- general materials/methods that Metro expects to use (as applicable)

7.2 Annual Work Plan

Metro will provide an **Annual Work Plan** for Town and City review and approval, including:

- priorities and target trail segments
- proposed work dates/times for volunteer events
- projected materials and resource needs
- proposed expansion projects (if any), summarized at a level sufficient for Town and City review

Commented [ER1]: Do the work and maintenance plans require Town/City Parks Committee review, or staff level review?

The Town and City may approve, condition, request changes, or deny any portion of the Annual Work Plan.

From time to time, Metro may also submit a Work Plan for specific improvement projects, of which the Town and City may approve, condition, request changes, or deny any portion.

8. Safety and Risk Management

8.1 Volunteer Safety

Metro will:

- provide volunteers with basic safety guidance and ensure appropriate PPE is used

- ensure volunteers use appropriate tools and follow safe work practices
- pause or reschedule work if conditions become unsafe (including weather/ground saturation risks)
- suspend work immediately if the Town and City determines safety conditions require it

8.2 Public Safety and Access Control

If work will affect trail conditions or safety, Metro will coordinate with the Town and City on:

- temporary closures, warnings, and/or temporary barriers (as approved by the Town and City)
- safe work zones separate from public traffic and trail users
- guidance on when trails should be reopened

8.3 Incident Reporting

Metro will promptly report to the Town and City:

- any injury to volunteers or members of the public beyond basic first-aid
- property damage or vandalism
- any hazards discovered that require Town and City attention

9. Environmental Stewardship

Metro will perform work consistent with environmental protection goals, including:

- minimizing soil disturbance
- using erosion control and sediment control measures as specified/required by the Town and City
- avoiding removal of protected vegetation or habitat-altering work without written approval
- complying with any stormwater, erosion control, and site protection requirements provided by the Town and City

10. Tools, Materials, and Costs

10.1 Supplies and Equipment

Unless otherwise agreed in writing:

- Metro may provide and utilize hand tools for maintenance work, including powered hand tools such as saws, drills, weed cutters, trimmers, mowers, and similar equipment
- Metro may provide and use consumable materials such as gravel, traffic bond, wood, and similar items for maintenance activities
- the Town and City may provide specific materials, staging support, or access to existing infrastructure if available

10.2 Cost Responsibility

- For routine maintenance: Metro bears the costs of its maintenance materials it brings or uses unless otherwise agreed.
- For expansion projects (including heavy equipment projects): the Parties will agree in writing on responsibility for all costs, including labor, materials, permits/approvals, engineering/consultant needs, and any required equipment/contractors.

10.3 Town and City Review Required for Projects

Any expansion involving permits, engineering, major expenditures, or heavy equipment must be documented in a written project plan approved by the Town and City prior to work.

11. Insurance and Indemnification

11.1 Insurance

During the term of this MOU, Metro will maintain, at its own expense:

- General Liability Insurance with limits of at least \$1 million per occurrence / \$2 million aggregate.
- For heavy equipment or contractor use, Metro will ensure any operator/contractor maintains appropriate insurance and provides certificates as required by the Town and City.

Upon request, Metro will provide certificates of insurance evidencing coverage.

11.2 Indemnification

To the maximum extent permitted by law, Metro will indemnify, defend, and hold harmless the Town and City and their ~~and its~~ officers, employees, and agents from claims, damages, liabilities, losses, costs, and expenses (including reasonable attorneys' fees) arising out of:

- Metro's acts or omissions,
- volunteer activities under this MOU,
- work performed under any approved project,
- and violations of applicable laws, ordinances, or conditions of approval.

Nothing in this section limits liability for the Town's and/or City's own negligence or willful misconduct to the extent required by law.

12. Termination

Either Party may terminate this MOU:

- **For convenience** upon **90 days'** written notice to the other Party, or
- **For cause** upon written notice if the other Party materially breaches and fails to cure within **15 days** (or sooner if the breach presents a safety risk).

Upon termination:

- Metro will stop all work immediately unless the Town and City directs otherwise for safety or cleanup
- the Parties will coordinate closure, hazard mitigation, and any necessary restoration consistent with permit/approval conditions

13. Compliance With Laws and Town and City Policies

Metro will comply with:

- all applicable local, state, and federal laws and regulations
- Town and City ordinances and park rules, including closures, signage, and user conduct rules
- environmental requirements applicable to the Property and approved work

If a Town and/or City policy conflicts with this MOU, the Town and/or City policy controls unless the Parties amend the MOU in writing.

14. Permits and Approvals

The Town is responsible for permitting decisions and legal compliance where required for construction or approvals. Metro will:

- assist with documentation reasonably requested by the Town
- not commence any expansion project that requires permits or additional approvals until those approvals are issued in writing by the Town (and the relevant agencies, if applicable)

15. Communications and Public Announcements

Metro will coordinate and publicize:

- trail maintenance events and volunteer workdays
- temporary closures, trail conditions, and reopening timing

16. Records and Reporting

Metro will keep reasonable records of:

- maintenance activities performed
- dates and approximate duration of work
- incidents reported
- photos or notes supporting completed work (as requested by the Town and City)

Metro will provide periodic reports to the Town and City at least annually or as requested (e.g., during active maintenance seasons and after expansion projects).

17. Reserved

This section is reserved.

18. No Agency Relationship

Metro is an independent organization and is not an agent, partner, or employee of the Town or City. This MOU does not create a partnership, joint venture, or employment relationship.

19. Amendments

This MOU may be amended only by written instrument signed by allboth Parties.

20. Entire Agreement; Order of Precedence

This MOU, together with any Town and City-approved Trail Maintenance Plan(s) and project-specific written approvals, constitutes the Parties' understanding regarding the subject matter. In the event of conflict between documents:

1. Town and City-approved project-specific written approvals control, then
2. this MOU controls, then
3. the Trail Maintenance Plan controls to the extent it does not conflict with this MOU.

21. Signatures

TOWN OF CEDARBURG

By: _____

Name: _____

Title: _____

Date: _____

CITY OF CEDARBURG

By: _____

Name: _____

Title: _____

Date: _____

METRO MTB

By: _____

Name: _____

Title: _____

Date: _____

LEASE

THIS LEASE is entered into this 15 day of September, 1999, between the **CITY OF CEDARBURG**, with an address of W63 N645 Washington Avenue, Cedarburg, Wisconsin, hereinafter referred to as "City" and the **TOWN OF CEDARBURG**, with an address of 1293 Washington Avenue, Cedarburg, Wisconsin, hereafter referred to as "Town".

The real estate which is the subject of this Lease is owned by the City and Town in the following proportions:

City - a Three-Fourths (3/4ths) interest

Town - a One-Fourth (1/4th) interest

This property is vacant land. A portion thereof was used by the City and Town as a sanitary landfill which has been discontinued. The Town and City recognize that portions are suitable to be used for park purposes. The City has no desire to participate in its design, development and operation as a park. The Town is interested to use it as a public park for certain specialized activities.

NOW, THEREFORE, the City leases its interest in the described property to the Town under the following terms and conditions:

1. *Description.* The property located in the Town of Cedarburg, Ozaukee County, Wisconsin (the "Property"), is as follows:

The Northwest 1/4 of the Southeast 1/4; the East 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4; and the Southwest 1/4 of the Southeast 1/4 EXCEPTING THEREFROM a strip of land one rod in width along the East side of the aforesaid; ALSO EXCEPTING THEREFROM: The South 248.16 feet of that part of the Southwest 1/4 of the Southeast 1/4, which parcel of land lies East of the center line of Mole's Creek in the Town of Cedarburg and also described as follows: That part of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 bounded and described as follows: Commencing at the Southwest corner of Section 2, Town 10 N., Range 21 E.; thence East along the South line of said section 3,752.25 feet to a point in the center of the bridge across Mole's Creek, said point being place of beginning of the land to be described; thence North at right angles to the South of said section 235.94 feet to a point; thence East on a line parallel to the South line of said Section 173.92 feet to a point; thence South 235.94 feet to a point in the South line of said Section; thence West along the South line of said Section 173.92 feet to the place of beginning. Said parcel being part of Section 2, Town 10 North, Range 21 East.

2. *Use of Property.*

Said property shall be used as a passive public park which is defined as a park with paths, walkways, hiking trails, picnic areas and related activities but excluding athletic fields, sporting events, or games and playgrounds buildings or permanent structures. Public restrooms and a shelter facility would be permissible structures that would not require the City's written consent. Any additions or other use shall require the City's written consent. The composting operation presently conducted by the City and Town on the Property may be continued for the lease term and the park usage shall not interfere with that composting operation.

3. *Consideration.*

The Town shall not be required to pay the City any rent for the Property during the term of this Lease.

4. *Term and Renewal.*

The Initial Term of this Lease shall be for ten (10) years commencing on June 1, 1999, and ending at midnight on May 31, 2009.

After the Initial Term, this Lease shall automatically renew for consecutive ten (10) year terms until terminated by either party upon providing the other party written notice of intent to terminate at least thirty (30) days prior to the expiration of the then-existing term. Upon renewal of this Lease, the terms and conditions of this Lease shall remain unchanged unless both parties agree in writing to any changes at the time of renewal.

5. *Safeguard the Property.*

The Town shall take reasonable measures to maintain the property and safeguard it to prevent the commission of any act that would be injurious to the property. The Town's use of the property will be in compliance with the laws, statutes, ordinance or government rules and regulations pertaining thereto, and the Town will use reasonable measures to prevent invalidation of any insurance coverage.

6. *City Access to Park.*

All City residents, as well as Town residents shall have identical access and use of the park, in accordance with the rules and regulations promulgated.

7. *Indemnification.*

The Town shall hold the City harmless for and indemnify the City against any and all claims, demands, causes of action, suits or judgments, including expenses and attorney's fees, for death or injuries to any persons or for loss of or damage to property arising out of or in connection with the use and occupancy of the Property as a park by the Town, the Town's agents, the Town's employees and to that end, the Town will, at its own expense, obtain and carry at all times during the term of this Lease comprehensive general liability insurance covering the Property with limits of at least \$500,000.00 single limit liability or for any number of persons injured or killed in one occurrence and \$50,000 property damage. All such policies shall be written by insurance companies licensed to do business in the State of Wisconsin who are reasonably acceptable to the City. All of such policies shall include the City, its officers, employees, and agents, and the Town, its officers, employees, and agents, as their interests may appear, and all insurers must agree not to cancel or change such insurance policies without at least ten (10) days prior written notice to the City. The Town's obligation to indemnify the City under this paragraph shall extend only to a claim arising out of or in connection with the use and occupancy of the Property as a park by the Town, the Town's agents or the Town's employees prior to the termination of the Lease. A Certificate of Insurance or copy of the policy shall be filed with the City annually.

