

Common Council Agenda

City of Brodhead - 1111 W 2nd Avenue –Council Chambers and GoToMeeting

Monday October 21, 2024 6:00 PM

- 1) Call to Order
- 2) Roll Call
- 3) Pledge of Allegiance
- 4) Awards from VFW for First Responders for Ken Joyce – Discussion and Possible Action
- 5) Approval of the Agenda with or without Motion to Deviate from Agenda – Discussion and Possible Action
- 6) Citizen Comments

(This is the public's opportunity to speak. Each citizen is allowed 3 minutes to address the Mayor)

- 7) Approval of the Consent Agenda

a. Minutes

- i. 08/19/2024 City Council
- ii. 09/12/2024 Library Board
- iii. 09/16/2024 City Council
- iv. 09/17/2024 Plan Commission & CDA
- v. 09/18/2024 Fire District
- vi. 09/24/2024 Water & Light Commission
- vii. 09/24/2024 Combined Committee Park, Public Works & Personnel
- viii. 09/25/2024 Ad Hoc – City Administrator
- ix. 10/01/2024 Public Works
- x. 10/02/2024 Personnel
- xi. 10/03/2024 Public Safety
- xii. 10/04/2024 Fire District
- xiii. 10/07/2024 Plan Commission & CDA
- xiv. 10/08/2024 Economic Development
- xv. 10/08/2024 Park & Rec
- xvi. 10/14/2024 Pearl Island
- xvii. 10/14/2024 Combined Committee Park, Public Works & Personnel
- xviii. 10/16/2024 City Council Budget Working Session

b. Licenses/Permits

- i. Operator's License –
 - a. Sara Gorrell – Bridges Bar & Grill
- ii. Mobile Food Vendor –
 - a. Chucheria la Chispita LLC
- iii. Public Event –
 - a. Day of the Dead Festival – Rolli Worx Parking Lot

- 8) Old Business

- a. Fire District 2025 Budget – Discussion and Possible Action
- b. TID 6 & Crosswinds Development – Discussion and Possible Action
- c. Capital Improvement Projects 2024 – Discussion and Possible Action
- d. Park & Rec Improvements – Discussion and Possible Action
- e. Abatement 603 W 2nd Ave – Discussion and Possible Action
- f. Bench on Sidewalks – Discussion and Possible Action
- g. Building Inspector RFP – Discussion and Possible Action

- 9) New Business

- a. Donaldson Marital Trust Extra-Territorial/CSM 6-18-153 – Discussion and Possible Action
- b. City Owned Property & Sale for Development – Discussion and Possible Action
- c. Zero Lot Line – Discussion and Possible Action
- d. 2024-017 Resolution Green County Exemption Resolution – Discussion and Possible Action
- e. Ad Hoc Recommendation Presentation for City Administrator – Discussion and Possible Action
- f. Approval to Posting Notice of 2025 Annual Budget Public Hearing – Discussion and Possible Action

Common Council Agenda

City of Brodhead - 1111 W 2nd Avenue –Council Chambers and GoToMeeting

Monday October 21, 2024 6:00 PM

- g. September 2024 Financial Reports – Discussion and Possible Action
 - i. Voucher Report
 - ii. Budget vs Actual Year to Date
 - iii. Ehlers Investment Summary

10) Mayor Report

- a. Seven Day Notice Economic Development Franz Mussared Varga
- b. Candidacy & Non-Candidacy Paperwork – Discussion and Possible Action
- c. Closing City Hall After Election – Discussion and Possible Action

11) Attorney Report

12) Closed Session per WI State Statutes Sec. 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. Re: Contracts: City Clerk, City Treasurer

- a. Motion to go into Closed Session
- b. Motion to return to Open Session
- c. Possible Action from Closed Session

13) Future Agenda Items

- a. Annual Budget Public Hearing – Thursday, November 14, 2024 – Discussion and Possible Action
- b. Next Council Meeting - Monday, November 18, 2024 at 6:00 p.m. – Discussion and Possible Action

14) Adjourn

Posted: October 18, 2024

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/395314357>

You can also dial in using your phone.

Access Code: 395-314-357

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NOTICE

1. Pursuant to City Ordinance 95-A this agenda has been prepared by staff and approved by the Chairperson for use at the meeting as listed above.
2. Persons needing special accommodations should call (608)897-4018 at least 24 hours prior to the meeting.
3. It is possible that members of and possibly a quorum of members of the City Council or other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Pursuant to State ex Badke v Greendale Village Board. 172 Wis. 2d 553, 494 NW2d 408 (1993)

1 **Brodhead Fire District 2025 Year Budget Projection**

		Actual	Actual	Actual	Budget	Actual	Proposed
		12/31/21	12/31/22	12/31/23	2024	7/31/2024	2025
		2021	2022	2023	2024	2024	2024
4 Ordinary Income/Expense							
5	Income						
6	2% Dues	17,897	19,760	22,073	20,000	12,517	20,000
7	District Funding Assessment	291,815	363,306	1,019,000	465,500	465,500	360,650
8	Investments						
9	Capital Acct SMM	0	53	3,617	0	8,617	100,000
10	Other Types of Income						
11	Miscellaneous Revenue	2,255	2,283	2,279	0	3,115	0
12	LifeQuest	8,915	4,987	17,663	2,000	9,902	10,000
13	Other Types of Income	11,170	0	0	0	0	0
14	Paid on Premise Income						
15	Paid on Premise Payroll Expense	0	0	5,397	0	0	8,500
16	Paid on Premise Payroll Stipend	0	0	0	0	362	
17	Paid on Premise Uniorm	0	0	0	0	0	
18	Paid on Premise WRS	0	0	0	0	0	
19	Total Other Types of Income	0	0	0	0	0	0
20	Total Income	332,052	390,389	1,070,029	487,500	500,014	499,150
21	Expense						
22	2% Expenses						
23	2% Supplies & Equipment	2,601	1,061	4,571	2,864	0	0
24	Fire Inspector	8,234	8,361	8,328	8,500	8,758	9,500
25	Fire Prevention Week	5,315	5,029	9,043	8,636	657	10,500
26	Total 2% Expense	16,150	14,451	21,942	20,000	9,415	20,000
27							

1 **Brodhead Fire District 2025 Year Budget Projection**

		Actual 12/31/21	Actual 12/31/22	Actual 12/31/23	Budget 2024	Actual 7/31/2024	Proposed 2025
45	Capital Account Funding	194,499	34,034	7,957	50,000	42,189	52,500
48	Contract Services						
49	Accounting Services	0	2,295	0	2,805	0	2,862
50	Legal Fees	0	0	2,095	750	0	750
51	EMS Assessment	0	0	121,540	0	0	0
52	EMS Operations	0	0	0	0	0	0
53	EMS Supplies	0	0	0	0	0	0
54	Financial Audit	7,000	0	0	0	0	0
55	Total Contract Services	7,000	2,295	123,635	3,555	0	3,612
57	Debt Service Trucks only	0	0	190,000	0	0	0
58	EMS Operations						
60	EMS Supplies	2,109	4,175	3,542	4,080	1,005	4,162
61	Total EMS Operations	2,109	4,175	3,542	4,080	1,005	4,162
63	Facilities and Equipment						
64	Facility Maintenance	6,883	4,725	6,568	5,800	1,846	5,916
65	Snow Removal	773	256	541	750	243	0
66	Parking Lot repairs and sealing	3,370	0	0	0	0	0
67	Radio Maintenance	626	3,471	421	2,100	1,548	2,100
68	Supplies & Equipment Maint	11,723	10,828	22,916	12,000	8,353	20,300
69	Supplies /Equiq-Capital Fund MM	0	0	0	10,200	10,200	
70	Vehicle Maintenance General	32,657	9,488	32,987	20,200	13,535	40,000
71	Vehicle Maint Money Market	0	0	0	13,695	13,695	0
72	Total Facilities and Equipment	56,032	28,768	63,432	64,745	49,421	68,316
74	Fuel	5,132	4,704	4,580	6,000	2,719	5,000
75							

1 **Brodhead Fire District 2025 Year Budget Projection**

2		Actual 12/31/21	Actual 12/31/22	Actual 12/31/23	Budget 2024	Actual 7/31/2024	Proposed 2025
76	Operations						
77	Communications (internet, tv, phone	3,260	3,623	2,705	3,700	1,925	3,700
78	Interest	0	0	(2,031)	0	(4,325)	0
79	Office Electronics	908	537	4,063	1,200	109	1,200
80	Office Supplies	2,027	2,114	3,092	2,000	737	2,000
81	Tech, Subscriptions,Membership,	4,283	3,175	5,187	5,500	4,099	8,000
82	Total Operations	10,478	9,449	13,016	12,400	2,544	14,900
83							
84	Other Types of Expenses						
85	FF Physicals - Vaccines	195	388	0	1,000	0	1,500
86	Fire Length of Service Award	17,200	17,200	17,200	18,000	2,323	18,360
87	Insurance - Liability, property	23,732	25,335	27,869	28,000	29,393	31,800
88	Volunteer Fire Fighter Expenses	2,852	3,698	8,044	4,000	4,700	6,000
89	Total Other Types of Expenses	43,979	46,621	53,113	51,000	36,416	57,660
90							
91	Salaries						
92	4 Person Paid on Premise	0	0	11,136	52,560	14,584	40,000
93	Intern-Mentor Payroll/Stipend	0	(36)	11,897	0	700	0
94	Intern Payroll Expense	0	114	0	0	28	0
95	Intern Uniforms	0	111	0	0		0
96	Intern Other	0	0	0	0		0
97	Admin. Assist-Fire District	30,940	43,333	49,354	53,045	30,943	58,656
		3,000	3,000	7,000	7,000	7,600	8,000
82	Fire Chief Pay	2,000	2,000	1,000	31,200	9,333	16,000
83	Firemen Pay	31,254	28,181	34,629	64,350	24,083	60,000
84	Officers Pay	5,000	5,000	7,000	8,000	4,000	8,000
84	Payroll Expense	5,687	6,424	7,273	14,849	9,340	13,974
85	WRS	0	0	3,400	12,676	1,702	10,028
85	WRS - Other	0	0	0	0	0	0

Brodhead Fire District 2025 Year Budget Projection

Kristin Covert

From: Thomas Simpson
Sent: Wednesday, October 16, 2024 3:47 PM
To: Kristin Covert
Subject: FW: Crosswinds Development Proposal.
Attachments: Crosswinds Development Scenario 1.pdf; Crosswinds Development Scenario 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kristi

These attachments along with the email should be placed in the packet for Monday night for discussion under TID 6 and crosswinds.

Thank you

Tom

From: David Ferris <DFerris@ehlers-inc.com>
Sent: Monday, October 7, 2024 11:36 AM
To: Thomas Simpson <simpson@cityofbrodheadwi.us>
Cc: Keith Dahl <KDahl@ehlers-inc.com>; Kayla Thorpe <KThorpe@ehlers-inc.com>
Subject: Crosswinds Development Proposal.

Hi Tom,

I finally had a chance to touch base with Keith Dahl who specializes in development review similar to the Crosswinds proposal. Here are our thoughts and questions:

1. The developer has 3 different development scenarios in the email that you forwarded:
 - a. Lot 2 – Purchase Lot 2, provide signage and construct a 10 Unit Multifamily complex with a potential value of \$1.8 million
 - i. We did not evaluate the development value, so we can not opine on whether that value is accurate to what the assessor would agree with since we do not know materials, etc.
 - ii. When will the construction of the 10 Unit Multifamily complex be undertaken? 2025 or what year would it be constructed?
 - iii. Who will construct it, the developer or is the City purchasing part of Lot 2 and will have to find a developer to construct it?
 - iv. If the City's purchase of Lot 2 is not related to the multifamily, what purpose is the City's portion of the purchase of the lot? Or what will be developed on the City's portion of the purchase of Lot 2?
 - b. Lot 44 – Build model home and signage
 - i. Will the developer own the model home?
 - ii. Will taxes be paid from this lot or is this one of the 53 homes provided in your email that broke out houses per year? (By the way, your total per year did not add up to 53, so I changed 2029 to 8 homes so that the total homes column worked out.)
 - iii. What year will the model home be built?
 - iv. What lot is the City purchasing? Will the spec home be built on a City owned lot? We are not sure how this will work.

c. 53 Lots

- i. The City bearing all the risk of the infrastructure is not ideal. In addition if the TID doesn't work out, the City will obtain little to no return on this scenario.
- ii. The City's ordinances may not make it possible to waive the park fees. You will need to consult legal counsel on this proposal.
- iii. Is outlet 1 part of a previous land purchase or is there a cost to this lot for the City?

The first analysis, which I have attached for your review, does not show the multifamily or spec home and shows that this proposal is not only not feasible even with TID assistance, but provides little to no return for the City. The existing residents of the City would have to provide tax levy support for the TID to be able to pay off. We do not believe that the existing resident should be affected by any TID creation. We consider this scenario to not be feasible with just TID assistance.

The second scenario, also attached, adds in the multifamily and spec home into the first year of the TID. The TID may close successfully, but the City will experience a cashflow problem from 2026 – 2038. That cashflow problem will lead to cashflow loans from the General Fund of over \$500,000 during the life of the TID. These cashflow loans are known as Advances which are not looked upon favorably by a rating agency. If this were to occur, I am not sure that I would recommend that the City get a bond rating for any future borrowings which leads to higher interest rates on debt issues. This paragraph really needs some additional information provided by the developer which I mention in Lot 2 and Lot 44 above.

Typically our work is confidential and provided to the City for decision making. If you want to distribute to the developer, that would be up to you. Please let us know if you would like to schedule a call to discuss. As I have relayed to you previously, I am out of the office starting Thursday for our company meeting and I will not have availability Thursday or Friday. Next week is my daughter's wedding, so I will probably have little to no availability next week. I will be back to work digging out on October 22.

Thank you!

David Ferris

Senior Municipal Advisor

O: (262) 796-6194 | ehlers-inc.com



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City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost				Totals	1/2 Mile	Non-Project Costs	Est. Timing
		Lot 2	Lot 44	Housing Lots	Ongoing				
1	Land Purchase	125,000	40,000	500,000		665,000			2025
2	Water Lateral Installation	40,000	20,000			60,000			2025
3	Sidewalk	30,000	10,000			40,000			2025
4	Street Improvements			1,500,000		1,500,000			2025
5	Stormwater			200,000		200,000			2025
6	Interest on Long Term Debt				1,483,484	1,483,484			2026 - 2045
7	Financing Costs				103,113	103,113			2025
8	Ongoing Planning & Administrative Costs				140,000	140,000			2025 - 2046
Total Projects		<u>195,000</u>	<u>70,000</u>	<u>2,200,000</u>	<u>1,726,596</u>	<u>4,191,596</u>	<u>0</u>	<u>0</u>	
Notes:									

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Development Assumptions

Construction Year	Actual	Residential		Commercial		Annual Total	Construction Year
		Units	Total Value	Sq. Ft.	Total Value		
Estimated Value per \$250,000							
1 2025						0	2025 1
2 2026		3	750,000			750,000	2026 2
3 2027		5	1,250,000			1,250,000	2027 3
4 2028		7	1,750,000			1,750,000	2028 4
5 2029		8	2,000,000			2,000,000	2029 5
6 2030		7	1,750,000			1,750,000	2030 6
7 2031		7	1,750,000			1,750,000	2031 7
8 2032		7	1,750,000			1,750,000	2032 8
9 2033		9	2,250,000			2,250,000	2033 9
10 2034						0	2034 10
11 2035						0	2035 11
12 2036						0	2036 12
13 2037						0	2037 13
14 2038						0	2038 14
15 2039						0	2039 15
16 2040						0	2040 16
17 2041						0	2041 17
18 2042						0	2042 18
19 2043						0	2043 19
20 2044						0	2044 20
Totals		0	53	13,250,000	0	0	13,250,000

Notes:

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Tax Increment Projection Worksheet

Type of District
 District Creation Date
 Valuation Date
 Max Life (Years)
 Expenditure Period/Termination
 Revenue Periods/Final Year
 Extension Eligibility/Years
 Eligible Recipient District

Mixed Use	
December 15, 2024	
Jan 1,	2025
	20
15	12/15/2039
20	2046
Yes	3
No	

Base Value
 Economic Change Factor
 Apply to Base Value
 Base Tax Rate
 Rate Adjustment Factor

0
0.00%
No
\$18.50
0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2025	0	2026	0	0	2027	\$18.50	0
2	2026	750,000	2027	0	750,000	2028	\$18.50	13,875
3	2027	1,250,000	2028	0	2,000,000	2029	\$18.50	37,000
4	2028	1,750,000	2029	0	3,750,000	2030	\$18.50	69,375
5	2029	2,000,000	2030	0	5,750,000	2031	\$18.50	106,375
6	2030	1,750,000	2031	0	7,500,000	2032	\$18.50	138,750
7	2031	1,750,000	2032	0	9,250,000	2033	\$18.50	171,125
8	2032	1,750,000	2033	0	11,000,000	2034	\$18.50	203,500
9	2033	2,250,000	2034	0	13,250,000	2035	\$18.50	245,125
10	2034	0	2035	0	13,250,000	2036	\$18.50	245,125
11	2035	0	2036	0	13,250,000	2037	\$18.50	245,125
12	2036	0	2037	0	13,250,000	2038	\$18.50	245,125
13	2037	0	2038	0	13,250,000	2039	\$18.50	245,125
14	2038	0	2039	0	13,250,000	2040	\$18.50	245,125
15	2039	0	2040	0	13,250,000	2041	\$18.50	245,125
16	2040	0	2041	0	13,250,000	2042	\$18.50	245,125
17	2041	0	2042	0	13,250,000	2043	\$18.50	245,125
18	2042	0	2043	0	13,250,000	2044	\$18.50	245,125
19	2043	0	2044	0	13,250,000	2045	\$18.50	245,125
20	2044	0	2045	0	13,250,000	2046	\$18.50	245,125
Totals		13,250,000		0			Future Value of Increment	3,681,500

Notes:

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Cash Flow Projection

Year	Projected Revenues			Projected Expenditures					Balances			Year			
	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$2,705,000	Dated Date: 06/15/25	Total Debt Service	Capital	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025	0	24,650	2,705,000	2,729,650			0	2,465,000	103,113	30,000	2,598,113	131,538	131,538	2,705,000	2025
2026	0			0			147,514			5,000	152,514	(152,514)	(20,976)	2,705,000	2026
2027	0			0			3.24% 100,960	100,960		5,000	105,960	(105,960)	(126,936)	2,705,000	2027
2028	13,875			13,875			100,000 99,430	99,430		5,000	204,430	(190,555)	(317,491)	2,605,000	2028
2029	37,000			37,000			100,000 96,370	96,370		5,000	201,370	(164,370)	(481,861)	2,505,000	2029
2030	69,375			69,375			100,000 93,310	93,310		5,000	198,310	(128,935)	(610,796)	2,405,000	2030
2031	106,375			106,375			100,000 90,210	90,210		5,000	195,210	(88,835)	(699,631)	2,305,000	2031
2032	138,750			138,750			100,000 87,030	87,030		5,000	192,030	(53,280)	(752,911)	2,205,000	2032
2033	171,125			171,125			100,000 83,770	83,770		5,000	188,770	(17,645)	(770,556)	2,105,000	2033
2034	203,500			203,500			100,000 80,445	80,445		5,000	185,445	18,055	(752,501)	2,005,000	2034
2035	245,125			245,125			100,000 77,070	77,070		5,000	182,070	63,055	(689,446)	1,905,000	2035
2036	245,125			245,125			100,000 73,610	73,610		5,000	178,610	66,515	(622,931)	1,805,000	2036
2037	245,125			245,125			100,000 70,090	70,090		5,000	175,090	70,035	(552,896)	1,705,000	2037
2038	245,125			245,125			100,000 66,480	66,480		5,000	171,480	73,645	(479,251)	1,605,000	2038
2039	245,125			245,125			100,000 62,790	62,790		7,500	170,280	74,845	(404,406)	1,505,000	2039
2040	245,125			245,125			100,000 58,980	58,980		5,000	163,980	81,145	(323,261)	1,405,000	2040
2041	245,125			245,125			100,000 55,080	55,080		5,000	160,080	85,045	(238,216)	1,305,000	2041
2042	245,125			245,125			185,000 49,430	49,430		5,000	239,430	5,695	(232,521)	1,120,000	2042
2043	245,125			245,125			190,000 41,930	41,930		5,000	236,930	8,195	(224,326)	930,000	2043
2044	245,125			245,125			200,000 34,030	34,030		5,000	239,030	6,095	(218,231)	730,000	2044
2045	245,125			245,125			730,000 14,965	14,965		5,000	749,965	(504,840)	(723,071)	0	2045
2046	245,125			245,125						0	7,500	237,625	(485,446)	0	2046
Totals	3,681,500	24,650	2,705,000	6,411,150	2,705,000	1,483,484	4,188,484	2,465,000	103,113	140,000	6,896,596			Totals	

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost				Totals	1/2 Mile	Non-Project Costs	Est. Timing
		Lot 2	Lot 44	Housing Lots	Ongoing				
1	Land Purchase	125,000	40,000	500,000		665,000			2025
2	Water Lateral Installation	40,000	20,000			60,000			2025
3	Sidewalk	30,000	10,000			40,000			2025
4	Street Improvements			1,500,000		1,500,000			2025
5	Stormwater			200,000		200,000			2025
6	Interest on Long Term Debt				1,483,484	1,483,484			2026 - 2045
7	Financing Costs				103,113	103,113			2025
8	Ongoing Planning & Administrative Costs				140,000	140,000			2025 - 2046
Total Projects		<u>195,000</u>	<u>70,000</u>	<u>2,200,000</u>	<u>1,726,596</u>	<u>4,191,596</u>	<u>0</u>	<u>0</u>	
Notes:									

