



Common Council Meeting Agenda

Tuesday, February 17, 2026 at 6:35 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Pledge of Allegiance

Notice of Open Meeting

Approval of Agenda

Public Comment

Department Reports for File

1. Department Reports for File: CED (01/2026), Library (01/2026), Police (01/2026), Recreation (01/2026).

Consent Agenda

2. Committee of the Whole and Common Council Meeting Minutes of 02/03/2026.

New Business

3. Consider and take action on Resolution 4-26: A Resolution Authorizing Participation in Preparation of an Intergovernmental Agreement between the City of Columbus, the City of Verona, the Village of Cross Plains, the Village of DeForest, the Village of McFarland, and the Village of Waunakee pursuant to Wis. Stat. §66.0301 for Information Technology Support (CoW 2/17/26).
4. Consider and take action regarding a Memorandum of Understanding between the City of Columbus, Colwis LLC (Rhodes Bake and Serve), and Vita Plus Corporation. (CoW 02/03/26)
5. Consider and take action regarding the sale of City owned land (parcel 1114.1) to Lamps Landing LLC. (CoW 01/06/26)
6. Consider and take action on the Revision to the Fund Balance Policy. (CoW 02/17/26)
7. Consider and take action on contracted services with Workhorse Software Services, Inc. for City accounting software in an amount not to exceed \$28,900. (CoW 02/17/26)
8. Consider and take action on Claims in the amount of \$2,071,738.16

Report of City Officers – City Administrator, Mayor

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

Department of Community and Economic Development

Monthly Report

January 2026

- Submitted the seven-year grant report to DOT
- Reviewed façade grant applications for CDA January meeting
- Met with HLPC chair and vice chair
- Civic plus permitting back-end development
- Met with representative of a business to discuss possible annexation and utility connection
- Continued work on “Project Frozen Tundra” regarding possible new employer and annexation
- Coordinated review of Estes site plan review and driveway width waiver. This project will convert site from gravel to pavement and include a new building addition.
- Received 5 CDA Facade Grant applications for 2026. Communicated with façade grant applicants for additional information and updates to façade grant applications.
- Responded to many calls regarding 390 Meadow Lane house for sale
- Provided info to request for possible utility connection/small parcel annexation
- Attended the WEDA conference in Middleton on economic development
- Reviewed Part 1 draft of the new zoning code
- Created a 2025 façade grant report
- Recorded meetings totaled 113 views and included the Committee of the Whole, Common Council, and Utility Commission meetings. The 1-6-26 C.O.T.W. and Council meetings accounted for 63 views.
- Responded to the State Historical Society Annual report for Certified Local Units of Government
- Invited the City Finance Director to share a presentation to HLPC regarding city financial policies and procedures
- Finalized city marketing product
- Finalized site plan approval with Ruckert and Mielke on the Estes Transit site plan and new building. Issue permits.
- Contributed information to the City’s new Community guide.
- Met with consultant regarding commercial building plan review services.
- Responded to an open records request for multiple properties. The original request did not include parcel numbers or physical addresses
- Following up on open permits and enforcement action
- Coordinated two Development Review Team meetings addressing ongoing development issues.

- The Tourism Commission approved \$10,000 in tourism grant awards to 3 local organizations, a City department, and a City committee.
- Created a TIF worksheet for pending housing project
- Researched past TIF agreements tracking methods and procedures.
- Created orientation materials for two new Plan Commissioners
- Met with resident regarding a home occupation conditional use permit
- Provided site development and permit processing information for a business expansion in Robbins Creek Commerce Center
- Coordinated a long range TIF strategy meeting with key staff and consultants
- Created a media release focused on the 2025 façade grants; also on social media channels
- Continued area development planning for the Gateway area (Hwy 73 west/ 151)
- Coordination of marketing materials with consultant

DIRECTOR'S REPORT

Library News

The Winter Library Program is in full swing and runs through **February 7**. We have about **200 people participating** this year.

Community Outreach

Helen continues to offer **monthly storytimes** at daycares and schools in **Columbus and Fall River**, helping us connect with families beyond the Library walls.



Youth Services

- Puzzles have been especially popular this month. We hosted a **Teen Puzzle Competition** and a **Family Puzzle Night**, both with solid participation and a nice mix of ages.
- We will be discontinuing the monthly **Saturday Storytime** after several months of zero attendance. Staff are exploring other ways to engage families on Saturday mornings.
- The **Homeschool Group** continues to grow and has enjoyed activities such as a puzzle competition and a Yule Ball.