8. *Termination.* This Lease may be terminated as follows:

a. If the Town violates any of the conditions of this Lease, the City may give the Town notice to comply with the terms of this Lease. The Town shall, after receiving that notice, comply with such notice within ninety (90) days or this Lease shall be considered terminated, provided, however, if any such default cannot be remedied by the Town with reasonable diligence within said ninety (90) day period, the Town may have such additional time as, under the

circumstances, may be reasonably necessary to remedy such default. Failure of the City to exercise its rights in connection with any breach or violation of any term, covenant or condition of this Lease shall not be deemed a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition herein contained;

b. If the Property referred to herein is no longer maintained by the Town as a public park.

c. Either the Town or City may terminate this Lease by giving the other party one hundred twenty (120) days written notice of the intent to terminate this Lease for any reason whatsoever.

d. In the event the City terminates this Lease prior to the expiration of the term or a renewal thereof, the City shall reimburse the Town for 3/4 of any costs, not to exceed \$5,000, incurred as part of the development of the site as a passive park. However, should the City terminate this Lease due to environmental matters or as a result of the Town violating a provision of the Lease, the City shall not be responsible for reimbursing the Town for costs incurred as part of the development of the site as a public park.

9. *Notices.*

The notices to be given under the Lease shall be written and sent to the City Clerk and Town Clerk as appropriate.

10. *Surrender of Property.*

Upon the termination of this Lease, by expiration or otherwise, the Town shall surrender the Property to the owners in good condition, ordinary wear and tear excepted. All alterations, additions, improvements and decorations made to the Property by the Town shall remain and become the property of the owners. Any equipment and personal property not removed by the Town on or prior to the termination date of this Lease shall be deemed abandoned and shall become the property of the owners, but without prejudice to the owner's right to require the Town to remove the same at the Town's expense.

11. *Assignment.*

The Town shall not assign, pledge, mortgage, or otherwise encumber this Lease or sublease any part or all of the Property without the prior written consent of the City. The City's consent to any of the foregoing shall not release or waive the prohibitions against them thereafter or constitute a consent to any other assignment, pledge, mortgage, encumbrance, transfer or sublease.

12. *Miscellaneous.*

The invalidity or unenforceability of any provision of this Lease shall not affect or impair any other provision. The headings contained herein are for convenience only and do not define, limit or construe the contents hereof. Nothing contained in this Lease shall be so construed as to constitute a partnership or joint venture between the City and the Town, nor to make the City liable for any of the obligations of the Town. The City's lease of its interest in this property to the Town shall not be construed as relieving or eliminating liability and/or responsibility of either party in connection with any claim of any governmental agency for clean up costs for damages, remediation and testing associated with the prior activity of this property by the parties. No third party shall be entitled to enforce any or all of the terms of this Lease or have any rights hereunder whatsoever.

IN WITNESS WHEREOF, each party to this Lease has caused it to be executed on the date indicated below.

Date: 9/1, 1999

CITY OF CEDARBURG

By: James W. Smith

Its: MAYOR

Date: 9/1, 1999

TOWN OF CEDARBURG

By: John F. Smith

Its: Town Chairman



Pleasant Valley Remodel 2026

About Metro Mountain Bikers

- 32 years old
- Volunteer run
- 30+ miles of trails under management

What Metro Does

Trail Building

1. Sustainable design
2. Community built
3. Volunteer insurance
4. Trail signage
5. Coordination with emergency personnel
6. PR and communications plan

Trail Management

1. Regular workdays
2. Trail remodeling

Trail Overview



Hand-built Singletrack Trail

- Kletzsch Park in Glendale, Wisconsin.
- A narrow, natural trail designed for users to travel in single file.



Machine-built Flow Trail

- Part of Heritage Trails in Slinger, Wisconsin
- Wider singletrack trail constructed using specialized equipment like mini excavators.
- Sculpted berms, rollers, and jumps designed to create a rhythmic ride.



Pump Track

- A 30,000 square foot pump track in St. Charles, Missouri.
- <https://gorctrails.com/trail/kinetic-park-yap/>
- A continuous loop of rollers and berms
- Riders navigate by "pumping" (using body weight) rather than pedaling.

Pleasant Valley Trails

Pleasant Valley Trails

1. Nearly four miles
2. Hand-built singletrack
3. Multiuse
4. Mountain bikers go in one direction
5. Hikers go in both directions
6. Growing mountain bike use

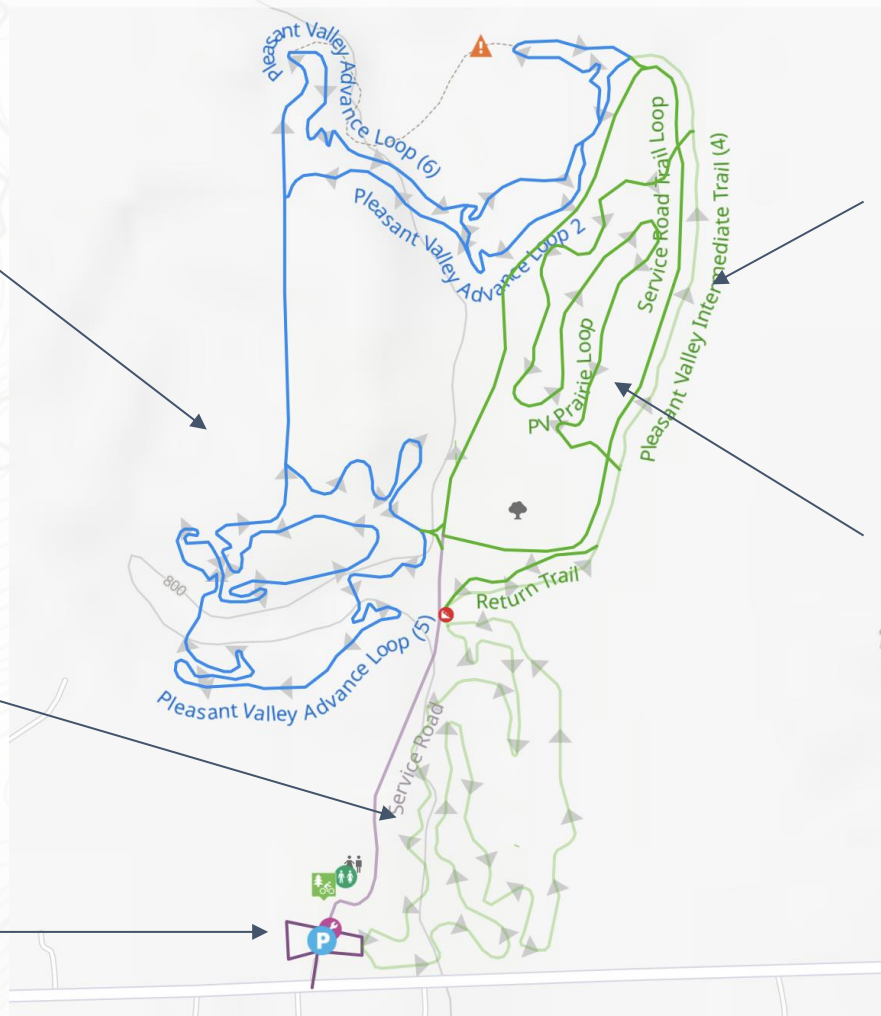
Advanced Loop

Intermediate Trail

Beginner Loop

Prairie Loop

Parking Lot



Who's Riding Pleasant Valley?

OZ MTB - Ozaukee County Mountain Bike Club

1. 65 active riders and 25 coaches in 2025
2. Cedarburg, Grafton, Port Washington and Mequon
3. 2x per week July - October
4. Nominated for national-level Outstanding Team Award in 2025



National Interscholastic Cycling Association (NICA)

1. Largest network of youth mountain bike programs in the country
2. 32 state leagues
3. 1055 teams
4. 25,000 riders



Goal: Get more kids on bikes

Why: Biking improves physical and mental health, gets kids off screens, builds confidence and community



Remodel Proposal

2026 Remodel Goals

1. Enable more of the beginner loop to be open more often.
2. Address creek crossing issue.

Beginner Loop Update

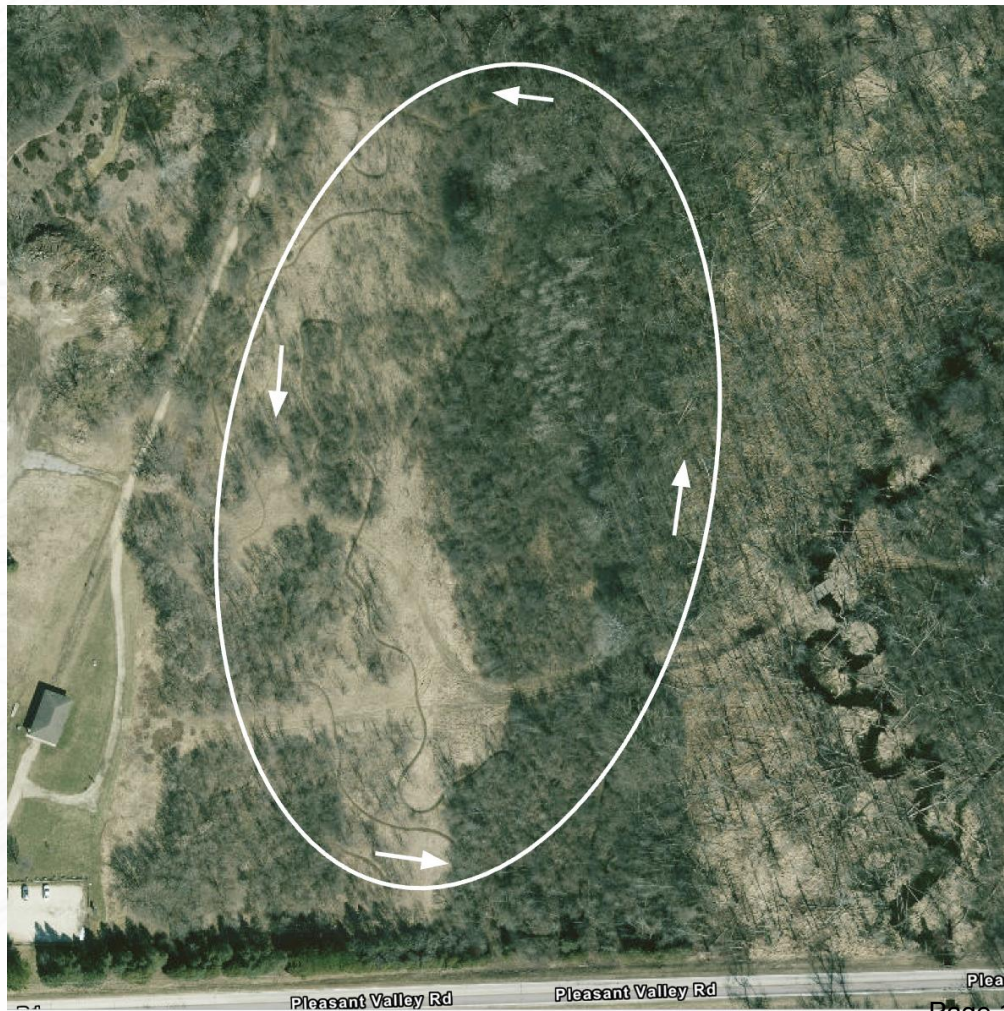
Problem

1. Due to the close proximity to the creek, the eastern section of the trail is often too wet to ride.
2. This requires the entire loop to be closed.