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Development Assumptions

Construction Year	Actual	Residential		Commercial		Annual Total	Construction Year
		Units	Total Value	Sq. Ft.	Total Value		
Estimated Value per \$250,000							
1 2025						2,025,000	2025 1
2 2026		3	750,000			750,000	2026 2
3 2027		5	1,250,000			1,250,000	2027 3
4 2028		7	1,750,000			1,750,000	2028 4
5 2029		8	2,000,000			2,000,000	2029 5
6 2030		7	1,750,000			1,750,000	2030 6
7 2031		7	1,750,000			1,750,000	2031 7
8 2032		7	1,750,000			1,750,000	2032 8
9 2033		9	2,250,000			2,250,000	2033 9
10 2034						0	2034 10
11 2035						0	2035 11
12 2036						0	2036 12
13 2037						0	2037 13
14 2038						0	2038 14
15 2039						0	2039 15
16 2040						0	2040 16
17 2041						0	2041 17
18 2042						0	2042 18
19 2043						0	2043 19
20 2044						0	2044 20
Totals		0	53	13,250,000	0	2,025,000	15,275,000

Notes:

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Tax Increment Projection Worksheet

Type of District
 District Creation Date
 Valuation Date
 Max Life (Years)
 Expenditure Period/Termination
 Revenue Periods/Final Year
 Extension Eligibility/Years
 Eligible Recipient District

Mixed Use	
December 15, 2024	
Jan 1,	2025
	20
15	12/15/2039
20	2046
Yes	3
No	

Base Value
 Economic Change Factor
 Apply to Base Value
 Base Tax Rate
 Rate Adjustment Factor

0
0.00%
No
\$18.50
0.00%

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2025	2,025,000	2026	0	2,025,000	2027	\$18.50	37,463
2 2026	750,000	2027	0	2,775,000	2028	\$18.50	51,338
3 2027	1,250,000	2028	0	4,025,000	2029	\$18.50	74,463
4 2028	1,750,000	2029	0	5,775,000	2030	\$18.50	106,838
5 2029	2,000,000	2030	0	7,775,000	2031	\$18.50	143,838
6 2030	1,750,000	2031	0	9,525,000	2032	\$18.50	176,213
7 2031	1,750,000	2032	0	11,275,000	2033	\$18.50	208,588
8 2032	1,750,000	2033	0	13,025,000	2034	\$18.50	240,963
9 2033	2,250,000	2034	0	15,275,000	2035	\$18.50	282,588
10 2034	0	2035	0	15,275,000	2036	\$18.50	282,588
11 2035	0	2036	0	15,275,000	2037	\$18.50	282,588
12 2036	0	2037	0	15,275,000	2038	\$18.50	282,588
13 2037	0	2038	0	15,275,000	2039	\$18.50	282,588
14 2038	0	2039	0	15,275,000	2040	\$18.50	282,588
15 2039	0	2040	0	15,275,000	2041	\$18.50	282,588
16 2040	0	2041	0	15,275,000	2042	\$18.50	282,588
17 2041	0	2042	0	15,275,000	2043	\$18.50	282,588
18 2042	0	2043	0	15,275,000	2044	\$18.50	282,588
19 2043	0	2044	0	15,275,000	2045	\$18.50	282,588
20 2044	0	2045	0	15,275,000	2046	\$18.50	282,588
Totals	15,275,000		0		Future Value of Increment		4,430,750

Notes:

City of Brodhead, Wisconsin

Tax Increment District No. 9 or 10

Crosswinds Development - Cash Flow Projection

Year	Projected Revenues			Projected Expenditures						Balances			Year			
	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$2,705,000 Dated Date: 06/15/25			Total Debt Service	Capital	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025	0	24,650	2,705,000	2,729,650				0	2,465,000	103,113	30,000	2,598,113	131,538	131,538	2,705,000	2025
2026	0			0				147,514	147,514		5,000	152,514	(152,514)	(20,976)	2,705,000	2026
2027	37,463			37,463				100,960	100,960		5,000	105,960	(68,498)	(89,474)	2,705,000	2027
2028	51,338			51,338	100,000	3.06%	99,430	199,430			5,000	204,430	(153,093)	(242,566)	2,605,000	2028
2029	74,463			74,463	100,000	3.06%	96,370	196,370			5,000	201,370	(126,908)	(369,474)	2,505,000	2029
2030	106,838			106,838	100,000	3.06%	93,310	193,310			5,000	198,310	(91,473)	(460,946)	2,405,000	2030
2031	143,838			143,838	100,000	3.14%	90,210	190,210			5,000	195,210	(51,373)	(512,319)	2,305,000	2031
2032	176,213			176,213	100,000	3.22%	87,030	187,030			5,000	192,030	(15,818)	(528,136)	2,205,000	2032
2033	208,588			208,588	100,000	3.30%	83,770	183,770			5,000	188,770	19,818	(508,319)	2,105,000	2033
2034	240,963			240,963	100,000	3.35%	80,445	180,445			5,000	185,445	55,518	(452,801)	2,005,000	2034
2035	282,588			282,588	100,000	3.40%	77,070	177,070			5,000	182,070	100,518	(352,284)	1,905,000	2035
2036	282,588			282,588	100,000	3.52%	73,610	173,610			5,000	178,610	103,978	(248,306)	1,805,000	2036
2037	282,588			282,588	100,000	3.52%	70,090	170,090			5,000	175,090	107,498	(140,809)	1,705,000	2037
2038	282,588			282,588	100,000	3.70%	66,480	166,480			5,000	171,480	111,108	(29,701)	1,605,000	2038
2039	282,588			282,588	100,000	3.70%	62,790	162,790			7,500	170,280	112,308	82,606	1,505,000	2039
2040	282,588			282,588	100,000	3.90%	58,980	158,980			5,000	163,980	118,608	201,214	1,405,000	2040
2041	282,588			282,588	100,000	3.90%	55,080	155,080			5,000	160,080	122,508	323,721	1,305,000	2041
2042	282,588			282,588	185,000	4.00%	49,430	234,430			5,000	239,430	43,158	366,879	1,120,000	2042
2043	282,588			282,588	190,000	4.00%	41,930	231,930			5,000	236,930	45,658	412,536	930,000	2043
2044	282,588			282,588	200,000	4.10%	34,030	234,030			5,000	239,030	43,558	456,094	730,000	2044
2045	282,588			282,588	730,000	4.10%	14,965	744,965			5,000	749,965	(467,378)	(11,284)	0	2045
2046	282,588			282,588				0			7,500	7,500	275,088	263,804	0	2046
Totals	4,430,750	24,650	2,705,000	7,160,400	2,705,000		1,483,484	4,188,484	2,465,000	103,113	140,000	6,896,596				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD -----

BRODHEAD - LOT 2

Objective: to build affordable housing and to enhance the community of Brodhead Wisconsin

CROSSWINDS PARTNERSHIP

Contributions

Lot 2: Purchased \$225,000

Signage to promote business

Construct a 10 unit multiple family complex 1.8 Million

Future business

CITY PARTNERSHIP

Contributions

Parcel off portion of Lot 2 and purchase: \$125,000

Install 2 laterals: \$40,000

Install sidewalk: \$30,000

ADDITIONAL INFORMATION

1.8 million dollars

Mill Rate: \$18.91

\$34,920 per year

calculated using: smartasset.com

BRODHEAD - LOT 44

Objective: to build affordable housing and to enhance the community of Brodhead Wisconsin

CROSSWINDS PARTNERSHIP

Contributions

Build Model Home to showcase 53 + future homes

Signage to promote business

Construct a model home and provide future business location. Cost \$225,000

CITY PARTNERSHIP

Contributions

Purchase lot: \$40,000

Install 1 lateral: \$20,000

Install sidewalk: \$10,000

ADDITIONAL INFORMATION

\$225,000 dollars

Mill Rate: \$18.91

\$4,365 per year

calculated using: smartasset.com

BRODHEAD - 53 LOTS

Objective: to build affordable housing and to enhance the community of Brodhead Wisconsin

CROSSWINDS PARTNERSHIP

Contributions

**Construct 2.7 million dollars in homes over the next 8 years
Fill the gap of roads and infrastructure installation
above city contributions: est 1.2 to 1.5 million**

CITY PARTNERSHIP

Contributions

Assist with roads and infrastructure: 1.5 million

Purchase the land: \$500,000

Contribute to storm water to meet current code: est. \$200,000

No park fees

Outlet 1 behind lot 17 and 20 deeded to partnership and behind lot 26, 27

ADDITIONAL INFORMATION

\$13,250,000 dollars

Mill Rate: \$18.91

\$194,000 per year (based on 53 homes at \$250K per unit value).

calculated using: smartasset.com

Table 1

Capital Improvement Listing & Funding Source

City of Brodhead, WI

Projects	Department	Plan Issue	Funding	Debt Funding	2024	2025	2026	2027	2028	2029	2030	Totals
Elevator Shaft	City Hall	2024 G.O. Notes	G.O. Debt	Levy	200,000							200,000
Flooring	City Hall	2024 G.O. Notes	G.O. Debt	Levy	100,000							100,000
Tuck Pointing	City Hall	2024 G.O. Notes	G.O. Debt	Levy	100,000							100,000
UTV	Parks	2024 G.O. Notes	G.O. Debt	Levy	20,000							20,000
Trailer	Parks	2024 G.O. Notes	G.O. Debt	Levy	3,500							3,500
Radio Upgrades	Police	2024 G.O. Notes	G.O. Debt	Levy	11,000							11,000
Pharmacy Alley	Stormwater	2025 G.O. Notes	G.O. Debt	Levy		150,000						150,000
Police/City Hall Parking Lot	Stormwater	2024 G.O. Notes	G.O. Debt	Levy			150,000					150,000
Dumptruck/Plow	Streets	2024 G.O. Notes	G.O. Debt	Levy	120,000							120,000
Mower for Hills	Streets	2024 G.O. Notes	G.O. Debt	Levy	30,000							30,000
Fencing Legion Park	Parks	2026 G.O. Notes	G.O. Debt	Levy			50,000					50,000
Police Station Remodel	Police	2024 G.O. Notes	G.O. Debt	Levy	35,000							35,000
Squad 57	Police	2024 G.O. Notes	G.O. Debt	Levy	65,000							65,000
Dumptruck/Plow	Streets	2025 G.O. Notes	G.O. Debt	Levy	120,000							120,000
Squad 55	Police	2026 G.O. Notes	G.O. Debt	Levy			65,000					65,000
Vactor Truck	Sewer Utility	2025 G.O. Notes	G.O. Debt	User Fees		500,000						500,000
Pickup Truck w/Plow	Streets	2026 G.O. Notes	G.O. Debt	Levy	66,000							66,000
Squad 52	Police	2027 G.O. Notes	G.O. Debt	Levy				67,500				67,500
Remodel	Senior Center	2027 G.O. Notes	G.O. Debt	Levy					100,000			100,000
Server	City Hall	2024 G.O. Notes	G.O. Debt	Levy	15,000							15,000
Server	City Hall	2029 G.O. Notes	G.O. Debt	Levy						20,000		20,000
End Loader	Streets	2028 G.O. Notes	G.O. Debt	Levy					400,000			400,000
Roof New	City Hall	2029 G.O. Notes	G.O. Debt	Levy						100,000		100,000
Security Camera Upgrade	City Hall	2029 G.O. Notes	G.O. Debt	Levy						20,000		20,000
2018 Chevy Truck	Parks	2029 G.O. Notes	G.O. Debt	Levy						50,000		50,000
Play Structure	Parks	2029 G.O. Notes	G.O. Debt	Levy	50,000							50,000
Trash Cans	Parks	2029 G.O. Notes	G.O. Debt	Levy	10,000							10,000
Swimming Pool	Parks	2030 G.O. Notes	G.O. Debt	Levy								0
Security Camera Upgrade	Police	2029 G.O. Notes	G.O. Debt	Levy						20,000		20,000
West 3rd Avenue & 13th Street	Streets	2025 G.O. Notes	G.O. Debt	Levy		51,443						51,443
West 3rd Avenue & 13th Street	Streets		Grants/Aids			1,000,000						1,000,000
West 3rd Avenue & 13th Street	Stormwater	2025 G.O. Notes	G.O. Debt	Levy		263,710						263,710
West 3rd Avenue & 13th Street	Sewer Utility	2025 G.O. Notes	G.O. Debt	User Fees		441,220						441,220
West 3rd Avenue & 13th Street	Water Utility		Water User Fees			372,608						372,608
West 3rd Avenue (Area 3)	Streets	2025 G.O. Notes	G.O. Debt	Levy		141,520						141,520
West 3rd Avenue (Area 3)	Stormwater	2025 G.O. Notes	G.O. Debt	Levy		7,368						7,368
West 3rd Avenue (Area 3)	Sewer Utility	2025 G.O. Notes	G.O. Debt	User Fees		92,546						92,546
West 3rd Avenue (Area 3)	Water Utility	2025 G.O. Notes	Water User Fees			139,477						139,477
12th Street	Streets	2026 G.O. Notes	G.O. Debt	Levy			1,079,103					1,079,103
12th Street	Stormwater	2026 G.O. Notes	G.O. Debt	Levy			389,146					389,146
12th Street	Sewer Utility	2026 G.O. Notes	G.O. Debt	User Fees			437,210					437,210
12th Street	Water Utility	2026 G.O. Notes	Water User Fees				145,390					145,390
4th Street	Streets	2027 G.O. Notes	G.O. Debt	Levy				994,983				994,983
4th Street	Stormwater	2027 G.O. Notes	G.O. Debt	Levy				521,384				521,384

Table 1

Capital Improvement Listing & Funding Source

City of Brodhead, WI

Projects	Department	Plan Issue	Funding	Debt Funding	2024	2025	2026	2027	2028	2029	2030	Totals	
4th Street	Sewer Utility	2027 G.O. Notes	G.O. Debt	User Fees				72,481				72,481	
4th Street	Water Utility	2027 G.O. Notes	Water User Fees					90,151				90,151	
14th Street	Streets	2028 G.O. Notes	G.O. Debt	Levy					882,012			882,012	
14th Street	Stormwater	2028 G.O. Notes	G.O. Debt	Levy					215,548			215,548	
14th Street	Sewer Utility	2028 G.O. Notes	G.O. Debt	User Fees					73,312			73,312	
14th Street	Water Utility	2028 G.O. Notes	Water User Fees						43,987			43,987	
West 3rd Avenue	Streets	2029 G.O. Notes	G.O. Debt	Levy						1,091,024		1,091,024	
West 3rd Avenue	Stormwater	2029 G.O. Notes	G.O. Debt	Levy						383,287		383,287	
West 3rd Avenue	Sewer Utility	2029 G.O. Notes	G.O. Debt	User Fees						72,708		72,708	
West 3rd Avenue	Water Utility	2029 G.O. Notes	Water User Fees							43,625		43,625	
10th Street	Streets	2030 G.O. Notes	G.O. Debt	Levy							1,228,917	1,228,917	
10th Street	Stormwater	2030 G.O. Notes	G.O. Debt	Levy							42,514	42,514	
10th Street	Sewer Utility	2030 G.O. Notes	G.O. Debt	User Fees							73,110	73,110	
10th Street	Water Utility	2030 G.O. Notes	Water User Fees								43,866	43,866	
Sewer Routine Additions	Sewer Utility		Sewer User Fees		50,000							50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees			50,000						50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees				50,000					50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees					50,000				50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees						50,000			50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees							50,000		50,000	
Sewer Routine Additions	Sewer Utility		Sewer User Fees								50,000	50,000	
Street Maintenance	Streets	2024 G.O. Bonds	G.O. Debt	Levy	50,000							50,000	
Street Maintenance	Streets	2025 G.O. Bonds	G.O. Debt	Levy		50,000						50,000	
Street Maintenance	Streets	2026 G.O. Bonds	G.O. Debt	Levy			50,000					50,000	
Street Maintenance	Streets	2027 G.O. Bonds	G.O. Debt	Levy				50,000				50,000	
Street Maintenance	Streets	2028 G.O. Bonds	G.O. Debt	Levy					75,000			75,000	
Street Maintenance	Streets	2029 G.O. Bonds	G.O. Debt	Levy						75,000		75,000	
Street Maintenance	Streets	2030 G.O. Bonds	G.O. Debt	Levy							75,000	75,000	
Actual CIP Costs					0	1,045,500	3,259,892	2,415,849	1,946,499	1,739,859	1,925,644	1,513,407	13,846,650
Sources of Funding													
G.O. Debt					995,500	1,697,807	2,220,459	1,806,348	1,645,872	1,832,019	1,419,541	11,617,546	
Grants/Aids					0	1,000,000	0	0	0	0	0	1,000,000	
Sewer User Fees					50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000	
Water User Fees					0	512,085	145,390	90,151	43,987	43,625	43,866	879,104	
Total					1,045,500	3,259,892	2,415,849	1,946,499	1,739,859	1,925,644	1,513,407	13,846,650	
Sources of Debt Repayment													
Levy					0	995,500	664,041	1,783,249	1,733,867	1,572,560	1,759,311	1,346,431	9,854,959
User Fees					0	0	1,033,766	437,210	72,481	73,312	72,708	73,110	1,762,587
Total					0	995,500	1,697,807	2,220,459	1,806,348	1,645,872	1,832,019	1,419,541	11,617,546

Table 2

Financing Plan Tax Impact

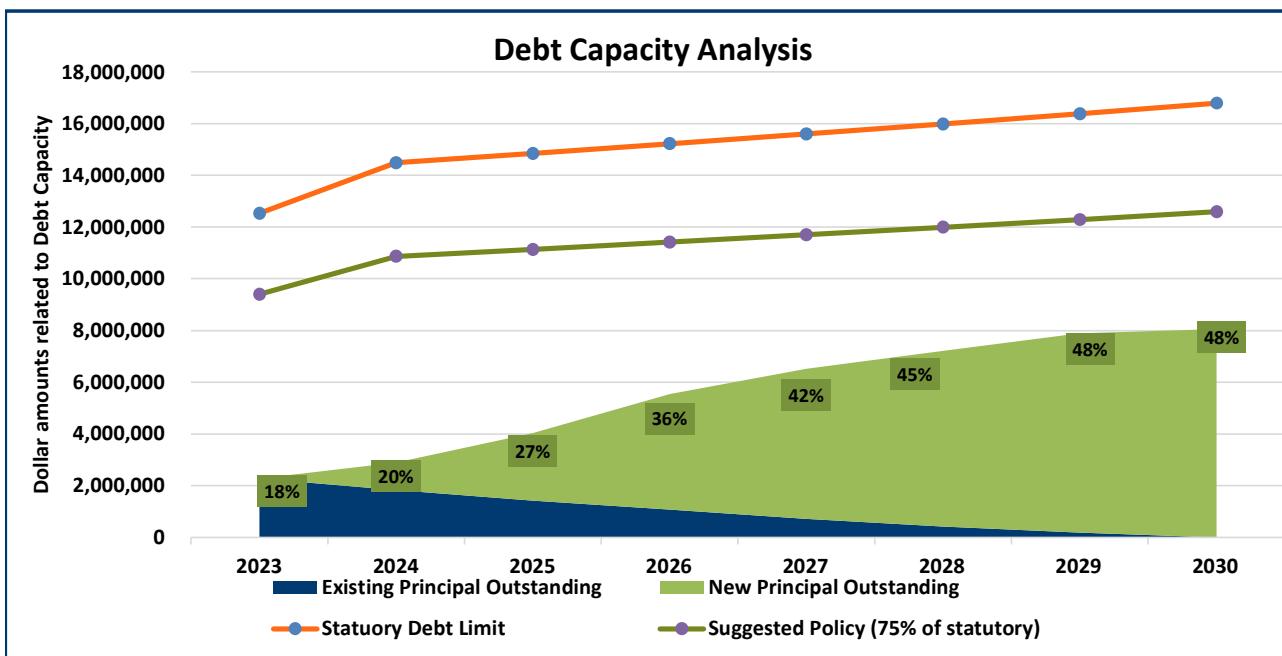
City of Brodhead, WI

Year Ending	Existing Debt			Abatements	Proposed & Existing Debt					Year Ending	
	Equalized Value		Tax Rate Per \$1,000		Less: Sewer Utility	Total Net Debt	Total Tax Rate for Debt Service	Levy Change from Prior Year	Annual Debt Service Taxes on a \$200,000 Property		
	Net Tax Levy	(TID OUT)	\$1,000						Year		
2024	418,073	264,422,100	\$1.72	0	0	418,073	\$1.58		\$316	2024	
2025	291,970	264,422,100	\$1.10	256,144	0	548,114	\$2.07	130,041	\$415	2025	
2026	272,242	264,651,900	\$1.03	536,678	(129,096)	679,823	\$2.57	131,710	\$514	2026	
2027	285,379	264,651,900	\$1.08	708,714	(181,683)	812,409	\$3.07	132,586	\$614	2027	
2028	215,734	275,036,000	\$0.82	919,294	(191,718)	943,310	\$3.43	130,901	\$686	2028	
2029	58,748	275,036,000	\$0.21	1,213,450	(199,170)	1,073,028	\$3.90	129,718	\$780	2029	
2030	400	275,036,000	\$0.00	1,409,369	(206,259)	1,203,510	\$4.38	130,482	\$875	2030	
2031	0	275,036,000	\$0.00	1,546,032	(212,925)	1,333,108	\$4.85	129,598	\$969	2031	
2032	0	275,036,000	\$0.00	1,352,876	(211,081)	1,141,795	\$4.15	(191,313)	\$830	(-\$139)	
2033	0	275,036,000	\$0.00	1,327,859	(214,558)	1,113,301	\$4.05	(28,494)	\$810	(-\$21)	
2034	0	275,036,000	\$0.00	1,130,363	(217,736)	912,628	\$3.32	(200,674)	\$664	(-\$146)	
2035	0	275,036,000	\$0.00	1,105,417	(220,546)	884,871	\$3.22	(27,757)	\$643	(-\$20)	
2036	0	275,036,000	\$0.00	967,069	(100,182)	866,887	\$3.15	(17,983)	\$630	(-\$13)	
2037	0	275,036,000	\$0.00	709,632	(42,806)	666,826	\$2.42	(200,061)	\$485	(-\$145)	
2038	0	275,036,000	\$0.00	504,559	(31,579)	472,981	\$1.72	(193,846)	\$344	(-\$141)	
2039	0	275,036,000	\$0.00	330,546	(20,703)	309,843	\$1.13	(163,138)	\$225	(-\$119)	
2040	0	275,036,000	\$0.00	142,464	(10,176)	132,288	\$0.48	(177,555)	\$96	(-\$129)	
Total	1,542,545			(2,190,216)	13,512,792					Total	