Adult Services

- We had a great turnout on **January 10** for **Inga Orth's** presentation on burnout and the work it takes to re-connect with yourself.
- The **Adult Piano Class** is meeting every Thursday in January. The in-person class filled quickly, and several additional participants are joining us via Zoom.
- Author **Amy Pease** joined us for an author talk on **January 13**, which was well received.
- New pamphlets highlighting the delivery program for homebound patrons have been distributed at several locations around the City. We've had a couple new people sign up!

Looking Ahead

- **January 22** – Books & Beer with author Jeff Nania
- **January 23** – Family Pizza & Board Game Night
- **January 28** – Adult Craft Night: Bedazzled Books
- **February 2** – Teen Afternoon: Chocolate Candy Sushi
- **February 3** – Hooked on Books & Yarn
- **February 5** – After Hours Book Club: *Broken Country*
- **February 9** – Art From the Heart Club
- **February 12** – Grievance Journaling
- **February 16** – Romantasy Book Club: *A Forbidden Alchemy*



Meetings

- Amanda attended the **Columbia County Directors' Meeting** on **January 16**.
- Amanda will be attending the **Public Library Association Conference** in Minneapolis from **March 31–April 3**.
- Amanda, Helen, Catherine, and Kristen will all be participating in sectionals of the **Wild Wisconsin Winter Web Conference**, which is free, online, and available to watch on demand.

Facilities

Nothing to report — again!

Library Statistics		2025 Month	2025 YTD	2024 YTD	2024 Total	% Change from 2024 to 2025
	Visits (# door counts)	3,964	67,988	67,146	67,146	1.25%
	Items Borrowed (total)	4,313	59,674	58,538	58,538	1.9%
	% Columbus residents		47%		50%	
	% Fall River residents		13%		13%	
	% Other Columbia County		23%		21%	
	% Dodge County		11%		10%	
	% Other		7%		6%	
	Digital Items Borrowed (# checkouts)	1,101	14,551	14,759	14,759	-1.4%
	Books by Mail (# items sent)	8	135	259	259	-48%
	Public Wi-Fi (# sessions)	n/a	n/a	56,084	56,084	n/a
	Public Computer Use (# sessions)	192	2,592	3,077	3,077	-15.8%
	Wireless Printing & Faxing (# jobs)	75	993	967	967	2.7%
	Community Use of Rooms (# attended)	65	1,135	1,171	1,171	-3%
	Patrons Added (# added)	21	346	368	368	-6%

Item #1.

Program Statistics	In-Person & Live Virtual (# programs)	In-Person & Live Virtual (# attended)	Self-Directed Activities (# participated)
Future Readers	16	241	3
Children	7	85	0
Teen	3	28	0
Adult	10	106	6
General Interest	3	78	15



COLUMBUS POLICE DEPARTMENT

159 S. Ludington St.
Columbus, WI. 53925
920-623-5919 (Main)
920-623-5930 (Fax)

Item #1.

February 11, 2026

Mayor Hammer
Members of the Common Council
Columbus Police and Fire Commission

RE: POLICE DEPARTMENT ACTIVITY REPORT, JANUARY 2026

Attached is the monthly report for the Columbus Police Department.

Please feel free to contact me at any time if you have questions.

Chief Dennis Weiner



COLUMBUS POLICE DEPARTMENT

159 S. Ludington St.
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 920-623-5930 (Fax)

Item #1.

PERSONNEL

The department is not fully staffed. Current staffing as of February 11, 2026:

	Authorized by Budget	Actual
<u>Sworn Officers</u>		
Full-time sworn police positions:	10	9*
Patrol Officer Full time	6	3
Sergeant	1	1
Lieutenant	2	2
Chief	1	1

* includes 2 in the police academy until May 15

<u>Clerical</u>		
Office Manager (full-time)	1	1
Public Safety Clerk (full-time)	1	0

Current Staff:

Name	Date of Hire
Chief Dennis Weiner	02/18/2008
Lieutenant Darrell Ward	09/18/2022
Lieutenant Michael Rosecky	12/30/2022
Sergeant Julia Knoll	01/03/2022
Officer Matt Dammen	01/03/2023
Officer Spencer Trevorrow	07/31/2023
Officer Madeline Kraus	04/28/2025
Officer Brandon Leipart	12/29/2025
Officer David Griscom	12/29/2025
Officer vacant	
Administrative Manager Erika Kellar	02/04/1999



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Item #1.