Current Loop



Current Loop

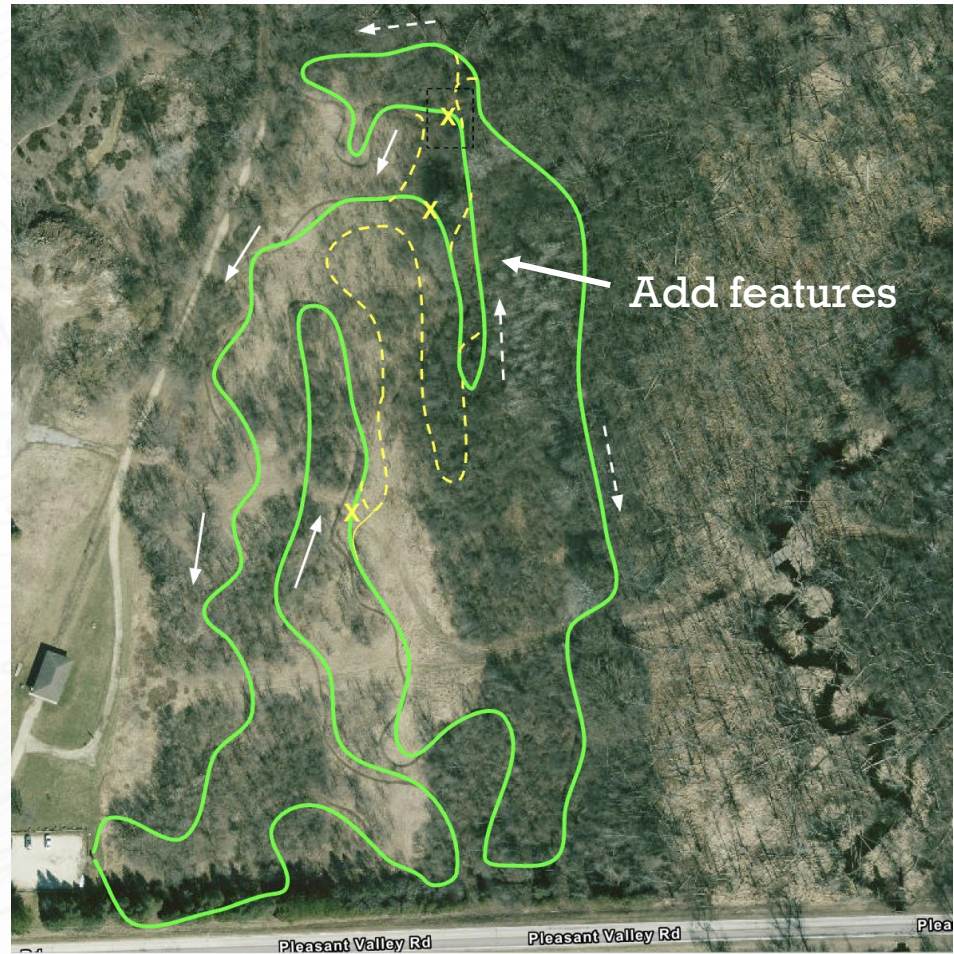


Beginner Loop Update

Solution

1. Create a reroute that will make the trail a figure-eight.
2. This will allow the eastern section to be closed without impacting the western section.

Proposed Loop



Proposed Loop



Summary of Changes

1. ~1,000 feet of new trail
2. Change the direction of the north and eastern section
3. Potentially add technical features on the parallel section

Key Details

1. Timeline: Likely early fall start and finish
2. Cost to town: \$0



Pleasant Valley Remodel 2026



**CITY OF CEDARBURG
Common Council
July 13, 2026
Minutes**

1. CALL TO ORDER

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, July 13, 2026, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

Mayor Thome called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo, Mark Mueller (via Zoom)

Also Present: City Administrator Mikko Hilvo, City Attorney Michael Herbrand, Director of Engineering and Public Works Mike Wieser, Building Inspector Jeff Thoma, Water Recycling Superintendent Craig Obry, and Human Resources Manager Tracie Sette

3. MOMENT OF SILENCE

A moment of silence was held.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. STATEMENT OF PUBLIC NOTICE

Tracie Sette verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Brook Brown - W62 N667 Riveredge Drive — Reiterated a letter to Council Members expressing concerns about Camp Bar's late-night weekend noise due to its 2:30 a.m. closing time.

7. NEW BUSINESS

A. Discussion and possible action on a Dam Feasibility Study proposal from Inter-Fluve, Inc.

At the most recent council meeting, the City Council directed the City Administrator to obtain a revised quote for the dam removal feasibility study. This action ensures that updated cost estimates and scope adjustments are considered before proceeding further with the project. The feasibility study for the removal of the Cedarburg Woolen Mills Dam, prepared by Inter-Fluve, Inc. outlines a comprehensive approach to evaluating dam removal alternatives. The study covers water control, demolition logistics, access and staging, restoration, and sediment management.

A motion was made by Council Member Didier, seconded by Council Member Simpson, to move forward with the Dam Feasibility Study with Interfluve, Inc., not to exceed \$78,735.00 with funds taken from the Contingency Reserve Fund. The motion carried unanimously.

B. Discussion and possible action on the Design Consultant Solicitation and Selection Proposal for the Upgrades and Expansion of the existing Water Recycling Center.

The City has received approval from the DNR for the Water Recycling Center (WRC) Facility Plan. The next step is to hire a consultant for phase 1 design of the upgrades and expansion of the existing WRC. Due to the complexity of the project and the importance of writing a comprehensive request for proposal, hiring a consultant was warranted. City staff requested a proposal from Concord Group to assist in the design consultant solicitation and selection process. City staff expressed confidence in working with Concord Group as they have assisted the City with the Hwy 60 Business Park and the Fox Run Audit Report.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Didier, to approve hiring the Concord Group to assist in the design consultation solicitation and selection proposal for the upgrades and expansion of the existing WRC, not to exceed \$17,500. Motion carried 6-1 with Council Member Didier voting against.

C. Discussion and possible action on the addendum to the Intergovernmental Cooperation Agreement for Paramedic Intercept Services.

The original Intercept Agreement approved by the Common Council requires an addendum in order to authorize the administration of blood in the field. It will be supplied and administered by Central Ozaukee Fire Department on an as-needed basis.

A motion was made by Council Member Mammen, seconded by Council Member Simpson, to approve the addendum to the Intergovernmental Cooperation Agreement for Paramedic Intercept Services for the administration of blood. The motion carried unanimously.

- D. Discussion and possible action on Ordinance 2026-16 amending Sections 5-2-7 Codes Adopted, 5-3-2 Recovery of Costs, and 15-1 Building/Historic, Electrical and Plumbing Codes.*

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Ordinance No. 2026-16 amending Sections 5-2-7 National Codes adopted, 5-3-2 Recovery of Costs, and 15-1 Building/Historic Electrical and Plumbing Codes. The motion carried unanimously.

- E. Discussion and possible action on Ordinance 2026-15, amending Sec. 9-2-12 Sand and grease trap installations.*

A motion was made by Council Member Didier, seconded by Council Member Simpson, to approve Ordinance No. 2026-15, amending Section 9-2-12 sand and grease trap installations. The motion carried unanimously.

- F. Discussion and possible action on the approval of Resolution 2026-04: Resolution Authorizing the Issuance and Sale of Up to \$1,008,640 Taxable General Obligation Water System Promissory Notes, Series 2026, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement*

Resolution No. 2026-04 authorizes the issuance of General Obligation promissory notes, not to exceed \$1,008,640, to fund the next phase of the Safe Drinking Water Loan Program Project No. 5628-04.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve Resolution No. 2026-04 authorizing the issuance and sale of up to \$1,008,640 taxable general obligation water system promissory notes, series 2026, and providing for other details and covenants with respect thereto, and approval of related financial assistance agreement. The motion carried unanimously.

8. CONSENT AGENDA

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve the following consent agenda items:

- A. Discussion and possible action on approval of June 29, 2026 Common Council Meeting Minutes.*
- B. Discussion and possible action on approval of a Change of Agent on the Alcohol Beverage License for Cedarburg Art Museum & Society, Inc. to Mirel Crumb.*

- C. *Discussion and possible action on Transient Entertainment License to Rainbow Valley Rides, Inc. for the 2026 Ozaukee County Fair on July 29 (4:00 p.m. - 10:00 p.m.), July 30 - August 1 (noon - 10:00 p.m.), and August 2 (noon - 5:00 p.m.) and the request to waive the requirement for a Clean Up Bond as requested by the Ozaukee County Agricultural Society.*
- D. *Discussion and possible action on approval of bills dated 06/21/2026-07/02/2026 and payroll dated 06/21/2026-07/04/2026.*

The motion carried unanimously.

9. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

A. Administrator's Report

Update on Ad Hoc Bicycle & Pedestrian Committee

Administrator Hilvo explained that the first draft of the new Bike & Pedestrian Committee plan is expected to be completed by October 2026. He encouraged anyone with feedback to share it directly with him.

10. COMMUNICATIONS

A. Comments and suggestions from Council Members

Council Member Lindo commended the Cedarburg Police Department for successfully securing a burglary charge thanks to the new camera system.

B. Mayor's Report

No report.

11. ADJOURN TO CLOSED SESSION

- A. *It is anticipated the Common Council will adjourn to closed session pursuant to State Statute 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically, to be discussed is item 11.A.1*

A motion was made by Council Member Fitzpatrick, seconded by Council Member Didier, seconded by Council Member Didier, to adjourn to Closed Session at 8:06 p.m. pursuant to State Statute 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically discussed was a flooded basement claim submitted by Lyle Fries regarding an incident

on April 14, 2026. The motion carried on a roll call vote with Council Members Bitter, Fitzpatrick, Mammen, Didier, Simpson, Lindo, and Mueller voting aye.