Notes:

Table 3
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Brodhead, WI

Existing Debt					Proposed Debt					Year Ending
Year Ending	Projected Equalized Value (TID IN)	Statutory Debt Limit	Existing Principal Outstanding	Suggested Policy = 75% of Statutory % of Limit	Combined Principal - Proposed	Combined Principal - Existing & Proposed	% of Limit	Residual Capacity		Year Ending
2023	250,578,400	12,528,920	2,269,000	9,396,690	18%	0	2,269,000	18%	10,259,920	2023
2024	289,719,320	14,485,966	1,834,000	10,864,475	13%	1,060,000	2,894,000	20%	11,591,966	2024
2025	296,925,991	14,846,300	1,422,000	11,134,725	10%	2,610,000	4,032,000	27%	10,814,300	2025
2026	304,313,271	15,215,664	1,080,000	11,411,748	7%	4,465,000	5,545,000	36%	9,670,664	2026
2027	311,885,732	15,594,287	716,000	11,695,715	5%	5,795,000	6,511,000	42%	9,083,287	2027
2028	319,648,066	15,982,403	418,000	11,986,802	3%	6,790,000	7,208,000	45%	8,774,403	2028
2029	327,605,083	16,380,254	180,000	12,285,191	1%	7,710,000	7,890,000	48%	8,490,254	2029
2030	335,761,716	16,788,086	0	12,591,064	0%	8,050,000	8,050,000	48%	8,738,086	2030



Kristin Covert

From: Thomas Simpson
Sent: Friday, October 18, 2024 11:22 AM
To: Kristin Covert
Subject: Fwd: Elevator

Sent from my iPhone

Begin forwarded message:

From: Mark Schroeder <mschroeder@janesvillelaw.com>
Date: October 9, 2024 at 3:11:21 PM CDT
To: Thomas Simpson <simpson@cityofbrodheadwi.us>
Subject: RE: Elevator

Good afternoon Tom

The statute regulating public works contracts is Wis. Stat. Sec. 62.15. It also contains the majority of the exceptions to its application to public construction in excess of \$25,000. I understand that the city engineer has opined that because of the age of the elevator shaft, very few, if any, contractors may be willing to submit a bid to install an elevator, and so the question was asked as to whether it would still be necessary to comply with the statutory bid procedure.

In reviewing all of the statutory exceptions to the statute I was unable to find an exception based upon the concern of whether any contractors would submit a bid for a specific project. As a result, it is my opinion that the statute requires the city to comply with the statutory bid procedure, which includes the requirement that the engineer prepare specifications for bidders, and advertisement for bids. If there are no bidders, the city can at least take the position that it has complied with the statutory requirements before using alternative means to find a contractor to install an elevator.

Mark A. Schroeder
CONSIGNY LAW FIRM, S.C.
303 East Court Street
Janesville, WI 53545
(608) 755-5050; (608) 755-5057 (Facsimile)
mschroeder@janesvillelaw.com

This information contained in this transmission is intended only for the personal and confidential use of the designated recipient named above. This transmission may be an attorney-client communication, and as such privileged and confidential. If the receiver of this transmission is not the intended recipient or agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited.

-----Original Message-----

From: Thomas Simpson <simpson@cityofbrodheadwi.us>
Sent: Wednesday, October 9, 2024 10:13 AM
To: Mark Schroeder <mschroeder@janesvillelaw.com>

Subject: Elevator

Good morning Mark,

I requested MSA to look into the city putting out bids for the city hall elevator. It may cost up near \$200,000. Joe DeYoung is telling me because the elevator shaft is so old there might only be one company to install it if at all. So he wanted me to ask if there is away around the city having to spending all the money for them to engineer the shaft and put out bids only to have one or no company give bids. If there is a company that can and is willing to do it they then would work them to complete the project. I will wait to hear your response.

Thank you

Tom

Sent from my iPhone

Kristin Covert

From: Thomas Simpson
Sent: Wednesday, October 16, 2024 3:54 PM
To: Kristin Covert
Subject: FW: Brodhead City Hall Plans for Elevator

Follow Up Flag: Follow up
Flag Status: Flagged

Kristi

Please include this email from Joe DeYoung concerning the elevator shaft to be discussed under the CIP for 2024.

Thank you,
Tom

From: Joe DeYoung <jdeyoung@msa-ps.com>
Sent: Tuesday, September 24, 2024 7:13 AM
To: Thomas Simpson <simpson@cityofbrodheadwi.us>
Cc: Keri Miller <kmiller@cityofbrodheadwi.us>
Subject: FW: Brodhead City Hall Plans for Elevator

Mayor – Here is a follow up on the elevator.

We are reviewing this from the plans so they don't have a full picture but maybe this will help in case you know something we don't. Thanks

From: Tim Bicknell <tbicknell@msa-ps.com>
Sent: Monday, September 16, 2024 5:10 PM
To: Joe DeYoung <jdeyoung@msa-ps.com>
Subject: FW: Brodhead City Hall Plans for Elevator

Joe, See below for comments/information from Otis Elevator company on the shaft for Brodhead City Hall Bldg.

Tim



Tim Bicknell AIA, LEED AP BD+C
Team Leader- Architecture
(612) 548-3150
Licensed Architect: MN, WI
100% Employee Owned



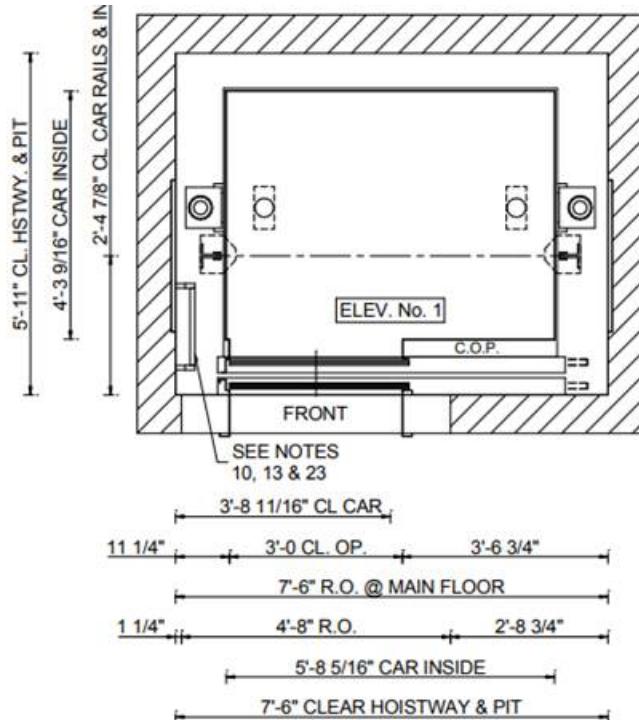
From: Calkins, Scott P <scott.calkins@otis.com>
Sent: Monday, September 16, 2024 4:41 PM
To: Tim Bicknell <tbicknell@msa-ps.com>
Subject: [EXTERNAL] RE: Brodhead City Hall Plans for Elevator

Tim

I confirmed with our GM and team that we would not bid this project. We currently don't have the resources to take on a rehab project.

That being said the biggest challenge is your hoistway width. I don't see it indicated on the Drawings, but looks like it scales to approximately 7'-0" wide. This is smaller than our minimum Passenger Elevator (2100 lbs.) width required of 7'-6".

The only other company of the 4 majors that does hydraulic elevators along with Otis is Thyssen. They also have a machine room-less design so no additional machine room would be required. If they don't have an elevator that would fit another option might be a LULA (limited use limited access) elevator. I'm not sure what is required by Code to meet LULA requirements, but a LULA lift would require a little smaller hoistway. I refer people to DME Lifts or All-Star Elevator for LULA lifts and residential elevators.



Hope this helps.

Thanks,
Scott

Scott Calkins
New Equipment Sales Manager
Western Region

Otis Elevator Company
3202 Progress Road
Madison, WI 53716
414-319-9621

From: Tim Bicknell <tbicknell@msa-ps.com>
Sent: Wednesday, September 11, 2024 7:35 PM
To: Calkins, Scott P <scott.calkins@otis.com>
Subject: [EXTERNAL] Brodhead City Hall Plans for Elevator

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Scott,

Thanks for calling me back today. Attached are the drawings of the City Hall Building in Brodhead, WI which is looking to add an elevator into their existing building. There is a current shaft that was originally planned to be used for a future elevator that is now being used as a storage room. They would like to convert this for use as an elevator now. I know you said you aren't bidding rehab, but any info you can provide would be appreciated.

Thanks,

Tim



Tim Bicknell AIA, LEED AP BD+C
Team Leader- Architecture
(612) 548-3150
Licensed Architect: MN, WI
100% Employee Owned



ATTACHMENT A: SCOPE OF SERVICES



4321 W. College Ave.
Suite 200
Appleton, WI 54914

P (920) 545-2083
TF (888) 958-0803
F (920) 757-2401

www.msa-ps.com

October 17, 2024

Re: Brodhead City Hall
New Elevator Construction Documents
1111 West 2nd Avenue
Brodhead, Wisconsin 53520

Dear Mr. ,

We, at MSA Professional Services, Inc. (MSA) appreciate this opportunity to assist the City of Brodhead for professional services to install a new elevator at City Hall.

MSA has assisted numerous public entities through the planning, design, and construction phase for numerous buildings. Our process will evaluate and document the existing conditions and identify improvements and recommended upgrades that may be required. We propose to complete the scope of services outlined in the request for proposals and we offer the following clarifying items for consideration:

Project Understanding:

- The Brodhead City Hall building is a two-story building.
- The building is approximately 10,500 square feet in size and was constructed around 1998.
- The building is a combination of masonry and wood frame construction.

Scope of Services:

- MSA will do an on-site assessment of the area for the proposed elevator to verify and document the existing conditions.
- A building code review will be accomplished to determine if any of the current building or life-safety systems will need to be updated as it relates to the new elevator.
- The existing HVAC, Electrical, and Plumbing (MEP) services will be evaluated to determine if any improvements will be required to support the new elevator.
- We will review the elevator options that are available and present our recommendation to the Owner for their approval.
- With the type of elevator selected, MSA will coordinate with our in-house structural team to determine if any structural improvements will be required for the new elevator.
- With the above information, MSA will prepare a schematic design and construction cost estimate for the Owner's review and approval.
- In coordination with the Owner, MSA will develop a construction sequence, schedule, a staging area, and site/building access.
- MSA will prepare the construction documents needed for bidding and state plan approvals. The construction documents will include at a minimum:
 - Architectural drawings.
 - Construction details.
 - Elevator details.
 - Elevator color and finish selections.
 - Color and finish selections to restore work that is associated with the elevator project.
 - Structural drawings if needed.
 - MEP drawings if needed.
 - Project manual.
- At the same time documents become available for bidding, MSA will submit the documents for building plan approval to Wisconsin DSPS.

- During the bid process, MSA will:
 - **Advertise:** Will assist the Village of Brodhead to advertise for bid.
 - **Conduct Pre-Bid Conference:** We will schedule and conduct the pre-bid conference.
 - **Bid Package:** MSA will develop the bid package, including drawings and specifications.
 - **Bid Oversight:** Prepare addendums that will address contractors' questions.
 - **Bid Review:** Qualify the apparent low bidder and recommend for contract to award.
- Construction Administration representing the Village of Brodhead. Construction Administration will include:
 - **Representation:** Acting as the Owner's Representative during construction.
 - **Observations:** Monitoring and documenting the construction.
 - **Quality Assurance:** Ensuring the quality of work meets the Owner's standards.
 - **Progress Reporting:** Reviewing progress and reporting on the schedule.
 - **Document Review:** Reviewing construction submittals and samples.
 - **Billing:** Review billing and invoicing.
 - **Change Orders:** Preparing change orders and obtaining price quotations
- Project Close-Out.

Project Cost – New Elevator Construction Documents

TASK	COST
On-Site Review (Includes Travel).	\$2,200
Scope of Services to Schematic Design	\$2,800
Construction Documents (Includes State Plan Review & Bidding)	\$9,700
Construction Administration	\$3,500
Total for Above Services – Lump Sum	\$18,200

The fees provided above are based on the requested scope and our understanding of your goals for these services. We are happy to meet with you to further discuss the scope and associated fees to best align with your expectations.

One of MSA's goals is to "create better places to live and work." It is our commitment to you to bring our expertise together with your needs and assist you in moving ahead with future developments for the Village of Brodhead. We truly believe in making partners, not just making projects.



Yes
Equipment &
Services

Quote Page 1 of
Quote Number: 765293
Effective Date: 10/08/2024
Valid Through: 10/31/2024

Ship To

City of Broadhead
Tom Simpson
WI
Mobile: (608) 897-5994
simpson@cityofbroadheadwi.us

Kubota Dealer

Yes Equipment & Services, Inc.
7001 Manufacturers Dr
Madison, WI 53704

RTV-X1130WL-H - UV WORKSITE HDWS TIRES LINER

Bill To

City of Broadhead
Tom Simpson
WI
Mobile: (608) 897-5994
simpson@cityofbroadheadwi.us



Description	Manufacturer	Model #	Qty	MSRP	Price Each	Total
UV WORKSITE HDWS TIRES LINER (Serial Number: A5KN1GDBHRG010592)	Kubota	RTV-X1130WL-H	1	\$21,099.00	\$19,069.85	\$19,069.85

Cash Details

Equipment Total	\$19,069.85
Additional Charges	\$0.00
Cash Incentives	(\$1,687.92)
Cash Sale Price	\$17,381.93

This quote is good on our in stock machine. Thank You

All quotes are subject to change and credit approval. Sell Prices do not include any corresponding taxes or fees.

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions



IRON STAR

BUILDING TRUCKBEDS TO MAKE YOUR LIFE EASIER

IRON STAR

ALUMINUM RAILED UTILITY



77" x 12"

STANDARD ALUMINUM Railed UTILITY

Frame, Uprights, Top Rail & Cross members:
2"x 3"x 3/16" Angle
2000lb Top Wind Jack
Spare Tire Mount
3500lb Idler Spring Axle with Radial Tires
LED Lights
6 Stake Pocket Tie Downs
Tongue 4" Channel

AVAILABLE OPTIONS

Aluminum Tongue Box
Boat Style Jack with Wheel
Aluminum Wheels
Spare Aluminum Wheel & Tire
Spare Steel Wheel & Tire
Aluminum .125 Diamond Floor

77" x 10' Single Axle
77" x 12' Single Axle
83" x 12' Single Axle
83" x 12' Tandem Axles
83" x 14' Tandem Axles
83" x 16' Tandem Axles

TANDEM AXLES INCLUDE 1 BRAKE AXLE

YOUR LOCAL IRONSTAR DISTRIBUTOR:

Steel Open Sides \$3475.00

Steel Closed Sides \$3344.00

\$3790.00 77" x 12"
10% off

WWW.IRONSTARBEDS.COM 

Mobile Electronics, Inc.

PO Box 13
Forreston, IL 61030
815-938-2586
mobileelectronics01@frontier.com



Quotation

Quote Number
R2446

Quote Date

Page:
1

Quoted to:

cc:
City of Brodhead Police Dept.
1004 W. Exchange St.
P. O. Box 168
Brodhead, WI 53520-0168

Customer ID:	Good Thru	Payment Terms	Sales Rep
BrodPD	10/27/24	Net 30 Days	Curt

Authorized signature, in acceptance of proposal

Subtotal	10,387.03
Sales Tax	0.00
Freight	0.00
Total	10,387.03



Preview Order 5575 - F5H 4x4 Reg Chas Cab DRW : Order Summary Time of Preview: 09/10/2024
09:48:56 Receipt: 9/6/2024

Dealership Name : Evansville Ford

Sales Code : F41127

Dealer Rep.	Scott Gessner
Customer Name	Cityofbrodhea

Type	Fleet
Priority Code	K1

Vehicle Line	Superduty
Model Year	2024

Order Code	5575
Price Level	

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X4 CHASSIS CAB DRW/145	\$57250	4.10 RATIO LIMITED SLIP AXLE	\$395
145 INCH WHEELBASE	\$0	JOB #2 ORDER	\$0
TOTAL BASE VEHICLE	\$57250	18000# GVWR PACKAGE	\$0
RACE RED	\$0	50 STATE EMISSIONS	\$0
VINYL 40/20/40 SEATS	\$0	SNOW PLOW PREP PACKAGE	\$250
MEDIUM DARK SLATE	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
PREFERRED EQUIPMENT PKG.660A	\$0	350 AMP ALTERNATOR	\$0
.XL TRIM	\$0	DUAL BATTERY	\$0
.AIR CONDITIONING -- CFC FREE	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
.AM/FM STEREO MP3/CLK	\$0	FUEL CHARGE	\$0
6.7L POWER STROKE V8 DIESEL	\$10495	PRICED DORA	\$0
10-SPEED AUTO TORQSHIFT	\$0	ADVERTISING ASSESSMENT	\$0
225/70R19.5G BSW ALL POSITION	\$0	DESTINATION & DELIVERY	\$1995
			MSRP
			\$70385
			NA
			\$70385

Truck Cost \$64,681.00
Body Cost \$55,540.00
Total \$120,221.00

This order has not been submitted to the order bank.

This is not an invoice.

Reinders

Quote

Prepared By:

Scott Neary

Territory Manager

13400 Watertown Plank Rd.

Elm Grove, WI 53122-2227

Cell (608) 220-6593

Fax (262) 786-6111

sneary@reinders.com

Account:

Village of Brodhead

Attn: Rich

<u>Quote ID</u>	Prices are subject to change without notice
<u>Quote Date</u>	Tax Not Included In Quote

PRICE QUOTATION

QTY	CODE	DESCRIPTION	TOTAL
1	ATM800212	ATM72 LC	Total: \$29,567.50
		2017, 48hrs	Freight: \$2,400.00
		SN 17A13	Trade Value: <u>\$4,500.00</u>
			Total: \$36,467.50





Quote

Prepared By:

Scott Neary

Territory Manager

13400 Watertown Plank Rd.

Elm Grove, WI 53122-2227

Cell (608) 220-6593

Fax (262) 786-6111

sneary@reinders.com

Account:

Village of Brodhead

<u>Quote ID</u>	Prices are subject to change without notice
<u>Quote Date</u>	Tax Not Included 9/16/24

Attn: Rich

PRICE QUOTATION

QTY	CODE	DESCRIPTION	TOTAL
1	800214	ATM72- All Terrain Slope Mower 72LC 24.8 Kubota	MSRP: \$60,107.00
		Contract Discount: (\$3,005.00)	
		Subtotal: \$57,102.00	
		Freight: \$2,400.00	
		Freight Discount: (\$1,200.00)	
		Trade Value: \$4,500.00	
			Total: \$53,802.00



Mike's Flooring, INC
1201 17th Street
Brodhead, WI 53520
+1 6088979272
mikesflooringbrodhead@gmail.com



SHIP TO		ESTIMATE #	1906	
Brodhead Police Department 1004 W Exchange Street Brodhead, WI 53520		DATE	09/18/2024	
DATE	ACTIVITY	QTY	RATE	AMOUNT
	Material Glue down luxury vinyl plank Origins Color: TBD			9,520.70T
	Material Vinyl base			2,152.50T
	Material Adhesive			1,172.50T
	Labor Take-up and disposal of existing VCT			4,616.00
	Labor Installation			7,035.00
	Freight Freight			250.00
50% down payment is required for all non-stock special orders. Remaining balance is due upon completion of the job.		SUBTOTAL		24,746.70
		TAX		706.51
All special order non-stock material sales are not refundable or returnable.		TOTAL		\$25,453.21

For bathrooms the toilets must be pulled prior to us arriving for install.
You will be responsible for re-setting the toilet.