PERSONNEL:

Officer Leipart and Officer Griscom began the 720-hour law enforcement police academy at Madison College on January 12. They will graduate on May 15 and begin their local training on May 18.

We have received a few applications for our last vacancy. This one is posted as a lateral entry (having prior sworn experience) which would dramatically shorten in house training and since the next academy does not start until June. Lateral entry hires can also start at a higher wage based on their experience. We have received a couple applications for lateral entry that have been terminated or resigned in lieu of termination from other departments. I will not be giving any of those further consideration.

TRAINING:

Officers attended a 1-day county wide in-service in Portage. It was repeated twice on different days so all could attend. Sworn officers are required to have 24 hours training between July 1 and June 30 of the following year to maintain law enforcement certification by the State of Wisconsin. The other hours are earned at in house or specialized training sessions to exceed the required 24.

During January and into early February, officers began transitioning and training on the new Tasers that were approved in the budget. We purchased 5 last year of the newer model than what we had last year, and 5 were approved for 2026 to get all we have replaced. We found a department in Colorado on a Taser who was selling 8 lightly used Tasers of this model, holsters and extra cartridges. With this purchase, we saved almost \$7,000 on what was budgeted for the tasers, ended up with 3 additional spare Tasers. The included holsters (specific to this model) and extra cartridges are easily worth another \$1000+. We were able to not only meet our goal, exceed it, save a lot money. Required training for this newer model, which is quite different than the prior model, is approximately 6 hours. It includes online videos, written tests that requires a score of 100%, demonstrating proficiency with the features, and the accurate firing of multiple cartridges at a silhouette shaped target of a body made of a specific material for this purpose.

FLEET:

We have reached the point with our current number of staff that we are in the final steps of assigning each officer their own squads. By the time the 2 graduate the academy we will have their squads outfitted.

TRAFFIC ENFORCEMENT/CITATIONS:

During the month of October officers issued 73 traffic citations, 168 warnings and 26 ordinance citations.

ITEMS OF INTEREST:

Back in September we investigated serious threats towards a business and the owner after a social media post. This included threats to burn the business down and doing physical harm to the owner. They were in voicemails and on social media. After a comprehensive investigation, involving summons and search warrants for electronic records, a suspect was identified in South Carolina. A warrant was issued for his arrest at that time. He was taken into custody into custody in South Carolina on January 2. He was charged with Stalking, Unlawful Use of Telephone-Threaten Harm, Unlawful Use of Telephone-Threaten with Obscenity, and Computer Message-Threaten Injury or Harm.

A business reported a theft from their property in the early morning hours, caught on video that was not the best quality. Officers investigated and contacted other area entities for video and were able to get a better image of the vehicle. Further investigation



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and video identified a suspect from Beaver Dam. When contacted, he admitted his actions and issued a citation that including restitution.

Columbus Police Department Total CAD Calls Received, by Nature of Call

Nature of Call	Total Calls Received
911 HANG UP	14
ACCIDENT HIT AND RUN	5
ACCIDENT PROPERTY DAMAGE ONLY	8
ACCIDENT WITH PERSONAL INJURY	3
ASSIST ANOTHER AGENCY	10
BURGLAR ALARM	2
FIRE ALARM	1
MEDICAL ALARM	2
ANIMAL BITE	2
CAR VS DEER	1
CITIZEN ASSIST	14
CONTROLLED	10
CIVIL PROCESS	1
DISORDERLY CONDUCT	1
DEATH INVESTIGATION	3
DISABLED VEHICLE	15
DOMESTIC ABUSE	1
DOMESTIC WITH INJURY	2
DPW	1
DRIVING COMPLAINT	6
EMS CALL	19
ERT TRAINING	1
EXTRA PATROL	10
FIRE GAS LEAK/CARBON MONOXIDE	3
STRUCTURE FIRE	1
FLEET MAINTENANCE	1
FRAUD	1
HOUSE WATCH	3
JUVENILE ALCOHOL	1
JUVENILE INCIDENT	4
LOST AND FOUND	2
NOISE COMPLAINT	2
OUT WITH PERSON	4
OPEN DOOR	1
ORDINANCE VIOLATION	1
DRUG OVERDOSE	2
OWI	5
PARKING ENFORCMENT	29
PARKING VIOLATION	8
SECURITY	30
SLIDE OFF	1
SUICIDE	1