1. Discussion and review of the flooded basement claim submitted by Lyle Fries regarding an incident on April 14, 2026.

This item was discussed in Closed Session.

2. Discussion and possible action on approval of June 8, 2026 Closed Session Common Council minutes.

This item was discussed in Closed Session.

12. RECONVENE TO OPEN SESSION

The meeting reconvened to Open Session at 8:09 p.m.

A. Discussion and possible action on flooded basement claim from Lyle Fries.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to deny the claim submitted by Lyle Fries. The motion carried unanimously.

13. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Fitzpatrick, to adjourn the meeting at 8:00 p.m. The motion carried unanimously.



**CITY OF CEDARBURG
Common Council
August 10, 2026
Minutes**

1. CALL TO ORDER

Mayor Thome called the meeting to order at 7:00 pm.

2. ROLL CALL

Present: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo (via Zoom at 7:05 pm), Mark Mueller (via Zoom at 7:08 pm)

Also present: City Attorney Michael Herbrand, City Administrator Mikko Hilvo, Deputy Clerk Theresa Hanaman, City Planner Mary Censky, Fire Chief Jeff Vahsholtz, Deputy Chief Blake Karnitz, Diversity Committee Chairperson Rev. John Norquist, Landmark Commission members: Tom Kubala, Beth Krimmel, Erin Puro, Tomi Fay Forbes

3. MOMENT OF SILENCE

A moment of silence was held.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, Deputy Clerk Hanaman verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Connie Kincaide, residing at N75W7255 Linden St., expressed her gratitude to the Council for discussing the ordinance regarding electric bikes and scooters at the last meeting.

7. **PRESENTATION**

A. Cedarburg Fire Department Annual Report

Chief Vahsholtz provided a summary of the Cedarburg Fire Department's Annual Report. He included his thanks to Captain Blake Karnitz and Administrative Assistant Diana Klingler for their help with the annual report. Chief Vahsholtz announced that the Cedarburg Fire Department became a Licensed Paramedic Service on August 1, 2026.

The City Administrator praised Chief Vahsholtz for successfully launching the Paramedic Program.

B. Diversity Committee Report

Reverend John Norquist presented a summary of the activities within the Diversity Committee, including Cedarburg Community Conversations events and future goals.

8. **NEW BUSINESS**

A. Review, discussion and possible action to lend support to the Landmarks Commission as they prepare to apply to the State Historic Preservation Office (SHPO) for a no-match grant in the 2027 Certified Local Governments grant cycle. This no-match grant, if awarded, would be used to fund a citywide survey of historic resources.

Planner Censky and Commissioner Puro requested, on behalf of the Cedarburg Landmarks Commission, the support of the Common Council to apply for a no-match grant from the State of Wisconsin Historical Society. If granted, the Commission would utilize the funds to contract for a citywide historic survey of all properties at no cost to Cedarburg or the residents of Cedarburg.

A motion was made by Council Member Didier, seconded by Council Member Simpson, in support of the Landmarks Commission to apply to the State Historic Preservation Office (SHPO) for a no-match grant in the 2027 Certified Local Governments grant cycle, at no expense to the City. The motion passed unanimously.

B. Review and possible approval of Development Tax Guaranty Agreement and related documents and exhibits with EGO-CEDARBURG, LLC for real property identified as Lot 2 of CSM 4117 in the Highway 60 Industrial Park.

Administrator Hilvo and City staff have worked collaboratively with EGO-CEDARBURG,

LLC over the past year to prepare the land sale, negotiate development agreements, and establish protections to safeguard community interests. The developer intends to construct a 60,000-square-foot industrial and corporate building within the Highway 60 Business Park. Under the terms of the agreement, the Buyer must begin construction once all City approvals have been granted and comply with all applicable regulations. Construction must be substantially completed and occupancy obtained by December 31, 2027, with extensions permitted only under force majeure. The Buyer will also pay all building permit fees, impact fees, and other costs associated with the development.

To ensure the long-term financial stability of the Highway 60 Business Park and Tax Increment District No. 6 (TID 6), the Buyer is required to meet several financial guarantees. The agreement mandates a minimum assessed valuation of \$5,000,000 by January 1, 2028. If annual property taxes fall below the amount that would be due on a \$5 million valuation, the Buyer must pay the difference to the City. Additionally, should any portion of the property become tax-exempt during the life of TID 6, the Buyer must make Payments in Lieu of Taxes equal to the full property tax amount.

To protect the City's existing telecommunications lease, the agreement includes deed restrictions prohibiting the use of the property for any monopole telecommunications tower similar to the existing tower on Outlet 2.

A motion was made by Council Member Bitter, seconded by Council Member Didier, to approve the Development Tax Guaranty Agreement and related documents and exhibits with EGO-CEDARBURG LLC for real property identified as Lot 2 of CSM 4117 in the Highway 60 Industrial Park. The motion carried unanimously.

- C. Discussion and possible action on Resolution 2026-05, authorizing the sale of a 5.922 acre parcel of vacant real property, in the City of Cedarburg Highway 60 Industrial Park, to Egan Gardner Development, LLC, a Wisconsin Limited Liability Company, which has subsequently been assigned to a related entity, EGO-CEDARBURG, LLC.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Resolution 2026-05 authorizing the sale of a 5.922-acre parcel of vacant real property in the City of Cedarburg Highway 60 Industrial Park to Egan Gardner Development, LLC, a Wisconsin Limited Liability Company, which has subsequently been assigned to a related entity, EGO-CEDARBURG, LLC. The motion passed unanimously.

- D. Discussion and possible action on Mayoral appointments to Boards, Commissions and Committees.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mammen, to approve the Mayor's appointment of Megan Olsen and Mike Bradburn to the Light and Water Commission, Tim Voeller to the Community Development Authority, and Trevor Shanahan to the Economic Development Board. The motion passed unanimously.

9. **CONSENT AGENDA**

A motion was made by Council Member Didier, seconded by Council Member Simpson, to approve the following Consent Agenda items.

- A. *Discussion and possible action on approval of July 27, 2026 Common Council Meeting Minutes.*
- B. *Discussion and possible action to authorize granting of Temporary "Class B" Wine/Temporary Class "B" Beer License to Friends of Country in the Burg for the event 'Country in the Burg', Cedar Creek Park, N52 W5925 Portland Road for August 28 and 29, 2026, beginning at 4:00 p.m. for sales to continue until 10:30 p.m. and consumption until 11:00 p.m.*
- C. *Discussion and possible action on approval of bills dated 07/22/2026-08/01/2026 and payroll dated 07/19/2026-08/01/2026.*
- D. *Discussion and possible action on the approval of Walter Pesch as an Election Inspector for the 2026-2027 election cycle.*

The motion passed unanimously.

10. **REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS**

A. Administrator's Report

Administrator Hilvo informed the Council that a backup generator from the Wastewater Treatment Plant is now available at the Community Gym during the elections.

B. Annual Mid-Year Financial Report

Administrator Hilvo announced that a Mid-Year Financial Report will be included in the August Common Council Agenda going forward. The Finance Department has upgraded its software and will work on revising policies to ensure fiscal integrity.

11. **COMMUNICATIONS**

A. *Comments and suggestions from Council Members:*

None

B. *Mayor's Report*

Mayor Thome expressed gratitude to City Clerk Campolo for her dedication during the August Partisan Primary Election.

12. **ADJOURNMENT**

A motion was made by Council Member Mueller, seconded by Council Member Mammen, to adjourn the meeting at 8:06 p.m. The motion carried unanimously.

Theresa Hanaman
Deputy Clerk

DRAFT

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG

CHECK DATE 08/02/2026 - 08/22/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
08/07/2026	Z-AGX	100(E)	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	227.51
08/07/2026	Z-AGX	101(E)	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	199.78
08/07/2026	Z-AGX	102(E)	FASTENAL COMPANY	REPAIR AND MAINTENANCE	500240	518100	12.81
08/07/2026	Z-AGX	104(E)	CORE & MAIN LP	REPAIR AND MAINTENANCE	500240	533440	528.00
08/07/2026	Z-AGX	106(E)	GFL ENVIRONMENTAL	RECYCLING EXPENSES	500344	533730	347.36
08/07/2026	Z-AGX	107(E)	SPECTRUM	TELEPHONE/COMMUNICATIONS	500225	522110	59.20
08/07/2026	Z-AGX	112(E)	ROTE OIL LTD	FUEL INVENTORY	161500	000000	6,760.53
08/07/2026	Z-AGX	113(E)	ROTE OIL LTD	GAS AND OIL EXPENSE	500351	533210	175.88
08/07/2026	Z-AGX	114(E)	ROTE OIL LTD	GAS AND OIL EXPENSE	500351	533210	431.78
08/07/2026	Z-AGX	116(E)	ROTE OIL LTD	FUEL INVENTORY	161500	000000	4,123.90
08/07/2026	Z-AGX	118(E)	EGELHOFF LAWNMOWER SERVICE	REPAIR AND MAINTENANCE	500240	533210	41.19
08/07/2026	Z-AGX	119(E)	RAY O'HERRON CO., INC.	UNIFORMS	500346	522120	83.42
08/07/2026	Z-AGX	120(E)	BEYER'S HARDWARE	REPAIR AND MAINTENANCE	500240	533210	17.05
08/07/2026	Z-AGX	121(E)	BEYER'S HARDWARE	REPAIR AND MAINTENANCE	500240	555510	5.35
08/07/2026	Z-AGX	123(E)	BEYER'S HARDWARE	REPAIR AND MAINTENANCE	500240	555510	4.45
08/07/2026	Z-AGX	124(E)	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	533311	52.15
08/12/2026	Z-AGX	127(E)	RNOW INC	MAINTENANCE PARTS	500353	533210	347.56
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	INTERNET	500220	514700	764.06
				TELEPHONE/COMMUNICATIONS	500225	518100	42.03
				TELEPHONE/COMMUNICATIONS	500225	513100	13.48
				TELEPHONE/COMMUNICATIONS	500225	513200	12.50
				TELEPHONE/COMMUNICATIONS	500225	514100	35.62
				TELEPHONE/COMMUNICATIONS	500225	515600	26.40
				TELEPHONE/COMMUNICATIONS	500225	515400	20.15
				TELEPHONE/COMMUNICATIONS	500225	522310	20.40
				TELEPHONE/COMMUNICATIONS	500225	533110	26.15
				TELEPHONE/COMMUNICATIONS	500225	566310	24.25
				TELEPHONE/COMMUNICATIONS	500225	533210	33.75
				TELEPHONE/COMMUNICATIONS	500225	555140	20.38
				TELEPHONE/COMMUNICATIONS	500225	522410	23.60
				TELEPHONE/COMMUNICATIONS	500225	522410	149.98
				OPERATING SUPPLIES	500350	533210	168.78
				INTERNET	500220	555510	168.78
				TELEPHONE/COMMUNICATIONS	500225	555510	110.00
				INTERNET	500220	555510	129.99
			Check Z-AGX 128(E) Total for Fund 100 GENERAL FUND				1,790.30
08/12/2026	Z-AGX	133(E)	BEYER'S HARDWARE	REPAIR AND MAINTENANCE	500240	518100	13.61
08/07/2026	PWBDD	306(E)	CEDARBURG POLICE ASSOCIATION	UNION DUES DEDUCTIONS	215903	000000	577.50
08/07/2026	PWBDD	307(E)	DELTA DENTAL OF WISCONSIN	DENTAL INSURANCE	215312	000000	2,010.34