Accepted By

Accepted Date

ESTIMATE

Floors For Less
8604 Fairway Place
Middleton, WI 53562

info@floorsforless.com
+1 (608) 442-1200
FloorsForLess.com

Floors for Less

Bill to

Brodhead Police Dept.
1004 W. Exchange St.
Brodhead, WI 53520

Ship to

Brodhead Police Dept.
1004 W. Exchange St.
Brodhead, WI 53520

Estimate details

Sales Rep: jr

Estimate no.: 6895
Estimate date: 08/28/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Scope of Work	Scope of work - tear out vct in all areas of police department install lvp and new cove base throughout		1	\$0.00	\$0.00
2.		Cheney - Gravity Tile Plus - BEACH GREY -169-3	Cheney - Gravity Tile Plus - BEACH GREY -169-3 12x24 ; 20 SqFt/Box 22 mil wear layer 122 boxes	169-3	2440	\$4.69	\$11,443.60
3.		Install Gravity - full spread	install gravity		2280	\$2.75	\$6,270.00
4.		Pressure sensitive glue - 4 gallon	Pressure sensitive glue 4 gallon		4	\$175.00	\$700.00
5.		Tear out VCT	Tear out VCT		2280	\$1.00	\$2,280.00
6.		Floor prep	prime floor and skim coat any cracks or concrete that is uneven		8	\$100.00	\$800.00
7.		floor primer	multi purpose primer for concrete and wood floors		4	\$74.99	\$299.96
8.		Advanced skim coat	Advanced skim coat (roughly 100 sq/ft per 9 lb bag skimming)		6	\$29.00	\$174.00
9.		Water shut off & toilet removal	We will turn off the water and remove the toilet. (We do not re install the toilet.)		4	\$50.00	\$200.00
10.		Remove Cove Base	Remove existing Cove Base. We are not responsible for drywall or wall paint around cove base unless arrangements are made prior to starting job.		684	\$1.00	\$684.00

11.	Cove Base	black 4 in cove base	684	\$1.55	\$1,060.20
12.	Cove Base adhesive	cove base adhesive large tube 70 linear ft/ tube	10	\$5.25	\$52.50
13.	Install Cove Base	Install Cove Base	684	\$1.00	\$684.00
14.	Handling	Handling	1	\$100.00	\$100.00
15.	Disclaimers	<p>Floors For Less Installation Disclaimers:</p> <p>Gas appliances: Customer is responsible for coordinating the disconnecting, moving, and reconnecting any gas appliances.</p> <p>Baseboards: Not responsible for the condition prior to removing. Will reinstall securely on top of new flooring. We do not clean, silicone, putty or paint trim unless arrangements are made prior to starting job.</p> <p>Stove & Fridge: For a small fee we will move the fridge and/or stove, install your floor and move the fridge back. We are not responsible for water lines connected to the fridge.</p> <p>Furniture: It is expected that all furniture be moved prior to installation, please contact us for fees associated if furniture is to be moved prior to installation.</p> <p>Additionally, we will add a fee to the final invoice if furniture is present on day of installation.</p> <p>Door Jams: Raising your floor height could result in doors needing to be cut and rugs not being able to fit under doors anymore. Additionally, Installing a new floor that is thinner than original could result in doors and door jams that are high. Floors For Less is not responsible for door and door jam height concerns/issues.</p>	1	\$0.00	\$0.00
16.	Discount	product discount	1	-\$3,635.60	-\$3,635.60
				Subtotal	\$21,112.66
	Note to customer			Sales tax	\$755.16
				Total	\$21,867.82

Accepted date

Accepted by

ESTIMATE

Floors For Less
8604 Fairway Place
Middleton, WI 53562

info@floorsforless.com
+1 (608) 442-1200
FloorsForLess.com

Flooring

Bill to
Brodhead Police Dept.
1004 W. Exchange St.
Brodhead, WI 53520

Ship to
Brodhead Police Dept.
1004 W. Exchange St.
Brodhead, WI 53520

Estimate details
Estimate no.: 6896
Estimate date: 08/28/2024

Sales Rep: jr

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Scope of Work	Scope of work - tear out vct in all areas of police department install lvp and new cove base throughout		1	\$0.00	\$0.00
2.		Trends - Capital 2.0mm Tile- TAUPESTONE	Trends - Capital 2.0mm Tile - TAUPESTONE 12" x 24"; 68 SqFt/Ctn 12 mil wear layer (36) Boxes	TLV455203	2448	\$1.75	\$4,284.00
3.		Install Glue Down LVT/LVP Without Grout	Install Glue Down LVT Without Grout		2280	\$2.75	\$6,270.00
4.		Pressure sensitive glue - 4 gallon	Pressure sensitive glue 4 gallon		4	\$175.00	\$700.00
5.		Tear out VCT	Tear out VCT		2280	\$1.00	\$2,280.00
6.		Floor prep	prime floor and skim coat any cracks or concrete that is uneven		8	\$100.00	\$800.00
7.		floor primer	multi purpose primer for concrete and wood floors		4	\$74.99	\$299.96
8.		Advanced skim coat	Advanced skim coat (roughly 100 sq/ft per 9 lb bag skimming)		6	\$29.00	\$174.00
9.		Water shut off & toilet removal	We will turn off the water and remove the toilet. (We do not re install the toilet.)		4	\$50.00	\$200.00
10.		Remove Cove Base	Remove existing Cove Base. We are not responsible for drywall or wall paint		684	\$1.00	\$684.00

		around cove base unless arrangements are made prior to starting job.				
11.	Cove Base	black 4 in cove base	684	\$1.55	\$1,060.20	
12.	Cove Base adhesive	cove base adhesive large tube 70 linear ft/ tube	10	\$5.25	\$52.50	
13.	Install Cove Base	Install Cove Base	684	\$1.00	\$684.00	
14.	Handling	Handling	1	\$100.00	\$100.00	
15.	Disclaimers	Floors For Less Installation Disclaimers: Gas appliances: Customer is responsible for coordinating the disconnecting, moving, and reconnecting any gas appliances. Baseboards: Not responsible for the condition prior to removing. Will reinstall securely on top of new flooring. We do not clean, silicone, putty or paint trim unless arrangements are made prior to starting job. Stove & Fridge: For a small fee we will move the fridge and/or stove, install your floor and move the fridge back. We are not responsible for water lines connected to the fridge. Furniture: It is expected that all furniture be moved prior to installation, please contact us for fees associated if furniture is to be moved prior to installation. Additionally, we will add a fee to the final invoice if furniture is present on day of installation. Door Jams: Raising your floor height could result in doors needing to be cut and rugs not being able to fit under doors anymore. Additionally, installing a new floor that is thinner than original could result in doors and door jams that are high. Floors For Less is not responsible for door and door jam height concerns/issues.	1	\$0.00	\$0.00	
16.	Discount	product discount	1	-\$465.12	-\$465.12	
				Subtotal	\$17,123.54	
				Sales tax	\$361.39	
				Total	\$17,484.93	
	Note to customer	To get the materials ordered and to set an install date a 50% deposit is required by check, cash or credit card (which can be done over the phone), and a signed copy of the estimate via in person, email or fax. PAYMENT IS DUE IN FULL for cash and carry orders before product is ordered.				

Accepted date

Accepted by

Olin Heating and Cooling LLC

701 E 2nd Avenue
Brodhead, WI 53520

HVAC

Estimate

Date	Estimate #
9/9/2024	5453

Name / Address
City of Brodhead PO Box 168 Brodhead, WI 53520

Project	
Police Department	
Description	Cost
We hereby propose to furnish the materials and perform the labor necessary for the completion of the installation of: A new Carrier Comfort Series 96% efficient 80K BTU natural gas furnace horizontally mounted in the Brodhead Police Department. Price includes tinwork, high efficiency air filter, removal of old equipment and all wiring/connections needed.	3,800.00
A new Carrier 3 Ton 14 Seer air conditioning system, installed at the same time as furnace. Price includes tinwork, removal of old equipment and all wiring/connections needed.	4,100.00
This furnace and air conditioner offer a 1 year parts warranty for commercial use.	
Labor and materials to update air filter with a high efficiency air filter and seal the return on other furnace in Brodhead Police Department.	750.00
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$8650.00, with payment to be made upon completion. If you choose to pay with a credit card, we will assess a 3 % service fee.	
Please note that any changes or additions made after the original estimate is accepted, could result in additional charges to you, the customer.	
Respectfully submitted by Olin Heating and Cooling, LLC per Steve Tallman As required by the Wisconsin construction lien law, Olin Heating and Cooling LLC hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.	
Please sign and return one copy of proposal within 30 days if you accept the terms presented.	Total \$8,650.00

Customer Signature/Date

HVAC

Menehan Refrigeration
N3054 Park Rd
Brodhead, Wi 53520

DATE	ESTIMATE #
9/5/2024	567

BILL TO

Ceiling

JACK OF ALL TRADES

N4173 Evergreen Street
Brodhead, WI 53520
Phone cell 608 558-1810 business 608 897-2410
Email: jackpolicastro@gmail.com

ESTIMATE/BID

SEPTEMBER 20, 2024

TO:

Chief Brian Raupp
Brodhead Police Department
1004 W Exchange Street

FOR:

Ceiling tile replacement at Police Department

DESCRIPTION	AMOUNT
Labor: Installation of new ceiling tiles and removal of old ceiling tiles – 2 people 3 days	\$3320.00
Materials: 448 ceiling tiles (22 cartons) from Menard's (skui5172119) @ \$2.76 each- 16 in a carton and delivery	\$1300.00
TOTAL Due	\$4620.00
Thank you for your business. Have a wonderful day!	

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS FOR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNERS' LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION, ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

J C M BUILDING & REMODELING

W968 TAYLOR TRAIL
BRODHEAD, WI 53520

Date

9/11/2024

Ceiling

Bill To
Brodhead Police Dept. 1004 W. Exchange St. Brodhead, WI 53520

Project

Quantity	Description	Rate	Amount
	Labor and materials to replace 2' x 2' acoustical ceiling tile in the Dept. main building. Estimate does not include , plumbing , electrical, permits, does include disposal of old tile	10,328.00	10,328.00
Estimate good for 30 days			
		Total	\$10,328.00



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

City of Brodhead Police Department

Prepared For: Chief Brian N. Raupp

(608) 897-2112

brian.raupp@brodheadpolice.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD





Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Quote Worksheet

	MSRP
Base Price	\$49,515.00
Dest Charge	\$1,595.00
Total Options	(\$1,576.00)
	Subtotal
	\$49,534.00
	Subtotal Pre-Tax Adjustments
	\$0.00
Less Customer Discount	(\$4,572.00)
	Subtotal Discount
	(\$4,572.00)
Trade-In	\$0.00
	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$44,962.00
Sales Tax	\$0.00
	Subtotal Taxes
	\$0.00
	Subtotal Post-Tax Adjustments
	\$0.00
	Total Sales Price
	\$44,962.00

Comments:

2025 Ford Police Interceptor Utility Non-Hybrid to your specs as detailed, (similar to '21 order). Registration fees are not included. Delivery can not be anticipated due to current market conditions.

Dealer Signature / Date

Customer Signature / Date

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Data Version: 23277. Data Updated: Aug 26, 2024 6:43:00 PM PDT.



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Standard Equipment

Mechanical

Engine: 3.3L V6 Direct-Injection Hybrid System -inc: (136-MPH top speed) (STD)

Transmission: 10-Speed Automatic (STD)

3.73 Axle Ratio (STD)

50-State Emissions System Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.

Transmission w/Driver Selectable Mode and Oil Cooler

Automatic Full-Time All-Wheel

Engine Oil Cooler

92-Amp/Hr 850CCA Maintenance-Free Battery

Hybrid Electric Motor 220 Amp Alternator

Class III Towing Equipment -inc: Hitch

Trailer Wiring Harness

Police/Fire

1670# Maximum Payload

GVWR: 6,840 lbs (3,103 kgs)

Gas-Pressurized Shock Absorbers

Front And Rear Anti-Roll Bars

Electric Power-Assist Steering

19 Gal. Fuel Tank

Dual Stainless Steel Exhaust

Permanent Locking Hubs

Strut Front Suspension w/Coil Springs

Multi-Link Rear Suspension w/Coil Springs

Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Lithium Ion (li-Ion) Traction Battery

Exterior

Wheels: 18" x 8" 5-Spoke Painted Black Steel -inc: polished stainless steel hub cover and center caps

Tires: 255/60R18 AS BSW

Steel Spare Wheel

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Exterior

- Full-Size Spare Tire Mounted Inside Under Cargo
- Clearcoat Paint
- Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent and 1 Tow Hook
- Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent
- Body-Colored Bodyside Cladding and Black Wheel Well Trim
- Black Side Windows Trim and Black Front Windshield Trim
- Black Door Handles
- Black Power Side Mirrors w/Convex Spotter and Manual Folding
- Fixed Rear Window w/Fixed Interval Wiper, Heated Wiper Park and Defroster
- Deep Tinted Glass
- Speed Sensitive Variable Intermittent Wipers
- Galvanized Steel/Aluminum Panels
- Lip Spoiler
- Black Grille
- Liftgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks
- Auto On/Off Projector Beam Led Low/High Beam Headlamps
- LED Brakelights

Entertainment

- Radio w/Seek-Scan and Speed Compensated Volume Control
- Radio: AM/FM/MP3 Capable -inc: 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at <https://fordpro.com/en-us/telematics/> or call 1-833-811-FORD (3673).
- SYNC Phoenix Communication & Entertainment System -inc: hands-free voice command support compatible w/most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack
- Integrated Roof Antenna
- 1 LCD Monitor In The Front

Interior

- 8-Way Driver Seat

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Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

Passenger Seat

35-30-35 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Engine Hour Meter, Traction Battery Level, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Remote Keyless Entry

Remote Releases -Inc: Power Cargo Access

Cruise Control w/Steering Wheel Controls

Dual Zone Front Automatic Air Conditioning

Rear HVAC

HVAC -inc: Underseat Ducts

Locking Glove Box

Driver Foot Rest

Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), 8-way power track passenger seat w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks

Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Metal-Look Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

Mini Overhead Console w/Storage and 2 12V DC Power Outlets

Front And Rear Map Lights

Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering

Carpet Floor Trim

Cargo Features -inc: Cargo Tray/Organizer

Cargo Space Lights

Fleet Telematics Modem Tracker System

Dashboard Storage, Driver And Passenger Door Bins

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Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
- Delayed Accessory Power
- Power Door Locks
- Driver Information Center
- Redundant Digital Speedometer
- Trip Computer
- Digital/Analog Appearance
- Seats w/Vinyl Back Material
- Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
- Perimeter Alarm
- 2 12V DC Power Outlets
- Air Filtration

Safety-Mechanical

- Electronic Stability Control (ESC) And Roll Stability Control (RSC)
- ABS And Driveline Traction Control

Safety-Exterior

- Side Impact Beams

Safety-Interior

- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Emergency Sos
- Reverse Sensing System Rear Parking Sensors
- BLIS (Blind Spot Information System) Blind Spot
- Pre-Collision Assist with Pedestrian Detection
- Collision Mitigation-Front
- Collision Mitigation-Rear
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags
- Curtain 1st And 2nd Row Airbags
- Airbag Occupancy Sensor
- Passenger Knee Airbag

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Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Safety-Interior

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners

Back-Up Camera w/Washer

WARRANTY

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 100,000

Corrosion Years: 5

Corrosion Miles/km: Unlimited

Hybrid/Electric Components Years: 8

Hybrid/Electric Components Miles/km: 100,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
K8A	2025 Ford Police Interceptor Utility AWD	\$49,515.00

COLORS

CODE	DESCRIPTION
UM	Agate Black

ENGINE

CODE	DESCRIPTION	MSRP
99B	Engine: 3.3L V6 Direct-Injection -inc: (136-MPH top speed), Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank w/21.4-gallon tank *CREDIT*	(\$2,330.00)

TRANSMISSION

CODE	DESCRIPTION	MSRP
44U	Transmission: 10-Speed Automatic (44U)	\$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
500A	Order Code 500A	\$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
—	3.73 Axle Ratio (STD)	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
UM	Agate Black	\$0.00

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Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
9W	Charcoal Black, Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), 8-way power track passenger seat w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks	\$0.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
51R	Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
59E	Keyed Alike - 1435x	\$50.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
60R	Noise Suppression Bonds (Ground Straps)	\$100.00
68G	Rear-Door Controls Inoperable -inc: Locks, handles and windows, Can manually remove window or door disable plate w/special tool, Locks/windows operable from driver's door switches	\$80.00

CUSTOM EQUIPMENT

CODE	DESCRIPTION	MSRP
Delivery	Delivery from Hartford Ford to Brodhead	\$124.00
Options Total		(\$1,576.00)

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$49,515.00
Total Options	(\$1,576.00)
Vehicle Subtotal	\$47,939.00
Destination Charge	\$1,595.00
Grand Total	\$49,534.00

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Preview Order 0559 - F2B 4x4 Reg Cab SRW: Order Summary Time of Preview: 09/16/2024 16:02:21 Receipt: 9/16/2024

Dealership Name: Evansville Ford

Sales Code : F41127

Dealer Rep.	Scott Gessner	Type	Fleet	Vehicle Line	Superduty	Order Code	0559
Customer Name	Cityofbrodhea	Priority Code	K3	Model Year	2024	Price Level	430

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F250 4X4 STYLESIDE PICKUP/142	\$47760	JOB #2 ORDER	\$0
142 INCH WHEELBASE	\$0	10000# GVWR PACKAGE	\$0
TOTAL BASE VEHICLE	\$47760	50 STATE EMISSIONS	\$0
RACE RED	\$0	SNOW PLOW PREP PACKAGE	\$250
VINYL 40/20/40 SEATS	\$0	.RAPID HEAT SUPPLEMENTAL HEATER	\$0
MEDIUM DARK SLATE	\$0	SPARE TIRE AND WHEEL	\$0
PREFERRED EQUIPMENT PKG.600A	\$0	JACK	\$0
.XL TRIM	\$0	410 AMP ALTERNATOR	\$0
.AIR CONDITIONING -- CFC FREE	\$0	DUAL BATTERY	\$0
.AM/FM STEREO MP3/CLK	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
6.7L POWER STROKE V8 DIESEL	\$10495	FUEL CHARGE	\$0
10-SPEED AUTO TORQSHIFT	\$0	PRICED DORA	\$0
.LT245/75R17E BSW ALL-SEASON	\$0	ADVERTISING ASSESSMENT	\$0
3.31 RATIO REGULAR AXLE	\$0	DESTINATION & DELIVERY	\$1995
 TOTAL BASE AND OPTIONS			MSRP
DISCOUNTS			\$60500
TOTAL			NA
			\$60500

ORDERING FIN: QR079 END USER FIN: QR079

Customer Name:
Customer Address:

Truck cost ⁸\$55,577 Customer Email:

Plow

\$10,232 Customer Phone:

Total

\$65,809

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.



1051 W 7th Street
Monroe, WI 53566
Sales Rep: Rick Nafzger
Ph: (608) 558-0285
www.MonroeTruck.com

J.O. #

Quotation ID: 9KB2000024

Date: 8/27/2024

Valid thru: 9/26/2024

Terms: NET 30

Quoted by: Kevin Book

Ph/Fax: /

Quoted to:

BRODHEAD CHEVROLET LLC (ATTN:)
2208 1ST CENTER AVE
BRODHEAD, WI 53520
Ph: 608-897-2166 / Fax: 608-897-4313

Email:**Chassis Information**

Year: 2025	Make: CHEVROLET	Model: SILVERADO 2500	Chassis Color:	Cab Type: REGULAR
Single/Dual: SRW	CA: 56.0	CT: -1.0	Wheelbase: 134.0	Engine: GAS

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
9' BOSS SUPER DUTY STEEL STRAIGHT BLADE SNOWPLOW	
- SMARTHITCH 2	
- SMARTTOUCH 2 CONTROLLER	
- SL3 L.E.D. LIGHTING W/ ICE SHIELD TECHNOLOGY	
- SMARTSHIELD	
- HIGH-PERFORMANCE HYDRAULIC PACKAGE	
- ENCLOSED HYDRAULICS	
- CHAINLESS HYDRAULIC CYLINDER LIFTING SYSTEM	
- HEAVY-DUTY PUSH FRAME	
- REINFORCED STEEL MOLDBOARD	
- CAST-IRON PLOW SHOES	
- INSTALLED	
- TWO-YEAR LIMITED WARRANTY	
RUBBER SNOW DEFLECTOR	
STROBE LIGHT: WHELEN, LIGHT-BAR, AMBER, MAG MOUNT	
PICKUP & DELIVERY	
	Quote Total: \$10,232.00

**** DUE TO CURRENT MARKET CONDITIONS, IF THE CHASSIS WILL NOT BE ON-GROUND AT MONROE TRUCK EQUIPMENT WITHIN 240 CALENDAR DAYS OF ORDER DATE, WE WILL REQUIRE A MINIMUM 50% DOWN PAYMENT BEFORE THE 210TH DAY. IF YOU ARE NOT ABLE TO PROVIDE A DOWN PAYMENT, YOUR MUNICIPALITY COULD BE SUBJECT TO A MINIMUM OF 3% - 5% PRICE INCREASE ON BID PRICE AT TIME OF INVOICE!**

Down Payment Due Date: _____

Additional Options:

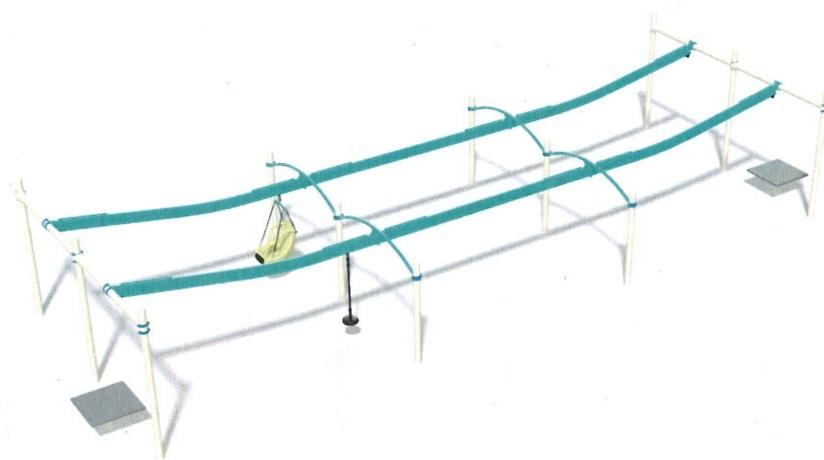
Description	Amount	Add to quote?
		Yes / No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.