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SUSPICIOUS	7
THEFT	1
THREAT	1
TIPS/LEADS	2
TRAFFIC CONTROL	2
TRAFFIC STOP	222
TRUANCY	1
VEH LOCKOUT	5
WARRANT	2
WEAPONS VIOLATION	1
WELFARE	13

Total Calls: 489

Recreation Director's Monthly Report / January 2026

Recreation Department Programming

January was an active and productive month for the Recreation Department, with continued focus on youth programming, planning efforts, and professional development. Girls' basketball for grades 1–3 is currently underway and will conclude on February 11, providing participants with skill development and positive team experiences. The boys' basketball program will begin shortly with skills and drills sessions designed to introduce fundamentals and build confidence. Coaches are all volunteers who are so appreciated for their time and efforts.

Looking ahead, line dancing is scheduled to begin in mid-April and will run for five weeks. Spring adult enrichment programs are finalized, and summer youth programming is nearly complete, with only a few minor details remaining. Staff have also begun preparations for seasonal hiring, with both the Recreation Department and Aquatics Division set to begin advertising for summer staff next week.

Community Center Programming

Community Center programming continues to evolve as staff work to increase participation, particularly in adult fitness and enrichment opportunities. While attracting consistent daytime attendance remains a challenge, a newly introduced cardio drumming class has been very well received, generating strong participation and enthusiasm. This success highlights resident interest in innovative and engaging fitness options, and staff will continue exploring innovative approaches and programs to encourage greater use of the Community Center.

Program Highlights & Participation

Youth participation remained steady throughout the month, particularly within basketball programming. These programs continue to offer structured, age-appropriate recreational opportunities that support physical activity, skill-building, and social development. In addition, registration for spring soccer is now open and accepting enrollments.

Community Center Highlights & Participation

Adult programming remains a growth area, highlighted by the success of cardio drumming and newly established spring enrichment classes. Staff will continue to monitor participation trends and adjust offerings to best meet resident interests.

Community Engagement & Professional Development

Professional development was a key focus in January. Kane and Amy Jo attended the WPRA Conference during the week of February 4, participating in aquatics training, recreational programming sessions, and educational classes. Attendance at the conference provided valuable insights, networking opportunities, and current ideas to support program development and operations.

In addition, Amy Jo and Kim visited the Watermark Community & Senior Center in Beaver Dam, where they met with staff to discuss programming strategies and ideas to increase participation. While many of the programs offered are similar, the visit provided helpful perspective on outreach, engagement, and operational practices that may help improve attendance at the Community Center.

Additionally, the Recreation Committee met on Monday the 9th and is in the process of implementing a formal refund and cancellation policy to provide clarity and consistency for participants.

Facilities & Operations Update

Facility usage remains strong, with continued interest in rentals and reservations. The Pavilion staircase project is scheduled for completion by February 15, 2026. Painting of the stairs is planned for late summer or early fall to ensure proper conditions and long-term durability.

Seasonal planning efforts are underway, including coordination between the Recreation Department and Aquatics staff to ensure a smooth transition into the summer season.

Staffing & Administration

The department is currently in the annual performance review season. All staff members are completing self-evaluations, and Amy Jo is actively working on individual employee evaluations. These efforts support professional growth, accountability, and continued high-quality service delivery.

Financial Snapshot

Fundraising and community support remain a priority. Amy Jo is currently working on the annual fundraising letter to solicit donations in support of special events and programming throughout the year. These efforts help offset costs and enhance the quality and variety of offerings available to residents.

Looking Ahead / Upcoming Initiatives

In the coming months, staff will finalize preparations for the Easter Egg Hunt and Scavenger Hunt. Amy Jo will also begin working closely with the CHLPC group by attending meetings to assist with planning and implementing the Summer Concert Series. These collaborations will strengthen community partnerships and expand seasonal programming opportunities.

Closing Statement

The Recreation Department continues to move forward with strong programming, thoughtful planning, and positive community engagement. Staff remain focused on offering diverse, inclusive, and high-quality recreational opportunities for residents of all ages. The department appreciates the continued support and guidance of the council and looks forward to a successful spring and summer season.



Committee of the Whole Meeting Minutes

Tuesday, February 03, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Council President Finkler called the meeting to order at 6:30pm. Members present included: Mayor Joe Hammer, Council President Molly Finkler, Alderperson Michael Lawson, Alderperson Marcus Meier, Alderperson Trina Reid, Alderperson Amy Roelke, and Alderperson Ryan Rostad.