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG

CHECK DATE 08/02/2026 - 08/22/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
08/07/2026	PWBDD	308(E)	EXPERT PAY	COURT ORDERED DEDUCTIONS	215914	000000	597.19
08/07/2026	PWBDD	309(E)	MISSION SQUARE RETIREMENT	DEFERRED ANNUITY WITHHELD	215900	000000	2,002.78
08/07/2026	PWBDD	310(E)	NORTH SHORE BANK	DEFERRED ANNUITY WITHHELD	215900	000000	8,860.92
08/07/2026	PWBDD	311(E)	WISCONSIN DEFERRED COMPENSATION	DEFERRED ANNUITY WITHHELD	215900	000000	1,300.00
08/07/2026	PWBDD	312(E)#	WM CORPORATE SERVICES, INC	MAINT/CONTRACTED SERVICES	500290	533710	51,239.34
				MAINT/CONTRACTED SERVICES	500290	533730	24,829.57
		Check PWBDD 312(E) Total for Fund 100 GENERAL FUND					76,068.91
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	MH AMAZON APPAREL 4TH JULY	500347	555220	58.18
				MH COSTCO CANDY FOR 4TH	500347	555220	141.10
				JC ZOOM SUBSCRIPTION	500310	514100	63.96
				JC AMAZON BOND PAPER	500310	514100	21.23
				JC AMAZON LABELS	500310	514100	20.47
				JC AMAZON BALLOT LABELS	500310	514200	81.93
				TS ZIPRECRUITER	500210	513300	9.99
				MM REFUND LEGAL DEFENSE	500320	522110	(84.00)
				MM AUX PD LUNCH 4TH	500347	522120	219.57
				JK REFUND LEGAL DEF	500320	522110	(84.00)
				JK AUX PD DINNER	500347	522110	125.23
				JK STAMPS.COM	500310	522110	20.99
				RF REFUND LEGAL DEF	500320	522110	(84.00)
				RF UNIFORM	500346	522130	109.85
				RF USPS	500210	522130	8.05
				RF USPS	500210	522130	8.05
				TS BEYERS TRUE VALUE	500347	522120	5.47
				TS WI POLICE LEADERSHIP CONFERENCE	500330	522120	275.00
				TS ATV COURSE	500330	522120	36.87
				MA HEARTSMART AED PADS	131060	000000	339.71
				MA AMAZON POWER WASHER	500240	555510	85.99
				KW ARBSESSION CHAINSAW LANYARDS	500240	555510	53.90
				KW ARBSESSION HAND SAW	500240	555510	93.99
				KW WI ARBORIST ASSOC CONFERENCE KETTNER	500330	555510	140.00
				KW WI ARBORIST ASSOC FISHER	500330	555510	140.00
				KW WALGREENS CHARGING CORD IPAD	500240	555510	24.25
				MH JEFF IAEI TRAINING	500330	522310	210.00
				MH JEFF AMAZON - PAINT	500350	533110	162.98
				MH - CENSKY APA CONFERENCE	500330	566310	275.00
				MH BH - OPENERS	500350	533210	149.96
				MH BH OPENERS	500350	533210	50.68
				JB RING CANCEL REFUND	500350	533210	(87.91)
				JB RING CANCEL REFUND	500350	533210	(87.91)
				JB AMAZON LAWN MOWER TIRES	500353	533210	129.98
				JB AMAZON CRIMP TOOL	500353	533210	16.99
				JB AMAZON CARD CLEANER WIPES	500350	533210	29.99
				JB AMAZON PRIME	500350	533210	14.99
				JB STATION CAR WASHES	500350	533210	36.00
				JB COSTCO SNACKS/DRINKS	500329	533311	156.40
				JB COSTCO SHOP SUPPLIES	500350	533210	62.97
				JB COSTCO SNACKS/DRINKS	500329	533311	103.91

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				JB AMAZON 4FT TABLES	500350	533210	71.99
				JB APPLE CHARGES	500350	533210	48.44
				JB OFFROAD ED - UTV CLASS OLSEN	500350	533210	37.93
				KR CHOC FACTORY	500329	522410	18.65
				KR EVEN AND ODDS TRAINING PIZZA	500329	522410	65.36
				KR AED.US CORO MEDICAL	500350	522410	1,500.00
				CC FOREIGN TRANS FEE	500390	515600	1.45
			Check PWBDD 313(E) Total for Fund 100 GENERAL FUND				4,799.63
08/07/2026	PWBDD	54144	BLAIN'S FARM & FLEET	OPERATING SUPPLIES	500350	518100	66.95
08/07/2026	PWBDD	54146	BOEHLKE BOTTLED GAS CORP.	FUEL INVENTORY	161500	000000	646.08
08/07/2026	PWBDD	54147*#	BOUND TREE MEDICAL, LLC	SUPPLIES AND EXPENSES	500347	522120	169.91
08/07/2026	PWBDD	54149	BURKE TRUCK & EQUIPMENT INC.	MAINTENANCE PARTS	500353	533210	90.00
08/07/2026	PWBDD	54150	CATALIS TAX & CAMA, INC	PROFESSIONAL SERVICES	500210	515400	7,150.00
08/07/2026	PWBDD	54152	CHUCK MOEGENBURG	REPAIR AND MAINTENANCE	500240	518100	70.00
08/07/2026	PWBDD	54154#	CONLEY MEDIA, LLC	ELECTIONS LEGAL NOTICES	500321	514200	64.84
				LEGAL PUBLICATIONS	500325	514100	245.58
			Check PWBDD 54154 Total for Fund 100 GENERAL FUND				310.42
08/07/2026	PWBDD	54155	CRETEX SPECIALTY PRODUCTS INC	REPAIR AND MAINTENANCE	500240	533440	6,048.00
08/07/2026	PWBDD	54156	DAN KRALL & CO. INC.	REPAIR AND MAINTENANCE	500240	533210	583.29
08/07/2026	PWBDD	54158	DIGITAL EDGE OF WISCONSIN LLC	OFFICE SUPPLIES	500310	514200	128.00
08/07/2026	PWBDD	54159	DONNA M KEEFE	JULY - CHAIR YOGA	500210	555140	60.00
08/07/2026	PWBDD	54161	DPI SUPPLY,INC	OFFICE SUPPLIES	500310	555510	128.75
08/07/2026	PWBDD	54162*#	E-Z WINDOW CLEANING	REPAIR AND MAINTENANCE	500240	518100	1,994.00
				REPAIR AND MAINTENANCE	500240	518100	625.00
			Check PWBDD 54162 Total for Fund 100 GENERAL FUND				2,619.00
08/07/2026	PWBDD	54163	ELIZABETH ROLLAND	JULY ROOLAND	500210	555140	350.00
08/07/2026	PWBDD	54165*#	FIRST ADVANTAGE OCC HEALTH SVC	DUE FROM LIGHT & WATER	156200	000000	42.90
				PROFESSIONAL SERVICES	500210	533210	42.90
			Check PWBDD 54165 Total for Fund 100 GENERAL FUND				85.80
08/07/2026	PWBDD	54166	FP SOLUTIONS LLC	OPERATING SUPPLIES	500350	533210	105.00
08/07/2026	PWBDD	54168	HALEY MAXINE GREBE	GREBE - YOPGA	500210	555140	30.00
08/07/2026	PWBDD	54169	HARTMANN SAND & GRAVEL CO,INC	REPAIR AND MAINTENANCE	500240	533440	37.50
08/07/2026	PWBDD	54172	HI-LINE, INC	MAINTENANCE PARTS	500353	533210	140.04
				MAINTENANCE PARTS	500353	533210	429.83
			Check PWBDD 54172 Total for Fund 100 GENERAL FUND				569.87
08/07/2026	PWBDD	54173*#	HOME DEPOT CREDIT SERVICES	SUPPLIES AND EXPENSES	500347	555220	55.61
				REPAIR AND MAINTENANCE	500240	555510	64.61
			Check PWBDD 54173 Total for Fund 100 GENERAL FUND				120.22