Product Line: Freestanding Play

Age: 5-12 Years

Budget: \$33,735

Area Required: 67x31

Weight: 1,700 lbs.

Fall Height: 105"

Safety Standard(s): ASTM, CPSC

Bury Type: Direct Bury

Post Material: Aluminum

Components:

- ZipKrooz® 50'
- ZipKrooz® Assisted Additional Bay



Shopping Cart (11)

**ASI® Surface Mounted Twin 9"
Jumbo Roll Toilet Tissue Dispenser
- 0040**

Model #: WBB201853

Expected delivery on or before Mon, Oct
21

11

\$1,825.45
(\$165.95/unit)[Save for later](#) | [Remove](#)**Add these must-have items.**Global Industrial™ Urinal
Screen - Melon 10...

\$26.95

[Add](#)**Your Cart Summary**

Item Total

\$1,825.45

Subtotal **\$1,924.44**[Proceed to Checkout \(11 items\)](#)

13

•••

FIRST SUPPLY®

First Supply LLC - Janesville
 1146 Norwood Rd
 Janesville, WI 53545-0898
 (608)314-1079

Quote

Customer #	Quote #	
5111111	3665324-00	
Enter Date	PO #	Page #
10/14/24	CITY OF BROADHEAD	1
Reference	Taken By	
mben		
Ship Point	Placed By	
First Supply LLC - Janesville		
Instructions	Ship Via	
*COD*COD*COD*COD*COD*COUNTER PU		
Promised	Terms	
10/14/24	COD*COD*COD*	

Bill To
 Cash Sales-Janesville
 First Supply LLC
 1146 Norwood Rd
 Janesville, WI 53545-0895

Ship To
 Cash Sales JAN PLMB/HVAC
 First Supply LLC
 1146 Norwood Rd
 Janesville, WI 53545-0895

Ln #	Product And Description	Quantity Ordered	Quantity Backordered	Quantity Shipped	Qty UM	Amount (Each)	Discount Multiplier	Amount (Net)
1	ZZMURGYE24 WALL MOUNTED BF W/ ANGLED BI-LVL	4.00	0.00	4.00	each	4,024.53	0.00	16,098.12
2	ZZMURGYE24FRA3 #GYE24-FRA3 BI-LEVEL DF W/ BOTTLE FILLER	4.00	0.00	4.00	each	5,291.73	0.00	21,166.92
3	ZZMURGYQ84 MURDOCK GYQ84 BI-LEVEL FAOUNTAIN W/ BOTTLE FILL	2.00	0.00	2.00	each	5,667.20	0.00	11,334.40
4	ZZMURGYQ84FRU3 MURDOCK GYQ84-FRU3 PEDESTAL MNTED W/ VALVES	2.00	0.00	2.00	each	7,833.60	0.00	15,667.20
4	Lines Total	Qty Shipped Total		12.00			Total	64,266.64
							Taxes	3,534.67
							Invoice Total	67,801.31

First Supply's General Terms and Conditions of Sale apply to this Transaction
<https://www.firstsupply.com/terms-conditions-of-sale>

Print Time: 10/14/24 01:42*

Do not write below this line

Page 1 of 1



OA

3665324-00

5111111

2:12

5G 61

murdockmfg.com

murdock
Lifestyle



MENU

Wall Mounted Bottle Filler with Angled
Bi-Level Drinking Fountain



Model Number: **GYE24 Series**

Contact a Representative



13

...

2:13

5G 61%

murdockmfg.com



MENU
≡

Bi-Level Outdoor Drinking Fountain with +
Water Bottle Filling Station - ADA,
Stainless Steel

Model Number: **GYQ84 Series**

[Contact a Representative](#)



13

...

1. Update on abatement of public health/nuisance 603 W. 2nd Ave. Discuss/ Possible Action
 - See bids for cleanup attached

2. Bench on Sidewalks Ordinance amendment update Discuss/ Possible action

Add section 398-8 B (9) under exemptions to include City Trash Containers, Municipal Street signs, U.S. Postal boxes, City planters, and City approved object and benches.

- 3 Building Inspector- Building Inspector job qualifications/outline/description review. Discuss/ Possible Action

Review City of Monroe Ordinance 1-6-8 for possible adoption adding to our current ordinance for a better outline of duties. Also include language to act as Zoning Administrator under the revised Ordinance. See attached

Schlittler Construction Company, Inc.
909 E 9th Avenue
P.O. Box 154
Brodhead, WI 53520
608-897-4262

Date 09/20/2024

Proposal Submitted To:

City of Brodhead Police Dept.

We hereby propose to furnish all the materials and perform all the labor necessary for:

Homeowner is to have all trash and property that needs to be removed in a pre-determined location the day of work. Bid includes clean up of site provided by the Brodhead Police Department at 603 W 2ND AVE BRODHEAD WI

GENERAL NOTES:

GENERAL NOTES:
SCHLITTLER CONSTRUCTION COMPANY, INC. WILL NOT BE LIABLE FOR ANY SETTLING SOIL, OR DAMAGES TO TREES, SHRUBS FLOWERS, GRASSED AREAS, PAVED AREAS OR CEMENTED AREAS DUE TO COMPLETION OF ANY OF THE ABOVE WORK. THERE ARE NO LANDSCAPING COSTS INCLUDED IN THE ESTIMATE AMOUNT. IF UNDIGGABLE ROCK OR EXCESSIVE GROUND WATER REQUIRING DEWATERING EQUIPMENT IS ENCOUNTERED WHILE WORK IS PROGRESSING, IT MAY RESULT IN COSTS GREATER THAN THE ESTIMATED AMOUNTS. ANY OF OUR EMPLOYEES MAYBE WORKING ON THE JOB OR DELIVERING MATERIAL TO THE SITE. WRITTEN LIEN WAIVERS ARE PROVIDED UPON REQUEST WHEN PAYMENT IS RECEIVED. ALL PAYMENTS ARE TO BE MAILED OR DELIVERED TO OUR OFFICE. INTEREST IS CHARGED AT THE RATE OF 1 1/2% PER MONTH TOGETHER WITH A MONTHLY SERVICE FEE OF \$5.00 ON BALANCES NOT PAID PER THE PAYMENT SCHEDULE. ALL AGREEMENTS CONTINGENT UPON WEATHER CONDITIONS OR OTHER DELAYS BEYOND OUR CONTROL, PERTAINING TO SEPTICS: GROUND MUST BE DRY AND THIS IS DETERMINED BY THE COUNTRY NOT SCHLITTLER CONSTRUCTION.

Complete in accordance with the above specifications, or contract price, for the estimated sum of: \$ 4,000.00

1 1/2 % per month interest & \$5.00 per month service fee charged on accounts after 15 days.

This estimate may be withdrawn by us if not accepted within (30) days.

Contractor Signature: Jacob Hurley **Date:** 09/20/2024

Acceptance of Proposal: the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

G. stamp-(a) Signature: _____ **Date** _____

CREDIT AGREEMENT & INITIAL DISCLOSURE STATEMENT
(Open End Credit Account)

TERMS AND CONDITIONS:

(1) Customer accounts with balances due for thirty (30) days or more shall be subject to a finance charge of 18% annually, calculated at 1 1/2% per month.

(2) Finance charges, if applicable, shall be imposed on the outstanding balance due at the close of a billing cycle after deduction for any payments or credits received during that month. The billing cycle shall begin with the first day of each month and end with the last day of each month.

(3) Customer accounts with balances due for thirty (30) days or more shall be subject to a service charge of five dollars (\$5.00) per month, for each month that an account balance is outstanding.

(4) Payments received shall be applied first to accrued interest and service charges, and second to fees for services.

(5) Failure to pay past-due account balances will result in collection actions. The customer shall be responsible for any fees and costs of Schlittler Construction Company incurred in collecting past-due accounts.

IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR BILL

The Federal Truth in Lending Act and Fair Credit Billing Act require prompt correction of billing mistakes.

(1) If you want to preserve your rights under the Act, please provide the following:

a. On a separate sheet of paper write the following:

- I. Your name and address
- II. A description of the error and an explanation (to the extent that you can explain) of why you believe that it is an error.
- III. For additional information only, identify the item in question and the additional information needed
- IV. The dollar amount of the suspected error.
- V. Any other information which you think will help to identify the reason for your complaint or inquiry.

b. Send your billing error notice to:

Schlittler Construction Company
P.O. Box 154
Brodhead, WI 53520-0154

(2) Your written inquiry must be received at the above address within 60 days after the bill was mailed to you. All letters pointing out possible errors must be acknowledged within 30 days of receipt, unless the billing error can be corrected during those 30 days. Within 90 days after receiving your letter, this office must either correct the error or explain why the bill was correct.

(3) You cannot be threatened with damage to your credit rating or sued for the amount in question, nor can the disputed amount be reported to a credit bureau or to other companies as delinquent until this office has answered your inquiry. However, you remain obligated to pay the parts of your bill not in dispute.

(4) If it is determined that there is a mistake on your bill, you will not have to pay any finance charges on any disputed amount. If there is not an error, you may have to pay finance charges on the amount in dispute, and you will have to make up any missed minimum or required payments on the disputed amount.

M. EGGLESTON CONSTRUCTION, LLC
612 E. Church Street
Orfordville, WI 53576
(608) 751-3037
e-mail: m.eggleston51@yahoo.com
General Contractor's License #5899

September 25, 2024

QUOTE

Chief Brian Raupp
City of Brodhead
1004 W. Exchange St.
Brodhead, WI 53520

Re: Clean Up at 603 W. 2nd Avenue, Brodhead, WI

Clean up on the exterior of trash & garbage that I observed & reviewed the subject property with Chief Raupp

There appears to be between 80 and 90 cubic yards of garbage on the exterior of the property, virtually all of this clean up will be hand work to get it to the dumpsters, that will be located in the street.

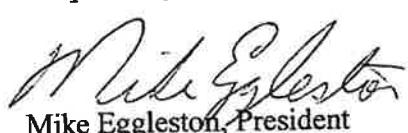
With the cost of the dumpsters, the dump fees, & the labor, our bid is \$18,940.00.

At such time as we are there cleaning up, I would like an officer present in the event of confrontation with the owners.

Please let me know at your earliest convenience if our bid is accepted so clean up can begin.

Thank you in advance for your consideration.

Respectfully submitted,


Mike Eggleston, President

Chapter 1-6. City Officers

§ 1-6-8. Building inspector.

[12-20-2005; 2016 Code]

- (A) Qualifications. Each candidate for the office of building inspector shall be generally informed on the quality and strength of building materials, on the prevailing methods of building construction and on good practice in fire prevention and safe exit facilities.
- (B) Residence. Each candidate for the office of building inspector must reside within the city. The residency requirement may be waived by the council.
- (C) Application. Each candidate shall file an application with the city stating in detail his or her education, experience and other qualifications for the position. All eligible candidates shall be examined by the city administrator. The city administrator may provide for tests to determine the fitness of the candidates, which tests shall be uniformly applied to all candidates.
- (D) Duties. The building inspector shall devote such time as is necessary to properly carry out the duties of the office, including without limitation the following:
 - (1) Receive applications required by this code;
 - (2) Issue permits and furnish the prescribed certificates;
 - (3) Examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of the law are complied with and that construction is prosecuted safely;
 - (4) Enforce all laws relating to the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location and maintenance of buildings except as may be otherwise provided for;
 - (5) When requested by the council, or when the interests of the city so require, make investigations of matters referred to in this code and make written reports on same;
 - (6) Issue such notices or orders as may be necessary to enforce compliance with law to remove illegal or unsafe conditions, to secure necessary safeguards during construction, or to require adequate exit facilities in buildings and structures.
- (E) Records. The building inspector shall keep a record of:
 - (1) All applications for building permits and regularly number each permit in the order of its issue.
 - (2) The number, description and sizes of all buildings erected during his or her term of office, indicating the kind of materials used and the cost of each building and the aggregate cost of all buildings of the various classes.
 - (3) All inspections made and of all removal and condemnation of buildings, and permits issued.
- (F) Cooperation of other officials. The building inspector may request, and shall receive to the extent necessary to properly carry out the responsibilities of his or her office, the assistance and

APPLICATION SIGNATURE FORM
CITY OF BRODHEAD

Name of Applicant:

DONALDSON MARITAL TRUST

Phone Number:

(--)

Email:

Address:

City, State, Zip:

JANESVILLE WI 53548

Site Parcel Number:

6-18-153

Site Address:

18319 W. FOOTVILLE BRODHEAD ROADBRODHEAD WI 53520

Current Zoning:

A-1

Proposed Zoning:

R R

Proposed Land Use:

ONE LOT CSM TO SEPARATE HOUSE FROM ACREAGE

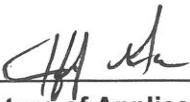
Description, including name of development or subdivision, if applicable

Action Requested (See Chart on Page 2 for Fee Schedule and Required Supporting Documents):

<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Extra-territorial Plat or CSM
<input type="checkbox"/> Site Plan Review (Non-residential)	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Plat/Final Plat Reapplication
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Annexation
<input type="checkbox"/> Variance	<input type="checkbox"/> Street Easement/Vacation
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Signage Permit
<input type="checkbox"/> Certified Survey Map (CSM)	<input type="checkbox"/> Driveway Permit
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Sidewalk Permit

The applicant certifies, by his or her signature below, familiarity with State of Wisconsin and City of Brodhead regulations and procedures pertaining to this application for Land Use approval. The undersigned further certifies that the information contained in this application and all accompanying attachments and exhibits are true and correct to the best of his or her knowledge.

Additional fees will be required by Building Inspector and Fire Inspector for new and/or alterations to buildings. Contact SAFEbuilt (City's Building Inspector) at 1-800-422-5220 and Fire Inspection Services, Inc. at (262) 567-9764 to coordinate Inspections. Building Inspection and Fire Inspections are required prior to receiving occupancy permits.

JEFF GARDE
(AGENT)

Signature of Applicant

8/28/2024

Date of Application

Office Use:

Date Received

Date Paid

Receipt #

Fee Received \$

DEVELOPMENT APPLICATION CHECKLIST

CITY OF BRODHEAD

Check all that Apply:

<input type="checkbox"/> Site Plan Review <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Certified Survey Map (CSM) <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Extra-Territorial Plat or CSM <input type="checkbox"/> Annexation <input type="checkbox"/> Street Easement/Vacation
--	--

For (land use, activity, site plan, other): EXISTING HOME SEPARATION FROM

FARM LAND

Impact Mitigation (noise, smoke, dust, odors, etc., affecting adjacent properties): NONE

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: COMPATIBLE

Building Materials (type, color): EXISTING

Setbacks from rights-of-way and property lines (i.e., side, rear, front, setback): EXISTING

Has Screening/Buffering been provided? N/A

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): N/A

Lighting (wattage, style, pole location and height, coverage): N/A

Explanation of Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): N/A

DEVELOPMENT APPLICATION CHECKLIST

CITY OF BRODHEAD

Knox Box, Emergency Telephone #s: N/A

Any Hazardous Material Storage? N/A

Any Alarm Systems?: N/A

Site Features/Constraints: NONE

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Driveway Access/Truck Access/Delivery EXISTING RESIDENTIAL DRIVEWAY

Wastewater Usage Projected: RESIDENTIAL USAGE
EXISTING PONTS gal/year

Water Usage Projected: RESIDENTIAL USAGE
EXISTING WELL gal/year

Electrical Requirements (Single Phase or 3-Phase) SINGLE (EXISTING)

Service Type (200 amp, 400 amp, etc.) N/A

Breaker Panel Location N/A

Note: Application for Electrical Service, Water Service, Sanitary Sewer Service required to be complete prior to approval.

NEXT STEP:

1. Once you receive approval or addressed all conditions of approved by Plan Commission, the City will issue an approval letter to the Applicant.
2. Depending on type of project, State approved plans may be required. This approval process typically occurs after the Plan Commission has approved the plans and before the Applicant submits to the City's Building Inspector. For information on State Building Plan Review visit Commercial Buildings Plan Review at <http://dsps.wi.gov/Plan-Review/Plan-Types/Commercial-Buildings-Plan-Review/>
3. Once Applicant receives State Building Plan Approval, submit Plans to City's Building Inspector. Building Inspection Forms and Fees can be downloaded at http://www.cityofbroadheadwi.us/departments/building_inspector/index.php. City's Building Inspector is SAFEbuilt and can be contacted at 1-800-422-5220.
4. A Fire Inspection is also required to receive building occupancy. Contact Fire Inspection Services, Inc. at (262) 567-9764 for scheduling and fees.

REIMBURSEMENT AUTHORIZATION FORM

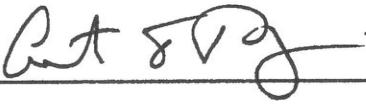
CITY OF BRODHEAD

NOTICE

PLEASE BE ADVISED that pursuant to City of Brodhead Ordinance No. 472-23D the City of Brodhead Common Council has determined that the City Treasurer shall charge the property owner for costs incurred by the City whenever the services of the City Attorney, City Engineer, City Planner, or any other professional results in a charge to the City for professional time and services if such service is not a service supplied to the City as a whole,. Also be advised that pursuant to the City of Brodhead Ordinances certain other fees, costs and charges are the responsibility of the property owner making application to the City.

I, the undersigned, hereby acknowledge that I have been advised that, pursuant to the City of Brodhead Ordinance No. 472-23D, if the City Attorney, City Engineer, City Planner, or any other professional provides services to the City as a result of my activities, whether at my request or at the request of the City, I shall be responsible for the fees incurred by the City and, in the event I fail to timely pay such charges, the City will assess them against my property as a special charge together with any accrued interest. Also I have been advised that pursuant to the City of Brodhead code certain other fees, costs and charges are my responsibility.

Dated this 28 day of August 20 24

Signature of the Property Owner: 

Teresa & Arthur Donaldson
4353 N Rivers Edge Dr
Janesville, WI 53548-8959

Please Print Name of Property Owner: _____

Address of Property: 18319 W. Footville Brodhead Road

BRODHEAD WI 53520

Tax Key No. of Property: 6-18-153

OFFICE USE:

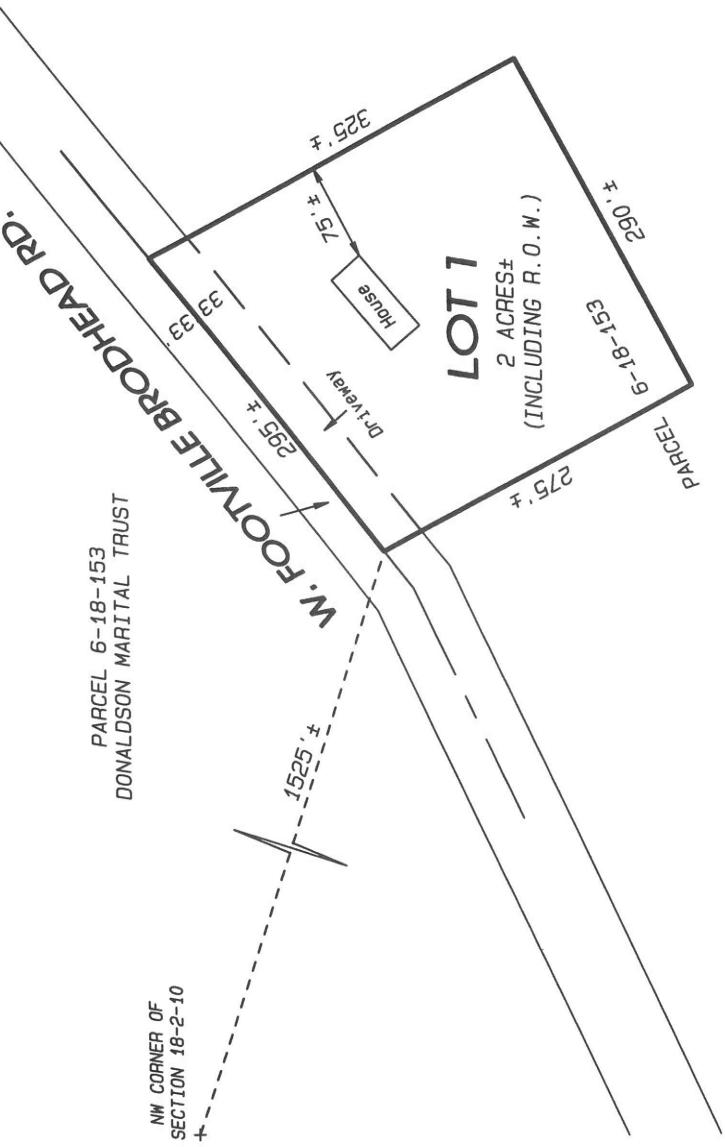
- Original kept on file with City Clerk.
- Copy provided to Property Owner.

Reimbursement applies to following action requested by applicant:

- Certified Survey Map
- Minor Subdivision
- Extra-territorial Plat or CSM
- Preliminary Plat
- Final Plat/Final Plat Reapplication

PRELIMINARY CERTIFIED SURVEY/REZONE MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, T. 2N., R. 10E. OF THE 4TH P. M., TOWN OF SPRING VALLEY, ROCK COUNTY, WISCONSIN.



(A-1)
PARCEL 6-18-153
DONALDSON MARITAL TRUST
288 ACRES REMAIN



GRAPHIC SCALE 1"=150'
0' 75' 150' 225'

DATE: 8/26/2024

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 353 For: DONALDSON



LAND SURVEYING
LAND PLANNING
CIVIL ENGINEERING
109 W. Milwaukee St.
Janesville, WI 53508
tel: 608 752-0575
fax: 608 752-0534
www.combsurvey.com



Kristin Covert

From: Tracie Miller <traciemiller@scls.info>
Sent: Monday, October 7, 2024 9:52 AM
To: villageclerk@albany.org; clerk@townofalbanywi.com; Kristin Covert; rodneyfigueroa@monroe.k12.wi.us; ronolson@monroe.k12.wi.us; Village Clerk; Kelsey Jenson; Marin Croft
Cc: Melissa Everson; Melissa Everson; Stuart Bisbee; Suzann Holland; Brenda Massei; Amy Trumble; Andrea Schmitz; Arianna Voegeli
Subject: Green County Library Tax Exemptions Due
Attachments: Letter from SCLS Director.pdf; 2024 Exemption Instructions.pdf; Green County 2025 Library Tax Exemption with Monroe School.xlsx; 2024 Green County Exemption Resolution.docx

Good Afternoon.

I hope this email finds everyone well.

It is that time of year when Municipal Resolutions to exempt from the County Library Tax are due. I have attached several documents with this email.

These include

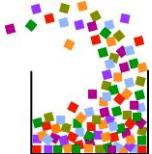
- A letter from Shannon Schultz, SCLS Director, outlining changes to the current exemption process starting in August of 2025.
- 2024 Exemption Instructions
- Sample Resolution
- Spreadsheet with Exemption Amounts

A letter of intent or a certified copy of your municipal board's action in the form of a resolution to be exempt from the county library tax must be received by the Green County Clerk's office no later than the end of business day on October 31, **2024**. Please send the original resolution directly to Green County Clerk Arianna Voegeli (avoegeli@greencountywi.org).

Have a wonderful rest of your day.

Cheers,
Tracie

Tracie Miller
Public Library Administration Consultant
South Central Library System
1650 Pankratz Street
Madison, WI 53704



South Central Library System
1650 Pankratz St. • Madison, WI 53704
608-246-7970 • FAX 608-246-7958

TO: Municipal and County Staff
FROM: Shannon M. Schultz, Director, South Central Library System
RE: Municipal Exemption from the County Library Tax

Municipalities that operate public libraries established under Chapter 43 of the Wisconsin Statutes assess a property tax levy so that they may appropriate funds for their public libraries. The amount of this appropriation is based on both the needs of the public library as a municipal department and the budget priorities of the municipality as a whole.

Under Wis. Stat. sec. 43.64(2)(b), a municipality that operates a public library may request an exemption from the county library tax levied under s. 70.62(1) if it appropriates an amount to its library above a defined minimum. The exemption would then exclude that municipality's properties from the county tax levy that funds library services provided to individuals who live within the county but outside of those municipalities in the county that operate public libraries.

Eligibility for exemption from the county library tax must be calculated and requested by the municipality, in writing, each year. Because the calculation relies upon equalized property values, the calculation may be made on or after August 15 of each year, when the Wisconsin Department of Revenue releases the current year's county apportionment report.

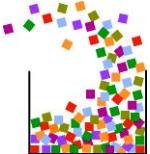
Municipalities that use the county tax exemption threshold as a baseline for public library support should be aware that factors such as countywide changes in the equalized value for each municipality in the county, increases or decreases in the county library levy, changes in municipal library appropriations, and changing exemption status of other municipalities within the county may cause the minimum exemption amount to fluctuate significantly.

The South Central Library System has provided these exemption calculations to your municipality; however, a recent audit of our procedural practices has revealed that our staff are not qualified or authorized to perform this calculation for municipalities that support our member libraries. Considering the timing of this discovery, we have included the calculations this final time. Beginning in 2025, we will send reminders when the county apportionment reports are released, along with any supporting documents, as a professional courtesy. We will no longer supply the actual estimated exemption amounts after this year.

I understand that this may cause some confusion or uncertainty. If you have questions about this change, please feel free to contact me directly at 608-246-7975 or at sschultz@scls.info.

Sincerely,

Shannon M. Schultz, Director
South Central Library System



South Central Library System
1650 Pankratz St. • Madison, WI 53704
608-246-7970 • FAX 608-246-7958

A municipality that supports a public library established under Chapter 43 may request exemption from the county library tax if it appropriates an amount to its library above a defined minimum ([Wis. Stat. s. 43.64\(2\)](#)).

The following calculation determines whether a municipality may request an exemption from the county library tax for 2025, which the county board will set in the fall of 2024 and expend in 2025:

1. **Determine the 2023 equalized value of the property taxed for 2024 county library service.** This is done by subtracting the equalized value of any communities exempting from the county library tax for 2024 from the "County Total" for that county on the [2023 Report Used for Apportionment of County Levy](#), as issued by the Wisconsin Department of Revenue's Equalization Bureau.
2. **Determine the total county library services appropriation for 2024.** This is the appropriation made in the fall of 2023 for all 2024 county library service. It can be found in the county's approved 2024 annual budget document. BE SURE to subtract any amount levied by the county for public library capital expenditures, per [s. 43.64\(2\)\(b\)1](#).
3. **Determine the county library tax levy rate for 2024.** This is done by dividing the appropriation amount determined in step 2 by the equalized value determined in step 1.
4. **Determine the minimum amount the municipality must appropriate to the library in 2025 to qualify for exemption from the county library tax in 2025.** This is done by multiplying the county tax levy rate from step 3 by the 2024 equalized value of the municipality considering exemption, as found on the [2024 Report Used for Apportionment of County Levy](#).

If the 2025 municipal appropriation for the library (less any state, federal, or county payments provided specifically for library purposes) is greater than the minimum amount determined in step 4, then the municipality may request, in writing, to be exempted from the county library tax. The request may be refused if, by September 1, the county board determines the public library has not complied with any minimum standards of operation approved under [s. 43.11\(3\)\(d\)](#) and [\(e\)](#).

Municipalities that participate in joint libraries may be able to exempt by an alternate means, per [s. 43.64\(2\)\(c\)](#), if all of the following apply:

1. The municipality is included in a joint library under [s. 43.53](#).
2. The municipality levies a tax for public library service (less the amount levied for library capital expenditures) and appropriates and spends for a library fund an amount that is not less than the average of the previous 3 years.

Each municipality participating in a joint library under s. 43.53 shall be treated individually in determining its eligibility for tax exemption, per [s. 43.64\(3\)](#).

RESOLUTION 2024 - 017
EXEMPTING THE MUNICIPALITY FROM PAYING
GREEN COUNTY LIBRARY TAX - 2024

WHEREAS, The Green County Board levies a county library tax;

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52(1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, The City of Brodhead does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b),

NOW THEREFORE BE IT RESOLVED that the City of Brodhead be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2025 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the City of Brodhead participation in county library service in all other respects; and

BE IT FURTHER RESOLVED, that confirmed copies of the Resolution be forwarded by the city / village / town clerk to the Chair of the Green County Library Board and to the Green County Clerk no later than October 31, 2024.

Approved by the Common Council of the City of Brodhead this 21st day of October 2024.

CITY OF BODHEAD

By: _____
Thomas L Simpson, Mayor

ATTEST:

By: _____

Kristin Covert, City Clerk



Professional Management in Wisconsin Municipalities: A Primer

Michael R. Ford, PhD

May 15, 2024



Whitburn Center for
Governance and Policy Research

800 Algoma Blvd., Oshkosh, WI 54901
(920) 424-1580
uwosh.edu/whitburn-center/

Note: Nicholas Brewer, MPA and 2022 Whitburn Fellow provided research assistance to this report.

About the Whitburn Center

Mission Statement

The Whitburn Center conducts practical applied research focused on evaluating and improving governance, professional management, and public policy in Wisconsin and beyond.

Philosophy and Values

Our vision is to build local government, nonprofit, and community capacity to promote the common good. We will bring people together across ideological divides to discover nonpartisan solutions. The Whitburn Center will share innovative, research-based knowledge, equipping our partners to address their most pressing needs, while utilizing equitable, efficient, and effective strategies.

Advisory Board Members

- Gerald Whitburn, Ex-Officio Member and Founding Donor
- Scott McCallum, Inaugural Advisory Board Chair
- Raymond P. Taffora, Member
- Ellen Nowak, Member
- Kathryn Schauf, Member
- Mark Rohloff, Member
- Benjamin Krumenauer, Member
- Sachin Shivaram, Member
- Michael M. Grebe, Member
- Jennifer Gauthier, Member

Executive Summary

The Issue: A significant number of Wisconsin cities and villages have a professional administrator managing the day-to-day operations of their government. Despite the prevalence of the professional manager form in Wisconsin, there remains confusion about how many cities and villages have professional managers, and how professional management of government works in practice.

The Method: In this report we:

- Explore the logic and history of professional management of local government;
- Explain the different approaches to professional management in Wisconsin cities and villages;
- Compare fiscal and governance data from Wisconsin cities and villages with and without a professional manager; and
- Provide guidance for communities considering professional management of their municipality.

The Findings: We find that 53.2 percent of Wisconsin cities, and 15.2 percent of Wisconsin villages, have a hired administrator. Cities with a hired administrator tend to be larger, slightly lower spending, and have more general obligation debt per-capita than cities without an administrator. Elected board members serving cities and villages with a professional administrator exhibit more positive governing dynamics than those without an administrator, and cities and villages with hired professional administrators have lower staff vacancy rates, and a higher likelihood of reform adoption.

The Lesson: The prevalence of professional management in Wisconsin local government is often downplayed because the majority of professionally managed cities and villages adopt the government form through a simple ordinance, as opposed to a charter ordinance under Chapter 64 of the Wisconsin state statutes. Though professional management is not right for every municipality, the presented evidence is consistent with a body of research showing professionally managed municipalities have better overall governing dynamics, and a higher likelihood of adopting innovative reforms, than those without a hired professional administrator.

Professional Management in Wisconsin Municipalities: A Primer

The presence of a professional administrator responsible for managing the day-to-day operations of municipal governments is common in Wisconsin. Yet, there is often confusion about how many cities and villages have professional managers, and how professional management of government works in practice. In this primer we:

- Explore the logic and history of professional management of local government;
- Explain the different approaches to professional management in Wisconsin cities and villages;
- Compare fiscal and governance data from Wisconsin cities and villages with and without a professional manager; and
- Provide guidance for communities considering professional management of their municipality.

The History and Logic of Professional Local Government Management

History

Politics decides and administration does. Though an oversimplification, the goal of insulating the day-to-day administration of government from the political whims of the day for the purposes of improving performance is at the heart of professional management. Supporters of municipal governance reform advocated for a more businesslike approach in local government, noting that government management is unique in that it operates in a democratic context and involves the public's resources and trust. In addition, government is unique in providing collective services (like police and fire protection) that are not intended to generate profit.

The roots of professional management of local government go back to the rampant political corruption in some U.S. cities in the late 19th and early 20th centuries. Journalist Lincoln Steffens documented municipal corruption in his classic book, *The Shame of the Cities*, famously concluding that “the misgovernment of the American people is misgovernment by the American people.”¹ Steffens argued that municipal corruption followed predictable patterns across cities, spurring a reform movement to disrupt those patterns through the professionalization of municipal leadership. During the 1910s and 1920s, over 200 U.S. cities formalized the professionalization of municipal leadership by adopting a city manager form of government.² Under this form, a legislative body of elected officials hires and oversees a professional manager to run the day-to-day operations of government. The manager serves at the pleasure of the legislative body, which passes policies and provides direction to the city manager.

Over time, professional management of local government has become prevalent to the point of being the most common form of local government in the U.S.³ A 2018 survey of 4,109 local governments conducted by the International City and County Management Association (ICMA) found that 48.2 percent of local governments had a council-manager form of government. A total of 38.2 percent had a mayor-council form where an elected mayor is responsible for the day-to-day operations of govern-

ment.⁴ The ICMA survey also found that 39.6 percent of council-manager cities adopted the form through their charter, while 30.8 percent adopted it through a local ordinance. As will be discussed, the vast majority of Wisconsin cities and villages with a professional manager/administrator adopted the form through a local ordinance.

Logic of Professional Management

The professionalization of local government management is an effort to make local government more transparent, more efficient, more representative, and ultimately more effective. Consider Oshkosh, WI, a city with 67,408 residents. According to Oshkosh's 2021 Annual Comprehensive Financial Report, the city had \$112,956,576 in total expenses in 2021.⁵ The city also had 581 full-time employees, 102 part-time employees, and 95 seasonal employees working in a dozen different departments. Overseeing an organization as large and complex as the City of Oshkosh requires specific management skills that an elected mayor may or may not possess. While Oshkosh is one of the larger cities in Wisconsin, smaller municipalities are similarly complex in the scope of services provided to their residents.

As stated, the professional manager form of government separates the governance role from the operations role in municipal management. As discussed in previous Whitburn Center research (see: [The Whitburn Center Good Governance Toolkit](#)), governance activities provide high-level direction to and oversight of municipal government. Governance activities that are the purvey of an elected council or board include:

- Organization-level goal setting;
- Serving as a bridge between residents and local government;
- Deciding scope of services to be provided;
- Program creation;
- Budget approval;
- Policy creation;
- Approving legislation; and
- Evaluating the organization's executive.

The professional manager is in charge of operations, which includes:

- Managing, hiring, and firing staff;
- Deploying resources across the organization;
- Reporting on goals;
- Developing budgets; and
- Implementing policies.

The list of activities is not exhaustive, and the definition of governance and operational activities can and will vary across municipal governments. But the general logic of a clear separation of operational and governance activities is the foundational logic of professional management.

But does professional management deliver on its premise to make local government more effective? Jered Carr (2015) summarized the state of the academic research broadly, concluding that “evidence exists to support claims of improved performance of the council-manager form of government,” but, “[t]he evidence is not as strong as many advocates likely expect...”⁶ Carr (2015) summarized studies showing that having a trained city manager limits the amount of interference by special interest groups, makes councils less likely to adopt purely symbolic policies, and makes councils more likely to adopt innovative policies. Additionally, there is a higher effectiveness in performing basic functions of government such as establishing long term goals, reviewing and approving the budget, and resolving citizen complaints and demands. In Wisconsin specifically, Nollenberger & Simmons (2016) found lower levels of council conflict and higher levels of council cooperation in professionally managed cities, concluding that “Wisconsin cities without an administrator have some of the highest levels of confrontation/conflict in the governance process in the United States” (p. 95).⁷

Mitigating factors in much of the existing research include disagreement over the definition of government effectiveness, different approaches to professional management across states, and variation in each municipality’s level of understanding and commitment to the manager/administrator form of government. One common critique of professional management is that it is undemocratic, i.e., that residents are unable to vote for (or against) their municipal head, and therefore do not have a voice in their government. While it is true that professional managers are hired, they are hired by elected officials who face direct electoral accountability. Another common critique is that professional managers engage in politics and undermine the wishes of elected officials. No doubt such circumstances can occur, making understanding of governance roles, including the power to dismiss a professional manager for such behavior, important.

Professional Management in Wisconsin

Wisconsin has a total of 190 cities. Of those cities, ten are Chapter 64 cities who have a city manager via their charter ordinance.⁸ Chapter 64 of the Wisconsin state statutes lays out specifics of the structure, powers, and processes of both city managers and elected council members under this form of government. A city can become a Chapter 64 city, according to state statute: “either by enactment of a charter ordinance or by a petition and referendum election.” Enactment of a charter ordinance requires a 2/3rds majority vote by the city council and may be subject to a referendum.⁹

However, most Wisconsin cities with a professional administrator establish the position via ordinance (either charter or simple ordinance). Establishing the position this way gives cities more flexibility in tailoring the specifics of the administrator position to their unique needs. A review of websites of all Wisconsin cities shows, in 2024, that 91 have an administrator established via ordinance. Thus, a total of 101 out of 190 cities have an administrator in some form. The presence of an administrator in village government is less common. A review of village websites shows that 63 out of 415 Wisconsin villages have a hired administrator. Nine villages, all in the Milwaukee area, are Chapter 64 villages. Thus, in total 53.2 percent of Wisconsin cities have a hired administrator, 15.2 percent of villages have a hired administrator, and a total of 27.1 percent of cities and villages combined have a hired administrator.

There are also numerous Wisconsin counties and towns with professional administrators. Thirty Wisconsin counties have an appointed administrator, while others have a county administrative coordinator with powers given to them by their county board.¹⁰ Though towns were not the focus of this study, we did identify several towns, generally with comparatively larger populations, with town administrator positions. Overall, a focus on Chapter 64 cities can give the impression that professional management is rare in Wisconsin. But in reality, the multiple paths to hiring a professional manager/administrator has made professional management common in Wisconsin local government.

Comparing Cities/Villages with and without Professional Management

As mentioned, 101 out of 190 Wisconsin cities, and 63 out of 415 Wisconsin villages, have a professional manager. In this section, we compare the population, fiscal characteristics, and governing dynamics in cities and villages with and without professional managers. First, we utilize the state of Wisconsin's Department of Revenue (DOR) County and Municipal Revenue and Expenditure data to compare municipalities by type.¹¹ Note, data for Milwaukee and Madison were removed because their size make them significant outliers that may skew our findings.

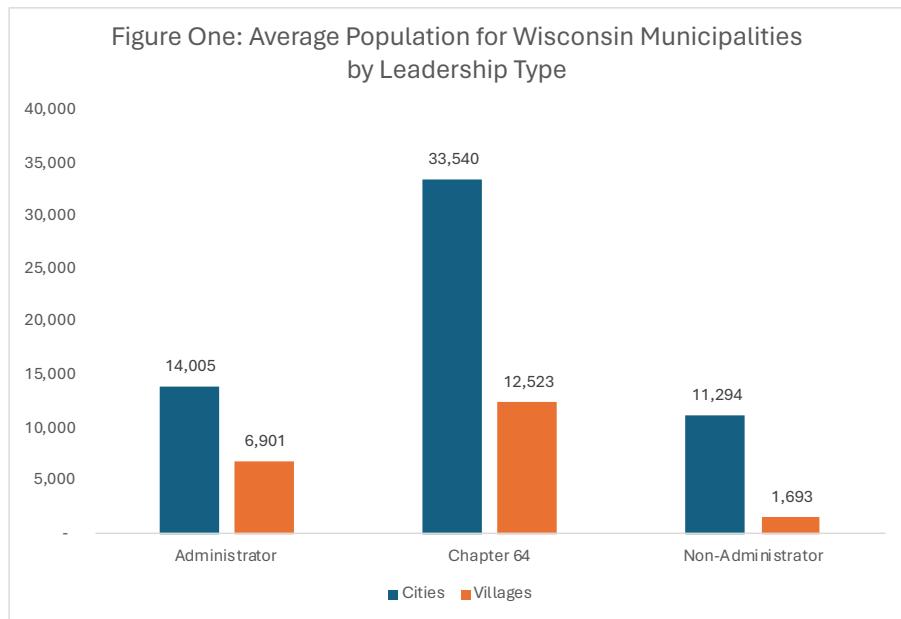


Figure One displays the average population of Wisconsin villages and cities by management type. By far, the ten Chapter 64 cities have the largest populations, with all Wisconsin cities with administrators (Chapter 64 and those with managers by ordinance) being larger than cities without administrators. Villages in general are smaller than cities, with administrator-led villages being significantly larger than villages without administrators.

Table One contains data from 188 Wisconsin cities (Madison and Milwaukee excluded). There are several notable differences between the fiscal characteristics by type. Specifically:

- Administrator cities (those with professional managers) have slightly higher property tax rate per-capita, and lower shared revenues from the state per-capita than non-administrator cities (those without professional managers).
- Administrator cities have comparably lower overall spending per-capita, with Chapter 64 cities spending significantly less per-capita than non-administrator cities.
- Administrator cities, on average, spend more on law enforcement, and less on general government operations, than non-administrator cities.

- Administrator cities carry comparably more general obligation debt per-capita than non-administrator cities,
- Administrator cities have slightly more Tax Incremental Financing (TIF) debt than non-administrator cities, however Chapter 64 cities have significantly less TIF debt than other cities.

Table 1: Fiscal Characteristics of Cities with and without Administrators

Cities	All Administrator	Chapter 64	Non-Administrator
Property Tax Per-Capita	\$ 594.02	\$ 543.87	\$ 528.79
Spending Per-Capita	\$ 1,860.55	\$ 1,556.77	\$ 1,877.23
Law Enforcement Per-Capita	\$ 297.18	\$ 256.72	\$ 267.55
General Obligation Debt Per-Capita	\$ 1,821.59	\$ 1,852.27	\$ 1,437.39
General Gov. Spending Per-Capita	\$ 195.98	\$ 125.76	\$ 205.00
Shared Revenue Per-Capita	\$ 195.09	\$ 210.27	\$ 250.34
TIF Per-Capita	\$ 153.59	\$ 112.73	\$ 144.12

Table Two displays fiscal data comparisons for Wisconsin villages with and without an administrator. As previously mentioned, only 15.2 percent of Wisconsin villages have an administrator, and those that do are significantly larger than those that do not. Villages with an administrator, on average, spend more, have higher property taxes, and receive less shared revenue than villages without an administrator. However, Chapter 64 villages spend less per-capita than non-Chapter 64 villages. Both the city and village comparisons should be interpreted with caution, as differences may be a function of the character of municipalities that choose to have a professional manager rather than a result of government form.