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Fund: 100 GENERAL FUND							
08/07/2026	PWBDD	54176	JACKSON CONCRETE INC.	REPAIR AND MAINTENANCE	500240	533440	631.00
08/07/2026	PWBDD	54177	JACQUELINE E.W.JANZ	JANZ JULY 2026	500210	555140	28.00
08/07/2026	PWBDD	54182	LAFORCE INC.	REPAIR AND MAINTENANCE	500240	555510	430.00
08/07/2026	PWBDD	54183	LAKESIDE EXTINGUISHER LLC	REPAIR AND MAINTENANCE	500240	522120	42.50
08/07/2026	PWBDD	54184	LIESENER SOILS INC.	REPAIR AND MAINTENANCE	500240	533311	814.00
08/07/2026	PWBDD	54189	NIPPON SANZO MATHESON INC	MAINTENANCE PARTS	500353	533210	105.45
08/07/2026	PWBDD	54191*#	ONTECH SYSTEMS, INC	REPAIR AND MAINTENANCE	500240	522110	1,104.00
				EQUIPMENT/SOFTWARE	500380	514700	499.00
				PROFESSIONAL SERVICES	500210	514700	3,238.00
				EQUIPMENT/SOFTWARE	500380	514700	3,250.32
				EQUIPMENT/SOFTWARE	500380	514700	499.00
				PROFESSIONAL SERVICES	500210	514700	791.28
				EQUIPMENT/SOFTWARE	500380	514700	1,914.60
		Check PWBDD 54191	Total for Fund 100 GENERAL FUND				11,296.20
08/07/2026	PWBDD	54194	PMF LANDSCAPE SUPPLY LLC	REPAIR AND MAINTENANCE	500240	522100	60.00
08/07/2026	PWBDD	54195*#	RYAN FIREPROTECTION, INC	REPAIR AND MAINTENANCE	500240	522100	452.30
08/07/2026	PWBDD	54197	TAKAKO WILLDEN	JULY- CHAIR YOGA	500210	555140	50.00
08/07/2026	PWBDD	54199	TERESE GAGNON	PUBLIC WORKS FEES	463101	000000	25.00
08/07/2026	PWBDD	54200	TRUCK COUNTRY OF WISC	MAINTENANCE PARTS	500353	533210	120.28
08/07/2026	PWBDD	54202*#	UNIFIRST CORPORATION	REPAIR AND MAINTENANCE	500240	518100	258.91
08/07/2026	PWBDD	54203	VITAL RECORDS CONTROL	PROFESSIONAL SERVICES	500210	515600	57.20
08/07/2026	PWBDD	54204	WALTS PETROLEUM SERVICE INC	FUEL SYSTEM MAINTENANCE	500326	533210	226.50
08/07/2026	PWBDD	54206	ZUERN BUILDING PRODUCTS	REPAIR AND MAINTENANCE	500240	555510	72.28
08/14/2026	PWBDD	54209	BLAIN'S FARM & FLEET	REPAIR AND MAINTENANCE	500240	533440	63.47
08/14/2026	PWBDD	54211	BUELOW VETTER BUIKEMA OLSON & VILE	EXTRAORDINARY SERVICES	500211	516100	345.00
08/14/2026	PWBDD	54214	CINTAS CORPORATION	OPERATING SUPPLIES	500350	533210	239.12
08/14/2026	PWBDD	54216	DPI SUPPLY, INC	OFFICE SUPPLIES	500310	515600	97.85
08/14/2026	PWBDD	54217	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	518100	89.99
				REPAIR AND MAINTENANCE	500240	518100	41.37
		Check PWBDD 54217	Total for Fund 100 GENERAL FUND				131.36
08/14/2026	PWBDD	54218	JACKSON CONCRETE INC.	REPAIR AND MAINTENANCE	500240	533440	1,075.00
08/14/2026	PWBDD	54219*#	JANI-KING OF MILWAUKEE	OPERATING SUPPLIES	500350	533210	431.18
08/14/2026	PWBDD	54220	LANNON STONE PRODUCTS, INC.	REPAIR AND MAINTENANCE	500240	533440	230.40
08/14/2026	PWBDD	54223	MIDWEST PAINTING	REPAIR AND MAINTENANCE	500240	518100	250.00
08/14/2026	PWBDD	54227*#	NAPA AUTO PARTS	REPAIR AND MAINTENANCE	500240	522120	213.56

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Fund: 100 GENERAL FUND							
08/14/2026	PWBDD	54228	NASSCO, INC.	OPERATING SUPPLIES	500350	518100	1,220.83
08/14/2026	PWBDD	54229*#	OLSEN'S PIGGLY WIGGLY	EMPLOYEE RELATIONS	500329	522410	80.94
08/14/2026	PWBDD	54230	OZAUKEE COUNTY PAVILION	DUE TO CUSTOMERS	261200	000000	50.00
08/14/2026	PWBDD	54232	TRANSUNION RISK AND ALTERNATIVE	PROFESSIONAL SERVICES	500210	522130	100.00
08/14/2026	PWBDD	54233#	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	127.54
				OPERATING SUPPLIES	500350	533210	127.54
				REPAIR AND MAINTENANCE	500240	518100	258.91
				MAINTENANCE SUPPLIES	500340	522100	128.59
	Check PWBDD 54233	Total for Fund 100 GENERAL FUND					642.58
08/14/2026	PWBDD	54236	VANTAGE FINANCIAL,LLC	EQUIPMENT OUTLAY	500385	514700	999.00
08/14/2026	PWBDD	54238	WISCONSIN DEPT OF JUSTICE	TELEPHONE/COMMUNICATIONS	500225	522110	287.00
08/21/2026	PWBDD	54240	ANDREW SIEFKES	PUBLIC WORKS FEES	463101	000000	25.00
08/21/2026	PWBDD	54242	BLAIN'S FARM & FLEET	MAINTENANCE SUPPLIES	500340	533450	91.96
08/21/2026	PWBDD	54245	DORSEY'S CAFE AND MARKET	OFFICE SUPPLIES	500310	514200	1,498.47
08/21/2026	PWBDD	54247	FORWARD TS	TELEPHONE/COMMUNICATIONS	500225	513300	30.49
08/21/2026	PWBDD	54248	FP SOLUTIONS LLC	REPAIR AND MAINTENANCE	500240	518100	2,588.50
08/21/2026	PWBDD	54250	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	518100	11.45
08/21/2026	PWBDD	54251*#	HOUSEMAN & FEIND, LLP	ATTORNEY/CONSULTANT	500212	522110	1,743.00
				EXTRAORDINARY SERVICES	500211	516100	1,794.50
				ATTORNEY/CONSULTANT	500212	522110	1,096.00
	Check PWBDD 54251	Total for Fund 100 GENERAL FUND					4,633.50
08/21/2026	PWBDD	54252	KATHRYN JABLONSKY	PUBLIC WORKS FEES	463101	000000	40.00
08/21/2026	PWBDD	54256	OLSEN'S PIGGLY WIGGLY	SNACKS FOR LAKE GENEVA	500390	555140	27.58
08/21/2026	PWBDD	54262	VITAL RECORDS CONTROL	PROFESSIONAL SERVICES	500210	515600	57.20
08/21/2026	PWBDD	54263	WALTS PETROLEUM SERVICE INC	FUEL SYSTEM MAINTENANCE	500326	533210	500.00
Total For Fund: 100							161,438.95
Fund: 200 CEMETERY FUND							
08/07/2026	PWBDD	54141	ADAM J ARENTZ	MISCELLANEOUS REVENUE	486000	000000	425.00
08/14/2026	PWBDD	54225	MILLER MONUMENT COMPANY	PROFESSIONAL SERVICES	500210	544210	1,550.00
Total For Fund: 200							1,975.00
Fund: 220 RECREATION PROGRAMS FUND							
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555390	33.75
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	CS AMAZON CAMP SUPPLIES	500347	555390	38.96
				CS FIELD TRIP SKATELAND	500347	555390	499.20
				CS SOCCER PIZZA PARTY	500347	555390	273.24
				CS RED CROSS TRAINING	500372	555390	152.00
				CS MICHAELS CAMP SUPPLIES	500347	555390	62.95

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Fund: 220 RECREATION PROGRAMS FUND							
				CS AMAZON CAMP SUPPLIES	500347	555390	138.32
				CS RED CROSS TRAINING	500347	555390	190.00
				CS AMAZON CAMP SUPPLIES	500347	555390	77.34
				DF AMAZON MICROPHONE REPAIR	500347	555390	16.78
				DF AMAZON HDMI CORDS	500347	555390	23.62
				MA AMAZON OFFICE NOTES	500347	555390	6.71
				MA WAVE POMS SOFTWARE	500394	555390	190.00
				MA GODADDY POMS WEBSITE	500394	555390	9.99
				MA OPEN AI SOCIAL MEDIA POSTING	500347	555390	20.00
				MA AMAZON FLAG FOOTBALL	500347	555390	468.14
				MA AMAZON POMS SUPPLIES	500394	555390	15.98
				MA AMAZON POMS	500394	555390	24.57
				MA DEEZER FITNESS MUSIC	500347	555390	11.99
				MA SPOTIFY POMS MUSIC	500394	555390	23.20
			Check PWBDD 313(E) Total for Fund 220 RECREATION PROGRAMS FUND				2,242.99
08/07/2026	PWBDD	54143	ANNA S GORN	POMS EXPENSES	500394	555390	225.00
08/07/2026	PWBDD	54174	HOPKINS SPORTS CAMPS, LLC	MAINT/CONTRACTED SERVICES	500290	555390	2,550.00
08/07/2026	PWBDD	54185	MASTER PRINTWEAR	SUPPLIES AND EXPENSES	500347	555390	6,192.00
08/21/2026	PWBDD	54249	GO RITEWAY TRANSPORTATION GROUP	TRANSPORTATION	500336	555390	649.40
				TRANSPORTATION	500336	555390	588.99
			Check PWBDD 54249 Total for Fund 220 RECREATION PROGRAMS FUND				1,238.39
08/21/2026	PWBDD	54253	MAD SCIENCE OF MILWAUKEE , INC	MAINT/CONTRACTED SERVICES	500290	555390	4,148.00
08/21/2026	PWBDD	54254*#	MASTER PRINTWEAR	SUPPLIES AND EXPENSES	500347	555390	1,238.85
08/21/2026	PWBDD	54259	SILK SCREEN SPECIALISTS, INC.	POMS EXPENSES	500394	555390	524.00
				POMS EXPENSES	500394	555390	490.00
			Check PWBDD 54259 Total for Fund 220 RECREATION PROGRAMS FUND				1,014.00
08/21/2026	PWBDD	54264	WISCONSIN SCHOLASTIC CHESS FEDERAT	MAINT/CONTRACTED SERVICES	500290	555390	441.00
Total For Fund: 220							19,323.98
Fund: 232 DONATIONS							
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	MM K9 PLUSHIES	500352	522120	1,155.00
08/07/2026	PWBDD	54205	WISCONSIN DEPARTMENT OF JUSTICE	K-9 UNIT EXPENSE	500352	522120	118.01
08/14/2026	PWBDD	54213	CEDARBURG VETERINARY CLINIC	K-9 UNIT EXPENSE	500352	522120	28.76
Total For Fund: 232							1,301.77
Fund: 240 SWIMMING POOL FUND							
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555320	33.78
				INTERNET	500220	555320	229.99
			Check Z-AGX 128(E) Total for Fund 240 SWIMMING POOL FUND				263.77
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	MA AMAZON BEE CATCHERS	500350	555320	24.99
				MA AMAZON POOL INK	500350	555320	18.80
				MA AMAZON STAFF GATORADE	500350	555320	47.94
				MA HOME DEPOT AIR COND/SQUEEGES	500350	555320	610.88
				MA BJ'S WHAREHOUSE MEMBERSHIP	500350	555321	60.00

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Fund: 240 SWIMMING POOL FUND							
				MA HEARTSMART AED PADS	500350	555320	463.79
				MA AMAZON FIRST AID GLOVES	500380	555320	80.91
				MA AMAZON NAPKIN DISP	500380	555321	51.91
				MA AMAZON HOT DOG ROLLER	500380	555321	149.99
				MA AMAZON POOL BATTERIES	500380	555320	31.98
				MA SAM'S CLUB POOL	500350	555321	233.02
				MA AMAZON BEE CATCHERS	500380	555320	83.97
				MA AMAZON GREASE GUN	500380	555320	39.29
				MA AMAZON SWIM RIBBONS	500380	555320	113.84
			Check PWBDD 313(E) Total for Fund 240 SWIMMING POOL FUND				2,011.31
08/07/2026	PWBDD	54151	CEDAR CREST ICE CREAM	OPERATING SUPPLIES	500350	555321	984.48
				OPERATING SUPPLIES	500350	555321	900.00
				OPERATING SUPPLIES	500350	555321	944.16
				OPERATING SUPPLIES	500350	555321	1,309.68
				OPERATING SUPPLIES	500350	555321	568.56
				OPERATING SUPPLIES	500350	555321	480.24
				OPERATING SUPPLIES	500350	555321	550.32
			Check PWBDD 54151 Total for Fund 240 SWIMMING POOL FUND				5,737.44
08/07/2026	PWBDD	54187	MY PARK SUPPLY LLC	EQUIPMENT OUTLAY	500380	555321	2,925.65
08/07/2026	PWBDD	54190*#	OLSEN'S PIGGLY WIGGLY	OPERATING SUPPLIES	500350	555321	17.91
				OPERATING SUPPLIES	500350	555321	58.63
				OPERATING SUPPLIES	500350	555321	26.86
			Check PWBDD 54190 Total for Fund 240 SWIMMING POOL FUND				103.40
08/14/2026	PWBDD	54229*#	OLSEN'S PIGGLY WIGGLY	OPERATING SUPPLIES	500350	555321	129.60
				OPERATING SUPPLIES	500350	555321	29.65
				OPERATING SUPPLIES	500350	555321	17.08
			Check PWBDD 54229 Total for Fund 240 SWIMMING POOL FUND				176.33
08/21/2026	PWBDD	54254*#	MASTER PRINTWEAR	OPERATING SUPPLIES	500350	555320	648.55
Total For Fund: 240							11,866.45
Fund: 260 LIBRARY FUND							
08/07/2026	Z-AGX	103(E)	DEMCO SOFTWARE	OFFICE SUPPLIES	500310	555110	94.93
08/07/2026	Z-AGX	110(E)	PLAYAWAY PRODUCTS LLC	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	367.44
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	(139.98)
			Check Z-AGX 110(E) Total for Fund 260 LIBRARY FUND				227.46
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555110	213.60
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	LE FLYRITE	500322	555110	45.00
				LE HYATT CHICAGO	500330	555110	496.56
				LE HYATT REGENCY CHICAGO	500330	555110	3.50
				LE HYATT REGENCY CHICAGO	500330	555110	11.57
				LE PARKING	500330	555110	40.00
				LE NY TIMES	500319	555110	80.00
				LE YOTO	500319	555110	186.37
				LE BONFIRE	500322	555110	31.54
				LE CYBERLYNK	500225	555110	440.32
				LE YOTO	500319	555110	109.61

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Fund: 260 LIBRARY FUND							
				LE APPLE TECH	500382	555110	29.99
				LE CRYPTIDS, ANOMALIES	500322	555110	300.00
			Check PWBDD 313(E) Total for Fund 260 LIBRARY FUND				1,774.46
08/07/2026	PWBDD	54142	AMAZON CAPITOL SERVICES	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	150.26
				DONATION EXPENDITURES	500322	555110	34.28
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	114.49
			Check PWBDD 54142 Total for Fund 260 LIBRARY FUND				299.03
08/07/2026	PWBDD	54145	BLUE ROCKET SEO	REPAIR AND MAINTENANCE	500240	555110	249.00
08/07/2026	PWBDD	54162*#	E-Z WINDOW CLEANING	REPAIR AND MAINTENANCE	500240	555110	1,696.00
08/07/2026	PWBDD	54175	INGRAM LIBRARY SERVICES	DONATION EXPENDITURES	500322	555110	67.63
				DONATION EXPENDITURES	500322	555110	93.06
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	171.49
				DONATION EXPENDITURES	500322	555110	601.96
				DONATION EXPENDITURES	500322	555110	250.00
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	410.58
			Check PWBDD 54175 Total for Fund 260 LIBRARY FUND				1,594.72
08/07/2026	PWBDD	54178	JAMES IMAGING SYSTEMS, INC.	MAINT/CONTRACTED SERVICES	500290	555110	470.45
				MAINT/CONTRACTED SERVICES	500290	555110	223.46
			Check PWBDD 54178 Total for Fund 260 LIBRARY FUND				693.91
08/07/2026	PWBDD	54181	KANOPY, INC.	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	318.75
08/07/2026	PWBDD	54188	NASSCO, INC.	OPERATING SUPPLIES	500350	555110	840.76
08/07/2026	PWBDD	54190*#	OLSEN'S PIGGLY WIGGLY	DONATION EXPENDITURES	500322	555110	14.46
				DONATION EXPENDITURES	500322	555110	11.02
				DONATION EXPENDITURES	500322	555110	9.76
			Check PWBDD 54190 Total for Fund 260 LIBRARY FUND				35.24
08/14/2026	PWBDD	54219*#	JANI-KING OF MILWAUKEE	MAINT/CONTRACTED SERVICES	500290	555110	1,701.57
08/14/2026	PWBDD	54224	MIDWEST TAPE, LLC	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	1,695.93
08/21/2026	PWBDD	54244	CINTAS CORPORATION	OPERATING SUPPLIES	500350	555110	338.27
08/21/2026	PWBDD	54246	EXECUTIVE OFFICE SUPPLY	COMPUTER/COPIER SUPPLIES	500312	555110	1,562.99
08/21/2026	PWBDD	54257	OVERDRIVE, INC	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	1,000.00
			Total For Fund: 260				14,336.62
Fund: 270 FIRE DEPT & EMS							
08/07/2026	Z-AGX	108(E)	ZOLL MEDICAL CORPORATION	EMS SUPPLIES AND EXPENSES	500347	522500	33.30
08/07/2026	Z-AGX	109(E)	ASCENSION WI EMP SOLUTIONS	OPERATING SUPPLIES	500350	522500	450.00
08/07/2026	Z-AGX	111(E)	LIFE-ASSIST, INC	EMS SUPPLIES AND EXPENSES	500347	522500	435.00
08/07/2026	Z-AGX	115(E)	ROTE OIL LTD	GAS AND OIL EXPENSE	500351	522500	623.36
08/07/2026	Z-AGX	117(E)	ROTE OIL LTD	GAS AND OIL EXPENSE	500351	522500	46.81
08/07/2026	Z-AGX	122(E)	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	522500	7.98

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG

CHECK DATE 08/02/2026 - 08/22/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 270 FIRE DEPT & EMS							
08/12/2026	Z-AGX	126(E)	RENNERT'S FIRE EQUIPMENT	REPAIR AND MAINTENANCE	500240	522500	2,048.87
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	230.06
				TELEPHONE/COMMUNICATIONS	500225	522500	20.46
	Check Z-AGX 128(E) Total for Fund 270 FIRE DEPT & EMS						250.52
08/12/2026	Z-AGX	129(E)	ZOLL MEDICAL CORPORATION	EMS SUPPLIES AND EXPENSES	500347	522500	165.72
08/12/2026	Z-AGX	132(E)	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	522500	35.59
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	BK CHOC FACT CREDIT	500329	522500	(64.05)
				BK CHOC FACTORY	500329	522500	129.11
				BK CHOC FACTORY STRAW FEST	500329	522500	179.97
				BK AMAZON STRIPS FOR SIGNS	500350	522500	9.84
				BK FOUNTAIN TABLES	500230	522500	84.99
				BK AMAZON BATTERIES	500310	522500	77.96
				BK MATTRESS PROTECTORS DORM BEDS	500350	522500	54.94
				JV COMPASS POINT COURSE	500330	522500	40.00
				JV COMPASS POINT COURSE	500330	522500	40.00
				JV COSTCO STRAW FEST FOOD	500329	522500	306.07
				JV ADOBE	500390	522500	21.09
				JV OFFICE MAX INK	500310	522500	116.30
				AH CHOC FACTORY TRAINING MEAL	500329	522500	98.00
				AH ADOBE	500390	522500	21.09
				JH HARBOR FREIGHT TARP	500240	522500	147.66
				JH AUTOZONE TRUCK CLEANING SUPPLIES	500240	522500	43.23
				JH AUTOZONE TRUCK CLEANING SUPPLIES	500240	522500	49.56
				JH BUZBE MEDICATION	500347	522500	250.88
				JH FAMA APP SYMPOSIUM	500330	522500	495.00
				JH SP TIGERTOUGH	500330	522500	609.80
				JH PARTS VIA AUTO GRILLE GUARD 157	500240	522500	1,146.68
				JH THERO REAL TRUCK HOOD SHIELD	500240	522500	685.73
	Check PWBDD 313(E) Total for Fund 270 FIRE DEPT & EMS						4,543.85
08/07/2026	PWBDD	54147*#	BOUND TREE MEDICAL, LLC	EMS SUPPLIES AND EXPENSES	500347	522500	67.93
08/07/2026	PWBDD	54164	EMS LOGIK	EMS SUPPLIES AND EXPENSES	500347	522500	340.00
08/07/2026	PWBDD	54167	GRAFTON ACE HARDWARE	OPERATING SUPPLIES	500350	522500	73.75
08/07/2026	PWBDD	54179	JOHN HELMLINGER	TECHNOLOGY	500382	522500	94.33
08/07/2026	PWBDD	54180	JOIN THE FIRE SERVICE LLC	MARKETING	500223	522500	429.00
08/07/2026	PWBDD	54191*#	ONTECH SYSTEMS, INC	TECHNOLOGY	500382	522500	785.00
				TECHNOLOGY	500382	522500	995.19
				TECHNOLOGY	500382	522500	35.00
	Check PWBDD 54191 Total for Fund 270 FIRE DEPT & EMS						1,815.19
08/07/2026	PWBDD	54195*#	RYAN FIREPROTECTION, INC	OPERATING SUPPLIES	500350	522500	415.00
08/07/2026	PWBDD	54202*#	UNIFIRST CORPORATION	MAINT/CONTRACTED SERVICES	500290	522500	161.07
08/14/2026	PWBDD	54207	AIRGAS USA LLC	EMS SUPPLIES AND EXPENSES	500347	522500	141.05
08/14/2026	PWBDD	54212	CASPER COFFEE & VENDING	EMPLOYEE RELATIONS	500329	522500	166.50