Table 2: Fiscal Characteristics of Villages with and without Administrators

	All Administrator	Chapter 64	Non-Administrator
Property Tax Per-Capita	\$ 872.92	\$ 1,013.70	\$ 382.68
Spending Per-Capita	\$ 2,339.22	\$ 1,978.05	\$ 1,332.15
Law Enforcement Per-Capita	\$ 332.65	\$ 473.42	\$ 101.30
General Obligation Debt Per-Capita	\$ 3,570.41	\$ 2,522.78	\$ 1,112.53
General Gov. Spending Per-Capita	\$ 264.44	\$ 192.23	\$ 227.57
Shared Revenue Per-Capita	\$ 90.70	\$ 44.67	\$ 210.38
TIF Per-Capita	\$ 194.30	\$ 120.43	\$ 92.72

The previous comparison of the fiscal characteristics of cities/villages with and without a professional administrator suggest there are identifiable differences in cities/villages by government form. But what is known about the governing differences between Wisconsin municipalities with an elected mayor in charge of administration, and those with a hired administrator? We discuss this question using two different data sets. The first consists of survey data collected from Wisconsin city council and village board members in 2016. Specifically, the author sent an online survey to 767 local elected municipal board members serving cities and villages with fewer than 10,000 residents. Note that in 2016, 85.6 percent of Wisconsin cities and villages had fewer than 10,000 residents.

The survey was designed to measure board member perceptions of their governance dynamics. Questions were based on previous municipal governance surveys conducted by Heidbreder et al. (2011) and Ihrke and Niederjohn (2005).¹² A total of 202 officials serving 116 Wisconsin cities and villages returned a survey (a 26.3 percent response rate). As a check against response bias, the characteristics of municipalities in the sample were compared with characteristics of the population, and the sample was found to have a mean total tax rate, municipal tax rate, and poverty rate that did not differ from the population. Thus, we have confidence in the representativeness of the findings.

Once data was collected, each response was coded “1” if the respondents served a municipality with a hired administrator, and “0” if they served a municipality with an elected mayor in charge of administration. We did not differentiate between municipalities that adopted professional management through Chapter 64 of the state statutes and those that did so via a local ordinance. This coding strategy relates to the core question of whether there are governance differences between municipalities with a professional administrator, and those without.

Table Three displays the responses to various survey items related to the perceived governance dynamics from local elected officials serving professionally managed municipalities (n=84) and those without a professional administrator (n=115). A t-test comparing the means between groups was conducted to determine where differences were statistically significant at the 95 percent level.

Table 3: Agreement with Governance Statements

To what extent to do agree with the following statements where 1=Strongly Disagree, 2=Disagree, 3=Neither Agree nor Disagree, 4=Agree, 5=Strongly Agree?	Administrator	Non- Administrator
This local government has utilized strategic planning to frame its mission	3.43*	3.09
This local government has a clear emphasis on treating the citizen as a customer	3.81	3.67
This organization has successfully developed clear measures of program/service performance	3.37*	3.09
We view the executive as full partner in the governing process	3.94*	3.76
Organized interest groups have significant influence over board/council decisions	2.21	2.37
Board/Council members do what they say they will do	3.48*	3.29
Board/Council members willingly try new things without fear of ridicule	3.30*	2.93
Board/Council members willingly try new things without fear of retribution	3.39*	2.99
Board/Council members are open about how they feel about other members' preferences	3.37*	3.19
N	84	115

*Statistically different at the 95% level of confidence.

As can be seen, the perceived governing dynamics are generally more favorable for municipalities with a professional administrator. Officials serving cities and villages with professional administrators are more likely to agree that:

- Their local government utilizes strategic planning in framing its mission;
- Their local government utilizes performance measures;
- Their executive is a partner in the governing process;
- Their board colleagues do what they say they will do; and
- Their board colleagues will be open to and more likely to try new things without fear.

Importantly, academic research summarized by the Whitburn Center in a previous report has demonstrated the link between positive governing board dynamics and overall government performance.¹³ Thus, it is notable that officials serving municipalities with professional managers perceive better governing dynamics than those without a professional manager. The results support a link between professional management and better overall government performance.

The second dataset utilized contains survey results from municipal leaders serving Wisconsin local governments. The survey was distributed by Whitburn Center staff in 2023, and ultimately generated 150 usable responses (a 30 percent response rate). A total of 43.9 percent of respondents served cities, and 56.1 percent served villages. The main goal of the survey was to measure the state of the Wisconsin local government workforce through a series of questions about turnover, innovation, and local government needs.¹⁴ A total of 41.3 percent of the sample consisted of professional administrators, while 57.8 percent were elected municipal heads.

Comparisons of level of agreement with several statements, measured on a five-point Likert scale, are displayed in Table Four. Overall, hired managers/administrators are more likely to agree they have the ability to reward their employees when they do a good job. Elected municipal heads are more likely to agree that organizational culture and work/life balance are a barrier to attracting new employees.

Table 4: Agreement with HR Statements

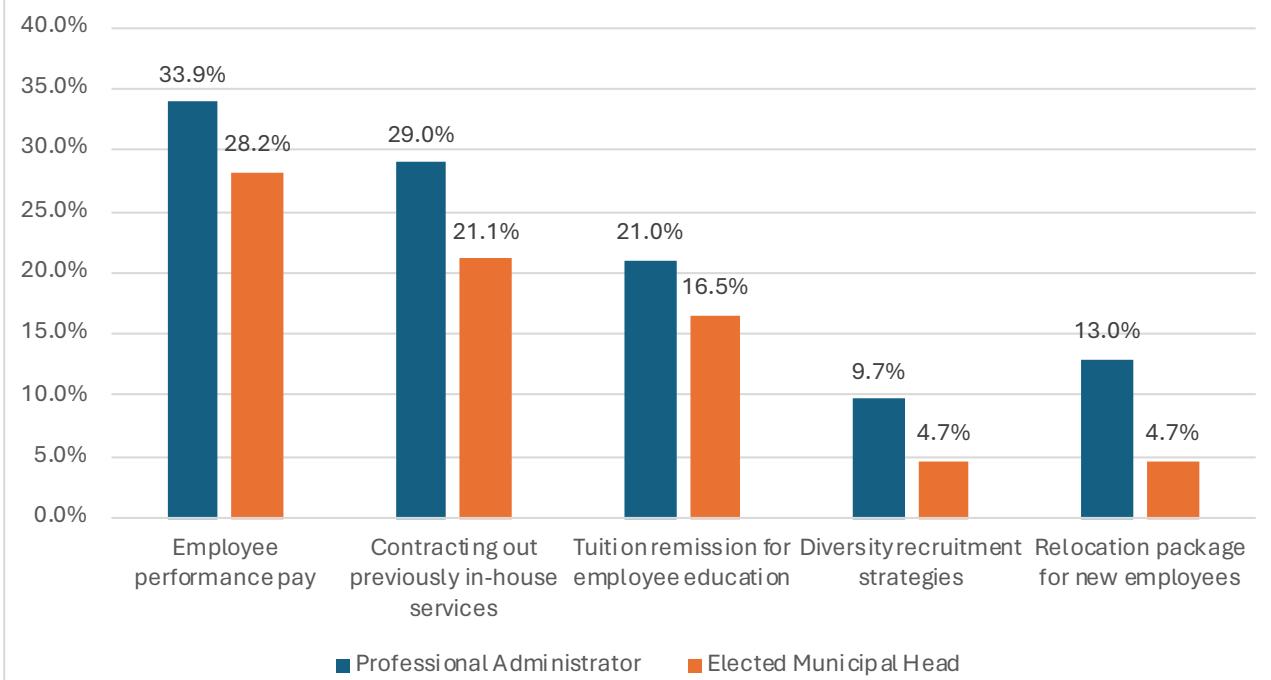
To what extent to do agree with the following statements where 1=Strongly Disagree, 2=Disagree, 3=Neither Agree nor Disagree, 4=Agree, 5=Strongly Agree?	Administrator	Non- Administrator
I have the necessary resources to do my job well	3.57	3.42
I have the opportunity to “reward” employees that I supervise when they do an outstanding job	2.93*	2.62
Organizational culture is a barrier to attracting new employees	2.38	3.04*
Work/life balance is a barrier to attracting new employees	2.67	3.09*
Employee quality is a barrier to retaining existing employees	2.78	2.92

*Statistically different at the 95% level of confidence.

Figure Two displays a comparison of reforms respondents indicated they adopted during the past two

years. Hired professional administrators are more likely to have adopted reforms in general, and specifically more likely to have adopted employee performance pay, tuition remission for employees, and to utilize relocation packages and diversity recruitment strategies. In addition, administrator led cities and villages have a lower reported employee vacancy rate: 2.7 percent compared to 4.2 percent.

Figure Two: Reform Adoption by Government Type



Overall, the presented data suggest administrator led cities and villages have comparatively better governing dynamics, lower employee vacancy rates, fewer perceived barriers to employee attraction, and higher rates of reform adoption compared to cities and villages with an elected municipal head. We again caution that the presented data could be a function of the types of cities and villages that choose to be professionally managed. There is also a possibility that the identified advantages are a result of an increased stability coming from having a hired professional administrator as opposed to an elected one. Regardless, the presented results do support previous research showing benefits to professional municipal management.

Paths to Professional Management

A city manager/administrator form of government is not for every municipality. The local culture, tradition, and likelihood of acceptance for a professional manager form of government is important for communities to consider. However, the presented data suggest cities and villages struggling with attracting employees, struggling to implement government reforms, or struggling with high conflict councils/boards could benefit from a professional manager.

The mechanism of switching government form is detailed in state statute. Adopting a Chapter 64 form

requires a new charter ordinance, which can only be done through a 2/3rd majority legislative vote that can be subject to a referendum. The Chapter 64 route also could limit the ability to tailor the manager/administrator position to local needs, and communities should make sure the state requirements for Chapter 64 cities are consistent with their goals. The other, and more common route, is a local ordinance that allows a city or village to customize the manager/administrator position. Though simpler, it is important that communities are clear in their ordinance that the manager/administrator is the chief administrative officer, so as not to create role confusion.

The Wisconsin City and County Management Association (WCMA) has a model ordinance that can serve as a starting point for communities seeking to change their form of government (See: <https://www.wcma-wi.org/DocumentCenter/View/5/Sample-Ordinance---Creation-of-City-Admin?bidId=>). In addition, the Whitburn Center Governance toolkit contains model job descriptions for council members and administrators designed to prevent role confusion (See: <https://uwosh.edu/whitburn-center/wp-content/uploads/sites/211/2022/10/WhitburnGovernanceToolkit9.20.pdf>). Finally, communities seeking a change in government form are wise to connect with peer cities and villages operating with a professional manager as part of a public education campaign to address frequent misconceptions about government reform.

In conclusion, professional management of local governments is common in Wisconsin. The national evidence, and the Wisconsin-specific data presented in this report, detail some of the benefits of having a professional manager/administrator led government. If interested in learning more, there are resources available from ICMA, WCMA, and the Whitburn Center for Governance and Policy Research at the University of Wisconsin Oshkosh.

Endnotes

- 1 Lincoln Steffens (1904). *The Shame of the Cities*. New York: McClure, Phillips & Co.
- 2 Robert A. Burnham (2001). Executive Authority and City Charter Reform. Book chapter in *Making Sense of the City*, edited by Robert B. Fairbanks & Patricia Mooney-Melvin. Columbus, OH: The Ohio State University Press.
- 3 Nollenberger, K., & Simmons, J. (2016). Municipal government structure in Wisconsin: Does form matter? *Journal of Public and Nonprofit Affairs*, 2(2), 82-100.
- 4 <https://icma.org/sites/default/files/2018%20Municipal%20Form%20of%20Government%20Survey%20Report.pdf>
- 5 <https://www.oshkoshwi.gov/BudgetFinancials/2021/2021ACFR.pdf>
- 6 Carr, J. B. (2015). What have we learned about the performance of council-manager government? A review and synthesis of the research. *Public Administration Review*, 75(5), 673-689.
- 7 Nollenberger, K., & Simmons, J. (2016). Municipal government structure in Wisconsin: Does form matter? *Journal of Public and Nonprofit Affairs*, 2(2), 82-100.
- 8 See: <https://docs.legis.wisconsin.gov/statutes/statutes/64>
- 9 See: <https://docs.legis.wisconsin.gov/document/statutes/66.0101>
- 10 https://legis.wisconsin.gov/LRB/media/1211/090_local_government_in_wisconsin.pdf
- 11 <https://www.revenue.wi.gov/Pages/Report/county-municipal-revenues-expenditures.aspx>
- 12 Heidbreder, B., Grasse, N., Ihrke, D., & Cherry, B. D. (2011). Determinants of policy conflict in Michigan municipalities. *State and Local Government Review*, 43(1), 32-45.
- 13 Ihrke, D. M., & Scott Niederjohn, M. (2005). Conflict on city councils in Wisconsin. *Journal of Urban Affairs*, 27(4), 453-462.
- 14 <https://uwosh.edu/whitburn-center/wp-content/uploads/sites/211/2022/10/WhitburnGovernanceReport.pdf>
More information about the survey is available here: <https://uwosh.edu/whitburn-center/wp-content/uploads/sites/211/2023/08/GovernmentWorkforce8.30.23.pdf>

NOTICE OF PUBLIC BUDGET HEARING FOR CITY OF BRODHEAD

Notice is hereby given that on **Thursday, November 14, 2024 at 6:00 p.m.** The Common Council will meet in the City Council Chambers 1111 W 2nd Avenue and Virtually via GoToMeeting for the purpose of holding a PUBLIC HEARING on the PROPOSED BUDGET for **2025**. The proposed budget is available for inspection at the City Hall, 1111 W 2nd Avenue, Brodhead, WI from 8:00 a.m. to 4:30 p.m. Monday through Friday. Additionally, a copy of the budget is available at the Brodhead Memorial Public Library, 1207 25th Street.

The following is a summary of the Proposed **2025** Budget.

Dated: **October 21, 2024**

	Approved	Proposed	Percentage
	Budget	Budget	
	2024	2025	Change
Revenue			
Taxes			
Property tax collections	\$ 2,027,284	\$ 1,991,864	-1.75%
PILOT	21,204	21,576	1.75%
Tax equivelant	204,336	201,978	-1.15%
Other			
Special Assessments	-	1,000	0.00%
Intergovernmental revenues	1,162,146	1,209,467	4.07%
Licenses & permits	64,303	56,185	-12.62%
Fines, forfeitures & penalties	27,835	22,500	-19.17%
Public charges for service	80,292	82,360	2.58%
Interest income	32,500	44,000	35.38%
Misc. Revenues	<u>69,338</u>	<u>53,285</u>	-23.15%
Total General Fund Revenues	\$ 3,689,238	\$ 3,684,216	-0.14%
Expenditures			
General Government	\$ 481,905	\$ 504,560	4.70%
Public Safety	1,645,832	1,609,883	-2.18%
Public Works	550,422	528,615	-3.96%
Health & Human Services	159,000	191,990	20.75%
Culture, Recreation, & Education	254,009	275,356	8.40%
Transfer to debt service	418,073	384,815	-7.95%
Transfer to library fund	<u>179,996</u>	<u>188,996</u>	5.00%
	\$ 3,689,238	\$ 3,684,216	-0.14%

Keri Miller, Treasurer
City of Brodhead

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/486946253>

You can also dial in using your phone.
Access Code: 486-946-253
United States: [+1 \(872\) 40-3212](tel:+1872403212)

SEPTEMBER 2024 VOUCHER REPORT

Fund	Check No	Payee	Amount	
BID	1718	BRODHEAD HISTORICAL SOCIETY	\$248.00	Walking Tour Pamphlets
BID	1719	BRODHEAD SIGN COMPANY	\$432.75	Concert Sign Veterans Park
BID	1720	REGISTER PRINT CENTER	\$0.00	V VOID
BID	1721	REGISTER PRINT CENTER	\$0.00	V VOID
BID	1722	BRODHEAD FREE PRESS	\$35.00	Concert Ads August
BID	1723	BRODHEAD FREE PRESS	\$175.00	Concert Ads July
BID	1724	BRODHEAD WATER & LIGHT	\$15.35	
BID TOTAL		1718 - 1724	\$906.10	

Fund	Check No	Payee	Amount	
GENERAL	84115	ALLIANT ENERGY/WPL	\$20.03	
GENERAL	84116	AT&T	\$31.08	
GENERAL	84117	BAER INSURANCE SERVICES INC	\$13,346.00	Work Comp \$2,036 & Liability \$10,950
GENERAL	84118	BAKER & TAYLOR BOOKS	\$1,110.16	Library Books
GENERAL	84119	BULLSEYE PORTABLE RESTROOMS LLC	\$65.00	
GENERAL	84120	CONSOLIDATED TECHNOLOGIES INC	\$2,043.00	Avaya Phone Contract
GENERAL	84121	COVE'S ELECTRIC	\$265.00	
GENERAL	84122	DEPT OF NATURAL RESOURCES	\$50.00	
GENERAL	84123	FRONTIER NORTH INC	\$939.61	
GENERAL	84124	GFC LEASING	\$524.24	
GENERAL	84125	GLOBAL INDUSTRIAL	\$5,183.65	Pearl Island Fund Bench & Picnic Table
GENERAL	84126	GOECKS CONCRETE	\$3,411.00	Sidewalk Repairs
GENERAL	84127	GORDON FLESCH COMPANY INC.	\$114.14	
GENERAL	84128	GORDON FLESCH COMPANY INC.	\$143.40	
GENERAL	84129	GREEN COUNTY SOLID WASTE MGMT	\$6,159.68	Monthly Expense
GENERAL	84130	MONONA PLUMBING AND FIRE PROTECTION	\$1,207.98	Sewer Repair
GENERAL	84131	NOLTES GARAGE INCORPORATED	\$336.10	
GENERAL	84132	ORFORDVILLE LUMBER	\$912.06	
GENERAL	84133	PARR TRUST ACCOUNT	\$1,950.00	Adult Ball Sign Advertising
GENERAL	84134	PDC ELECTRICAL	\$3,285.00	Capital Project Generator Final Payment
GENERAL	84135	POMP'S TIRE SERVICE INC.	\$534.44	
GENERAL	84136	REGISTER PRINT CENTER	\$90.00	
GENERAL	84137	SOUTHERN WI EMERG ASSOC SC	\$456.00	
GENERAL	84138	SYSTECH AUTOMOTIVE REPAIR LLC	\$177.59	
GENERAL	84139	TERMINIX WIL-KIL	\$62.38	
GENERAL	84140	THE MONROE CLINIC INC	\$110.00	

SEPTEMBER 2024 VOUCHER REPORT

Fund	Check No	Payee	Amount	
GENERAL	84141	UNIFORM DEN EAST INC	\$400.35	
GENERAL	84142	UNITED LABORATORIES INC	\$1,993.37	Sewer Supplies
GENERAL	84143	WATER TECHNOLOGY INC	\$8,487.25	Pool Evaluation
GENERAL	84144	WE ENERGIES	\$840.42	
GENERAL	84145	WIS DEPT OF JUSTICE	\$28.00	
GENERAL	84146	SUGAR RIVER BANK	\$30,072.96	Payroll
GENERAL	84147	ADAM'S PLUMBING	\$120.00	
GENERAL	84148	ALERE TOXICOLOGY SERVICES	\$72.24	
GENERAL	84149	AMAZON CAPITAL SERVICES	\$234.07	
GENERAL	84150	AUTUMN SUPPLY	\$124.36	
GENERAL	84151	BADGER SWIMPOOLS INC	\$874.20	
GENERAL	84152	BAKER & TAYLOR BOOKS	\$624.96	
GENERAL	84153	BRODHEAD TIRE CENTER LLC	\$35.89	
GENERAL	84154	BRODHEAD WATER & LIGHT	\$30,430.58	Monthly Expense
GENERAL	84155	CENGAGE LEARNING INC	\$257.52	
GENERAL	84156	CITY OF BRODHEAD SEWER FUND	\$1,323.22	Monthly Expense
GENERAL	84157	COMPUTER KNOW HOW LLC	\$414.00	
GENERAL	84158	CONSIGNY LAW FIRM SC	\$4,540.14	General \$3,691.64, Court \$848.50
GENERAL	84159	DICKS REPAIR	\$602.00	
GENERAL	84160	FAHRNER ASPHALT SEALERS LLC	\$22,645.00	Chip seal
GENERAL	84161	GASSER TRUE VALUE/BRODHEAD HARDWARE LLC	\$234.46	
GENERAL	84162	GFC LEASING	\$108.35	
GENERAL	84163	GFC LEASING	\$383.59	
GENERAL	84164	KWIK TRIP INC	\$1,610.82	Police Fuel
GENERAL	84165	MANKE ENTERPRISES	\$270.00	
GENERAL	84166	MUSSER, PAUL R	\$1,000.00	Assessor Expense
GENERAL	84167	OLIN HEATING & COOLING LLC	\$353.40	
GENERAL	84168	ORFORDVILLE LUMBER	\$30.13	
GENERAL	84169	PELLITTERI WASTE SYSTEMS	\$11,887.74	Monthly Expense (Fuel Surcharge \$329.13)
GENERAL	84170	PIGGLY WIGGLY	\$182.02	
GENERAL	84171	PITNEY BOWES GLOBAL FINANCIAL SVC	\$186.54	
GENERAL	84172	PLAYAWAY PRODUCTS LLC	\$41.93	
GENERAL	84173	QUILL LLC	\$37.42	
GENERAL	84174	ROCK VALLEY PUBLISHING LLC	\$95.24	
GENERAL	84175	SAFE BUILT LLC	\$1,144.90	Monthly Expense
GENERAL	84176	SCHOOL DISTRICT OF BRODHEAD	\$844.06	