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Fund: 270 FIRE DEPT & EMS							
08/14/2026	PWBDD	54215	CYNTHIA READ	REFUNDS - EMS BILLING	500392	522500	100.00
08/14/2026	PWBDD	54222	MARY E KARTHAUSER	REFUNDS - EMS BILLING	500392	522500	265.00
08/14/2026	PWBDD	54227*#	NAPA AUTO PARTS	REPAIR AND MAINTENANCE	500240	522500	124.16
08/14/2026	PWBDD	54231	PROPHOENIX CORPORTATION	TRAVEL & TRAINING	500330	522500	945.00
08/14/2026	PWBDD	54234	UNITED HEALTHCARE INSURANCE COMPAN	REFUNDS - EMS BILLING	500392	522500	310.75
08/14/2026	PWBDD	54235	UW HEALTH	TRAVEL & TRAINING	500330	522500	300.00
08/14/2026	PWBDD	54239	WISCONSIN KENWORTH-MILWLAUKEE	REPAIR AND MAINTENANCE	500240	522500	444.46
08/21/2026	PWBDD	54241	BATZNER PEST CONTROL	MAINT/CONTRACTED SERVICES	500290	522500	85.75
08/21/2026	PWBDD	54243	BOUND TREE MEDICAL, LLC	EMS SUPPLIES AND EXPENSES	500347	522500	1,566.84
08/21/2026	PWBDD	54260	UNIFIRST CORPORATION	MAINT/CONTRACTED SERVICES	500290	522500	183.31
08/21/2026	PWBDD	54261	VANTAGE FINANCIAL,LLC	MAINT/CONTRACTED SERVICES	500290	522500	133.00
Total For Fund: 270							16,803.09
Fund: 350 TIF DISTRICT FUND #4							
08/21/2026	PWBDD	54251*#	HOUSEMAN & FEIND, LLP	ATTORNEY/CONSULTANT	500212	566710	1,403.00
Total For Fund: 350							1,403.00
Fund: 353 TIF DISTRICT #6							
08/21/2026	PWBDD	54251*#	HOUSEMAN & FEIND, LLP	ATTORNEY/CONSULTANT	500212	566710	204.00
Total For Fund: 353							204.00
Fund: 400 CAPITAL IMPROVEMENTS FUND							
08/12/2026	Z-AGX	130(E)	RAMBOLL AMERICAS ENGINEERING SOLUT	PROCHNOW	500841	533750	4,555.58
08/07/2026	PWBDD	54157	DB STERLIN CONSULTANTS INC	STREET IMPROVEMENTS	500854	533311	21,548.75
08/07/2026	PWBDD	54160*#	DORNER INC.	STREET IMPROVEMENTS	500854	533311	698,034.32
				STORMWATER IMPROVEMENTS	500475	533440	7,474.10
				DUE FROM LIGHT & WATER	156200	000000	33,813.07
Check PWBDD 54160 Total for Fund 400 CAPITAL IMPROVEMENTS FUND							739,321.49
08/07/2026	PWBDD	54171	HEN NOZZLES INC	EQUIPMENT	500831	522230	3,300.00
08/07/2026	PWBDD	54201	TRUCK OUTFITTERS OF WEST BEND	EQUIP REPLACEMENT	500880	533210	379.90
08/14/2026	PWBDD	54210	BRAKE & EQUIPMENT COMPANY, INC	EQUIP REPLACEMENT	500880	533210	165.88
08/14/2026	PWBDD	54221	LETTERS & SIGNS	EQUIP REPLACEMENT	500880	533210	410.00
08/14/2026	PWBDD	54237*#	VINTON CONSTRUCTION COMPANY	STREET IMPROVEMENTS	500854	533311	353,567.50
				STORMWATER IMPROVEMENTS	500475	533440	203,259.23
				DUE FROM LIGHT & WATER	156200	000000	5,060.03
Check PWBDD 54237 Total for Fund 400 CAPITAL IMPROVEMENTS FUND							561,886.76
08/21/2026	PWBDD	54251*#	HOUSEMAN & FEIND, LLP	PROCHNOW	500841	533750	51.00
08/21/2026	PWBDD	54255	NEWMAN CHEVROLET	EQUIP REPLACEMENT	500880	533210	74.95

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 400 CAPITAL IMPROVEMENTS FUND							
08/07/2026	Z-AGX	97(E)	R.A. SMITH NATIONAL	STREET IMPROVEMENTS	500854	533311	27,988.45
08/07/2026	Z-AGX	98(E)	R.A. SMITH NATIONAL	STREET IMPROVEMENTS	500854	533311	33,087.10
Total For Fund: 400							1,392,769.86
Fund: 601 WATER RECYCLING CENTER							
08/07/2026	Z-AGX	105(E)	STARNET TECHNOLOGIES	TELEPHONE/COMMUNICATIONS	500225	573825	600.00
08/07/2026	Z-AGX	125(E)	BEYER'S HARDWARE	MAINTENANCE SUPPLIES	500340	573830	68.05
08/12/2026	Z-AGX	128(E)*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	573825	55.25
				TELEPHONE/COMMUNICATIONS	500225	573825	150.37
Check Z-AGX 128(E) Total for Fund 601 WATER RECYCLING CENTER							205.62
08/12/2026	Z-AGX	131(E)	GRAINGER	MAINTENANCE SUPPLIES	500340	573830	24.79
08/07/2026	PWBDD	313(E)*#	ELAN FINANCIAL SERVICES	CO UPS SHIPMENT	500340	573840	20.43
				CO GIS STORAGE	500360	573835	9.96
				CO AMAZON MULTITOOLES	500340	573830	56.97
				CO ADOBE SUBSCRIPTION	500312	573825	19.99
Check PWBDD 313(E) Total for Fund 601 WATER RECYCLING CENTER							107.35
08/07/2026	PWBDD	54140	AART BIOTECH LLC	COAGULANTS	500371	573825	1,540.00
08/07/2026	PWBDD	54153	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	123.71
				SAFETY EQUIPMENT	500372	573825	675.28
				SAFETY EQUIPMENT	500372	573825	123.71
Check PWBDD 54153 Total for Fund 601 WATER RECYCLING CENTER							922.70
08/07/2026	PWBDD	54160*#	DORNER INC.	COLLECTION MAINS AND ACCESS.	184313	000000	28,007.25
08/07/2026	PWBDD	54165*#	FIRST ADVANTAGE OCC HEALTH SVC	PROFESSIONAL SERVICES	500210	573850	42.90
08/07/2026	PWBDD	54170	HAWKINS , INC.	COAGULANTS	500371	573825	6,468.26
08/07/2026	PWBDD	54173*#	HOME DEPOT CREDIT SERVICES	JANITORIAL SUPPLIES	500342	573830	240.06
				MAINTENANCE SUPPLIES	500340	573830	667.94
Check PWBDD 54173 Total for Fund 601 WATER RECYCLING CENTER							908.00
08/07/2026	PWBDD	54192	OZAUKEE DISPOSAL CORPORATION	REFUSE COLLECTION	500297	573830	1,525.00
08/07/2026	PWBDD	54193	PACE ANALYTICAL SERVICES, LLC	STATE OF WI TESTING	500323	573850	964.00
				STATE OF WI TESTING	500323	573850	730.00
				STATE OF WI TESTING	500323	573850	964.00
Check PWBDD 54193 Total for Fund 601 WATER RECYCLING CENTER							2,658.00
08/07/2026	PWBDD	54196	SJE	MAINTENANCE SUPPLIES	500340	573840	5,706.88
08/07/2026	PWBDD	54198	TEAM VIEWER GMBH	PROFESSIONAL SERVICES	500210	573850	1,763.85
08/14/2026	PWBDD	54208	BADGER STATE WASTE, LLC	SLUDGE HAULING	500294	573825	26,439.53
08/14/2026	PWBDD	54226	MULCAHY SHAW WATER, INC.	LAB SUPPLIES	500370	573825	350.00
08/14/2026	PWBDD	54237*#	VINTON CONSTRUCTION COMPANY	COLLECTION MAINS AND ACCESS.	184313	000000	13,097.17
08/21/2026	PWBDD	54258	RUEKERT-MIELKE, INC.	ENGINEERING	500215	573850	1,942.75

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CHECK DATE 08/02/2026 - 08/22/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 WATER RECYCLING CENTER							
08/07/2026	Z-AGX	99(E)	STATE INDUSTRIAL PRODUCTS	JANITORIAL SUPPLIES	500342	573830	224.26
Total For Fund: 601							92,602.36
Fund: 700 RISK MANAGEMENT FUND							
08/07/2026	PWBDD	54148	BRIAN MARONDE	INSURANCE CLAIMS 2025	500556	519400	100.00
08/07/2026	PWBDD	54186	MICHAEL LINDEMANN	INSURANCE CLAIMS 2025	500556	519400	95.70
Total For Fund: 700							195.70
Report Total:							1,714,220.78
'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND							
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT							

CITY OF CEDARBURG
PAYROLL
8/08/26 - 8/28/26

PWSB PAYROLL CHECKING ACCOUNT

8/21/2026	\$279,414.57	Payroll for 8/2/16 - 8/15/26
8/21/2026	\$105,868.68	Payroll taxes for 8/2/26 - 8/15/26
	\$385,283.25	

City of Cedarburg, Wisconsin



City Administrator's Report

 **Date:** August 24, 2026

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.

Department Updates

Senior Center

- The September/October newsletter has been released, featuring new programs

Wastewater

- Bidding has opened for the Evergreen Lift Station project.
- The department has posted openings for an Operator and a Lab Technician.

Fire Department

- Job Posting: Firefighter and Administrative Assistant Positions Available

Light & Water

- The 125th Light & Water Anniversary Picnic was successful.
- Planning is underway for next year's lead service program.

Engineering

- South Washington is moving into the next project phase, requiring temporary closures at the Lincoln and Pioneer intersections.
- The 2026 Street and Utility Project has been successfully completed.
- Safe Step is scheduled to begin saw-cutting operations.
- Microsurfacing work for Cranes Crossing is set to begin.

Building Inspection

- Coordinating with Wastewater on a new report concerning grease interceptor requirements.
- Obtaining a quote to improve air circulation in the community gym.
- Proactively addressing long-term building aging and maintenance needs.

Planning

- A youth member of the community might assist with a restoration project as part of an Eagle Scout project.

Park and Rec

- Fall/Winter/Spring Activity Guide is out; registration begins September 1st
- Pool is closed for the season
- Community gym floor resurfacing will take place

Clerk

- The Partisan Primary Election was conducted smoothly and without issues.
- Jessica and Theresa attended the Wisconsin Municipal Clerks Association Conference in Green Bay.

Police

- The department is recruiting for four new leadership positions: two Captain roles and two Sergeant roles.

Library

- An open position has been filled internally.