SEPTEMBER 2024 VOUCHER REPORT

Fund	Check No	Payee	Amount	
GENERAL	84177	SCHWARTZLOW FERTILIZER	\$44.93	
GENERAL	84178	SPEICH OIL INC.	\$2,029.90	Fuel: Parks \$332, Streets \$1,005, Sewer \$693
GENERAL	84179	SYSTECH AUTOMOTIVE REPAIR LLC	\$53.30	
GENERAL	84180	THE JANESVILLE GAZETTE	\$482.20	
GENERAL	84181	US CELLULAR	\$39.25	
GENERAL	84182	SUGAR RIVER BANK	\$38,699.42	Payroll
GENERAL	84183	WIS PROFESSIONAL POLICE ASSOC	\$303.00	Payroll
GENERAL TOTAL	84115 - 84183		\$206,710.67	

Credit Card Purchases

Purchased	Dept	Payee	Amount	
CC Aug 2024	City Hall	Quill	\$12.57	Plastic Report Covers
CC Aug 2024	City Hall	Quill	\$73.79	Toner
CC Aug 2024	Court	Kalahari Resort	\$98.00	Policastro Court Conference
CC Aug 2024	City Hall	UW Local Government	\$99.00	Miller Fall MTAW Conference
CC Aug 2024	City Hall	Quill	\$88.92	Election Address Labels
CC Aug 2024	Police	Quill	\$66.98	Supplies
CC Aug 2024	Police	Quill	\$69.98	Supplies
CC Aug 2024	Police	Quill	\$297.74	Dispatch Chair
CC Aug 2024	Police	Glock Professional Inc	\$250.00	O'Malley Training
CC Aug 2024	Police	Amazon	\$49.13	Batteries
CC Aug 2024	Police	Amazon	\$49.28	Batteries
CC Aug 2024	Streets	Farm & Fleet	\$224.97	Schwartz Uniforms
CC Aug 2024	City Hall	USPS	\$9.68	Sorchy Sidewalk Letter
CC Aug 2024	City Hall	Amazon	\$13.70	Whistles
CC Aug 2024	Library	Quill	\$10.70	Battery
CC Aug 2024	Library	Amazon	\$66.24	Cable Sleeve/HDMI Cable/Keyboard
CC Aug 2024	Library	Quill	\$25.64	Desk Mat
CC Aug 2024	Library	Quill	\$55.09	Laptop Tray Desk Stand
CC Aug 2024	Library	Quill	\$22.59	Expo Markers/Command Strip
CC Aug 2024	Library	Quill	\$25.23	Tape/Command Strip
CC Aug 2024	Library	Amazon	\$14.99	Book
CC Aug 2024	Library	Quill	\$69.22	Supplies
CC Aug 2024	Library	Quill	\$40.49	Pledge Cleaner
CC Aug 2024	Library	Quill	\$13.13	Supplies
CC Aug 2024	Library	Amazon	\$9.38	Hammer Drill Bit
CC Aug 2024	Library	Quill	\$399.99	50 inch TV

SEPTEMBER 2024 VOUCHER REPORT

Fund	Check No	Payee	Amount	
CC Aug 2024	Library	Quill	\$36.54	Tilt TV Wall Mount
CC Aug 2024	Library	Amazon	\$98.99	Pop Up Canopy
CC Aug 2024	Library	Wal-Mart	\$42.26	Buns/Lemonade/Hot Dogs/Pans
CC Aug 2024	Library	Kwik Trip	\$2.10	Match Books
CC Aug 2024	Library	Kwik Trip	\$6.84	Lighter Fluid
CC Aug 2024	Library	Amazon	\$7.99	Desk Calendar
CC Aug 2024	Library	Vistaprint	\$118.68	(50) Drawstring Bags
CC Aug 2024	Library	Oriental Trading Co Inc	\$132.40	Stuffed Bookworms/Puzzles
CC Aug 2024	Library	Farm & Fleet	\$25.00	Gift Card
CC Aug 2024	Library	Amazon	\$131.21	Stencils/Cutting Brd/Clear Coat
Credit Card Total		JP Morgan Paid September 2024	\$2,758.44	

Grand Total ALL Payments	\$210,375.21
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	Approved Budget 2024	YTD	Over / (Under) Budget	Over / (Under) % Budget
Revenue				
Property tax collections	2,027,284	2,027,284	0	0%
Other taxes	21,204	17,676	3,528	17%
Tax equivalent	204,336	152,052	52,284	26%
Special assessments	0	2,500	(2,500)	0%
Intergovernmental revenue	1,162,146	383,613	778,533	67%
Licenses and permits	64,303	41,679	22,624	35%
Fines, Forfeits and penalties	27,835	23,137	4,698	17%
Public charges for service	10,592	5,865	4,727	45%
BEEMS	0	0	0	0%
K9	0	0	0	0%
Public works charges	400	483	(83)	-21%
Parks Donations and Program	69,300	71,252	(1,952)	-3%
Prl Island Grant/Donations	0	0	0	0%
Miscellaneous revenue	0	2,008	(2,008)	0%
Interest Income	32,500	122,947	(90,447)	-278%
Rental Income	9,938	12,089	(2,151)	-22%
Sale of property	0	5,407	(5,407)	0%
Grants	8,900	13,274	(4,374)	-49%
Insurance recoveries	0	125	(125)	0%
Other Income	2,500	2,547	(47)	-2%
Donations/Reimbursements	48,000	7,188	40,812	85%
Transfer in	0	0	0	0%
Total	3,689,238	2,891,127	798,112	22%

	Approved Budget 2024	YTD	Over / (Under) Budget	Over / (Under) % Budget
General Government				
Mayor/Council	24,247	14,866	9,381	39%
Audit	15,500	13,670	1,830	12%
Municipal Court	34,379	21,791	12,588	37%
Legal	53,400	29,825	23,575	44%
Clerk/Treasurer	159,401	117,790	41,611	26%
Investment Fees	1,750	1,329	421	24%
City Hall	32,413	19,826	12,587	39%
Contingency (operating)	0	0	0	0%
Planning	53,640	22,940	30,700	57%
Assessor	15,700	14,000	1,700	11%
Insurance	85,000	56,988	28,012	33%
Contingency project	6,475	2,368	4,107	63%
Total	481,905	315,394	166,512	35%

Public Safety

Law Enforcement	850,537	563,426	287,111	34%
Dispatch	122,952	87,487	35,466	29%
Security	15,529	477	15,052	97%
911 Phone service	6,200	7,666	(1,466)	-24%
Fire Protection	355,242	339,947	15,295	4%
Hydrant rental	202,212	151,659	50,553	25%
Building inspection	23,160	9,012	14,148	61%
Total	1,575,832	1,159,674	416,159	26%

	Approved Budget 2024	YTD	Over / (Under) Budget	Over / (Under) % Budget
Public Works				
Equipment	36,845	20,266	16,579	45%
Garage	37,207	17,366	19,841	53%
Street maintenance	125,269	48,554	76,715	61%
Streets	12,172	10,280	1,892	16%
Snow removal	35,265	17,414	17,851	51%
Traffic	17,003	9,342	7,661	45%
Street weeds/brush	16,230	7,173	9,057	56%
Street construction	0	0	0	0%
Street Lights	55,000	30,623	24,377	44%
Parking lot	0	0	0	0%
Sidewalks	2,651	10,691	(8,040)	-303%
Bike trail	0	0	0	0%
Forestry	54,502	54,385	117	0%
Weed & Nuisance Control	12,894	16,731	(3,837)	-30%
Recycling	108,243	59,925	48,318	45%
Waterway	37,142	32,064	5,078	14%
Pearl Island	0	0	0	0%
Total	550,422	334,813	215,610	39%
Health & Human Services				
Refuse	159,000	121,442	37,558	24%
Animal control	0	0	0	0%
Total	159,000	121,442	37,558	24%

	Approved Budget 2024	YTD	Over / (Under) Budget	Over / (Under) % Budget
Culture, Recreation, & Education				
Depot Museum	2,550	2,053	497	19%
Senior Center	10,738	6,195	4,543	42%
Celebrations	0	0	0	0%
Recreation	34,900	31,769	3,131	9%
Parks	193,596	82,020	111,576	58%
Pool	82,225	93,566	(11,341)	-14%
Total	324,009	215,603	108,406	33%
Expenditures before transfers	3,091,169	2,146,925	944,244	31%
Transfers				
Debt Service	418,073	418,073	0	0%
Library Fund	179,996	179,996	0	0%
Total	598,069	598,069	0	0%
Total general fund expenditures	3,689,238	2,744,994	944,244	26%
Revenue less expenses	(0)	146,133	(146,133)	

7/15/2024 COUNCIL BUDGET AMENDMENT \$70,000 FROM FULL TIME DISPATCH TO PARK MAINT



Monthly Summary

Account

City of Brodhead
Consolidated

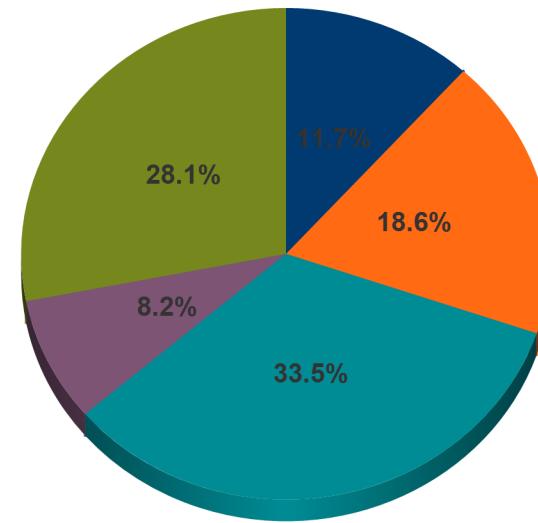
9/30/2024



Weighted Averages

Average Yield to Maturity on Price	4.42
Average Maturity	0.81
Average Coupon	4.25
Average Duration	0.77
Average Moody	Aa1
Average S&P	AA
Average Fitch	Not Rated

Portfolio Allocation



Portfolio Totals

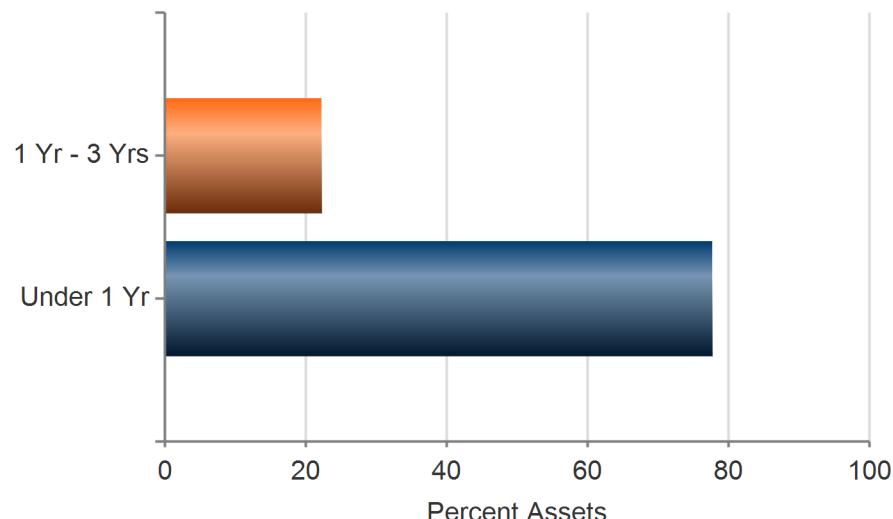
Par Value	2,970,000
Market Value	3,648,909.75
Total Cost	3,619,273.22
Unrealized Gain/Loss	29,636.53

Security Type	Market Value	% Fixed Income	% Assets
MUNICIPAL BONDS	425,909.90	11.7	11.7
CASH AND EQUIVALENTS	677,499.49	18.6	18.6
CERTIFICATES OF DEPOSIT	1,220,889.18	33.5	33.5
GOVERNMENT AGENCIES	299,611.19	8.2	8.2
CERTIFICATES OF DEPOSIT (LB)	1,025,000.00	28.1	28.1
Fixed Income Total	3,648,909.75	100.0	100.0

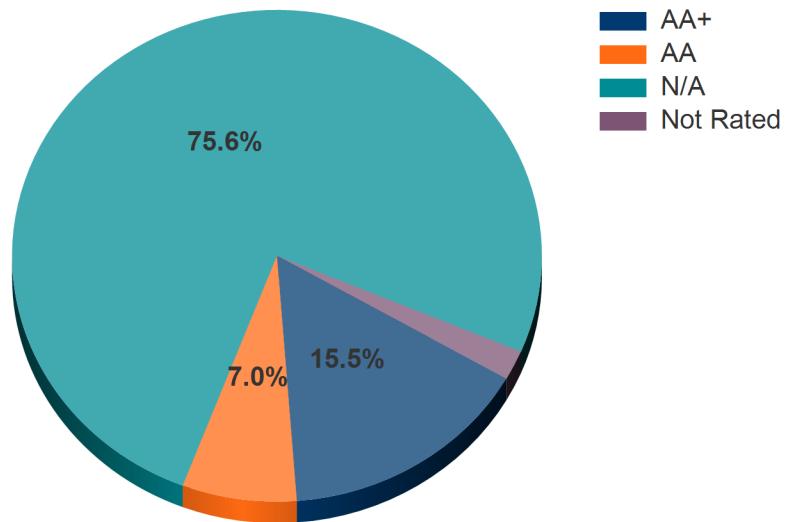
Distribution by Maturity

Maturity	Number	Market Value	Holdings	% FI	Average YTM	Average Coupon	Average Duration
Under 1 Yr	14	2,310,627.26	77.8	4.5	4.192%	0.5	
1 Yr - 3 Yrs	4	660,783.00	22.2	4.2	4.440%	1.6	

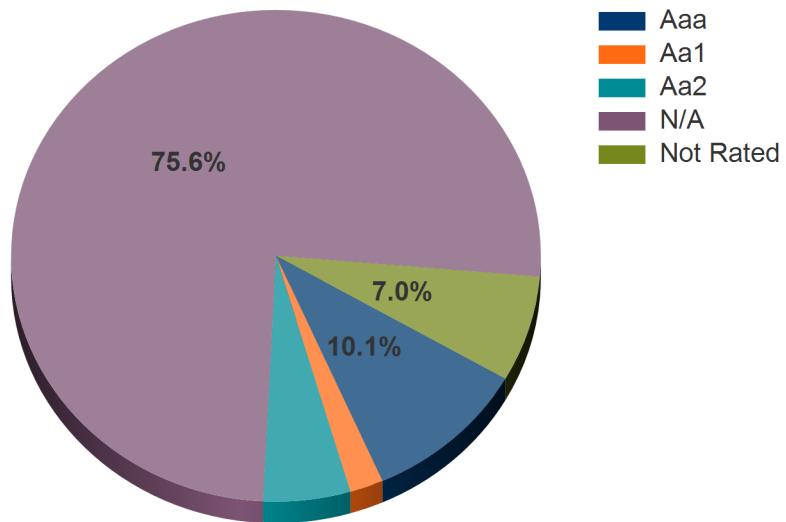
Distribution by Maturity



Distribution by S&P Rating



Distribution by Moody Rating



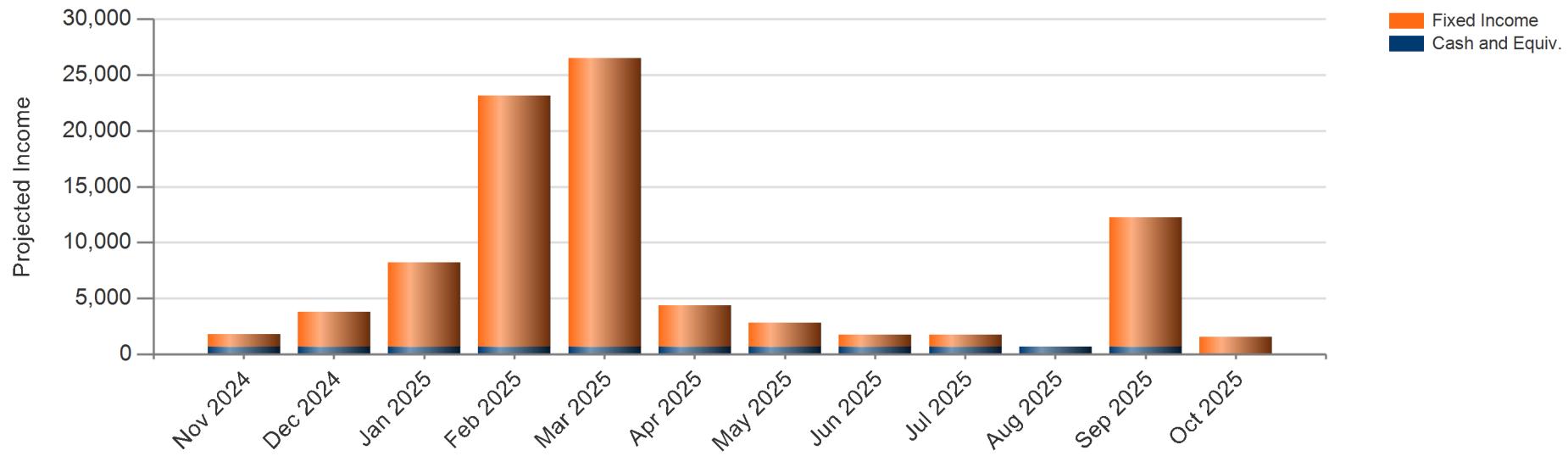


City of Brodhead Consolidated

Income Projection

US Dollar

11/1/2024 - 10/3/2025



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Ratings: Ratings information have been provided by S&P, Moody's, and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Franz Mussared Varga

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Brodhead, WI 53520

(608)-800-1014
vargafranz@gmail.com

EDUCATION

Northern Illinois University (NIU), DeKalb, IL
B.S. in Finance and Economics – Honors
GPA: 3.95/4.00 2012-2016

UW-Madison CPED, Madison, WI
Master's Certificate in Project Management
GPA: N/A 2018-2023

WORK EXPERIENCE

Wisconsin Economic Development Corporation (WEDC) **Jan 2018 - Present**
Systems Analyst, Senior Systems Analyst, Software Development Director

- Establish development lifecycles leveraging multiple testing cycles and code repository practices
- Project managing via agile methodologies, including:
 - Developing multiple Salesforce Communities with over 26,000 users
 - Migrating 2,000,000 documents from local and paper storage to SharePoint Online
- Supervise work product for multiple teams of external developers
- Manager of software development team, responsible for budgeting, coaching, and performance evaluation

Epic Systems **Jun 2016 - Jan 2018**

Technical Problem Solver, Team Lead, Mentor

- Identified root causes of revenue loss and resolved through code review and system updates
- Acted as a technical liaison between billing operations teams and technical staff
- Supervised cross-functional payment posting team orchestrating development of prioritized functionality

Northern Illinois University **Aug 2012 - May 2016**

Box Office Manager

- Managed staff of 4-6 employees, including hiring, performance evaluation, and coaching

VOLUNTEER EXPERIENCE

Better Brodhead **Apr 2023 - Present**

Volunteer

- Attend monthly board meetings to contribute to organization's upcoming plans and strategy
- Volunteer at monthly events centered around youth substance abuse prevention

Middleton Public Library **Jun 2019 - Jun 2023**

Trustee, Secretary

- Capture open and closed door notes for open records requirements
- Vote on key decisions for the library, including:
 - Policies on book banning responses
 - Bookmobile research and procurement

Madison Area Parent Support (MAPS) **Dec 2017 - Nov 2019**

Finance Chair, Board Member

- Lead fundraising arm of the nonprofit through outreach campaigns and grant applications
- Facilitate a dads' support group, Grounded, for Madison and the surrounding areas
- Assist in coordinating first physical location for MAPS in east Madison

Franz Mussared Varga

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vargafranz@gmail.com

Kristin Covert

City Clerk, City of Brodhead
1111 W 2nd Ave
Brodhead, WI 53520

Dear Brodhead city leadership,

I'm writing to express my interest in giving back to the City of Brodhead by serving as city alderperson for the remaining one year of the term vacated by Mayor Thomas Simpson. I would be honored to be selected for this role, as I have been looking for a meaningful way to give back to the town I call home. My experience in team leadership and volunteer service will make me a valuable addition to the city council.

In my professional career, I have focused my energy on being a receptive listener and leader. During my time at Epic Systems, I liaised with hospital business units to better understand challenges they were encountering with billing. In this role, I would often need to quickly understand the details of a situation and collaborate with others to find creative solutions. This role taught me to empathize and understand the feelings and needs of others, which I've incorporated into my role as software development director at the Wisconsin Economic Development Corporation (WEDC). In addition to hearing and collaborating on day to day challenges, I am responsible for setting the forward looking vision for WEDC's technology footprint into the future. My experiences with strategic planning will help me bring value to the city council as we look to lay the groundwork for the Brodhead of the future.

My past experiences volunteering have instilled a drive to dedicate my time and energy to bettering the lives of those around me. As a board member and the finance chair of Madison Area Parent Support (MAPS), I championed the fundraising and site selection of MAPS' first physical location. I assisted with organizing programming to provide in-person support to parents. I also facilitated a bi-weekly fathers' support group, providing a safe space for discussing the pivotal role of mental health in parenting. My practice critically listening will help me to better understand the community's wants and needs on matters coming before the city council. It also led me to serve on the Middleton Public Library Board of Trustees, where I found a passion in dedicating my time and energy to improving lives for the City of Middleton. This experience helped me to better understand Robert's Rules of Order and the responsibilities inherent in public service.

I care deeply about the City of Brodhead and working to better the community I'm a part of. I'm honored to be considered for this role. If you have any questions please feel free to reach out.

Sincerely,



Franz Mussared Varga

(608)-800-1014