Notice of Open Meeting

Noted as posted.

Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Meier to approve the agenda. Motion carried on a unanimous voice vote.

Public Comment

None.

New Business

1. **Discuss and review revised job descriptions for the Police Clerk, Administrative Manager, and approve recruitment for a 30 hour per week Police Clerk:**

Police Chief Weiner shared that due to the former Public Safety Clerk's resignation, the positions of Police Clerk and Administrative Manager were revised. The Public Safety Clerk was previously designed to work 8 hours with the Fire Department and 32 Hours with the Police Department. The Fire Department duties have been reassigned to Rachel Packard, the Administrative and Billing Clerk located in City Hall, therefore Chief Weiner is looking for approval to post an available 30-hour/week Police Clerk position. Alderperson Rostad asked if this is a benefited position. Weiner and Administrator Amundson shared that this position's benefits will be pro-rated. The Police Clerk will be under the supervision of the Police Lieutenants, while the Administrative Manager has been amended to reflect the removal of supervisory responsibilities over the Police Clerk. Committee Members agreed to move forward to the February 3, 2026 Common Council meeting.

2. **Authorization to fill the vacant Maintenance II position at Public Works:**

Amundson shared that due to a recent vacancy, he is requesting to post and fill the Maintenance II position at Public Works. After a brief discussion, members concurred that a posting should go out for both a Maintenance I and a Maintenance II position to increase the amount of experienced applicants to draw from. Committee Members agreed to move forward to the February 3, 2026 Common Council meeting.

3. **Discussion regarding Task Order 2025-07 with Ruekert Mielke related to the 2025 Fireman's Park Culvert Removal:**

Amundson shared that the 2025 Fireman's Park Culvert Removal is a completed project, however Ruekert-Mielke is requesting additional funds to cover the expense of their additional services required to successfully complete the Fireman's Park effort including updated hydraulic modeling,

the added ADA-compliant path located west of the the 2nd Ward Creek connecting to the high school, and the post-project FEMA Letter of Map Revision (LOMR). Mayor Hammer reminded everyone that this project came in substantially under budget originally. Members agreed to move forward to the February 3, 2026 Common Council meeting.

4. Discussion regarding Ordinance No. 812-26: To Repeal Sec. 2-286 of the City Code of Ordinances Concerning the Recreation Committee and Sec. 2-311 Concerning the Community Center Committee and Recreating Sec. 2-286 to Recreate the Recreation Committee:

Amundson shared that this ordinance is a follow up to a previous discussion at the December 2, 2025, Council Workshop. Basically, it eliminates the Community Center Committee and allows the Recreation Committee to have oversight for programming related to the Community Center and the Public Spaces Committee to be responsible for the facility. Mayor Hammer encouraged current Community Center Committee members to still attend meetings to share their ideas and concerns.

5. Discussion of date change of the April 7, 2026, Committee of the Whole and Common Council meetings due to the Spring Election:

Clerk Caine is requesting the April 7, 2026, Council meeting date be changed to Wednesday, April 8, 2026, due to the Spring Election. Committee Members agreed to move to the February 3, 2026 Council meeting.

Convene to Closed Session

6. Convene to closed session per section 19.85(1)(e), stats for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss a memorandum of understanding between the City of Columbus and Colwis LLC and Vita Plus Corporation.

Motion made by Alderperson Rostad, Seconded by Alderperson Meier to convene into Closed Session at 6:50pm. Motion carried on a 7-0 Roll Call vote.

Reconvene to Open Session

Motion made by Alderperson Rostad, Seconded by Alderperson Meier to reconvene into Open Session at 7:10pm. Motion carried on a unanimous voice vote.

Adjourn

Motion made by Alderperson Lawson, Seconded by Alderperson Meier to adjourn at 7:10pm. Motion carried on a unanimous voice vote.

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

Respectfully Submitted by
Susan L. Caine, Clerk



Common Council Meeting Minutes

Tuesday, February 03, 2026 at 6:35 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Mayor Hammer called the meeting to order at 7:10pm. Members present included: Mayor Joe Hammer, Council President Molly Finkler, Alderperson Michael Lawson, Alderperson Marcus Meier, Alderperson Trina Reid, Alderperson Amy Roelke and Alderperson Ryan Rostad.

Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

Notice of Open Meeting

Noted as posted.

Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Reid to approve the agenda. Motion carried on a unanimous voice vote.

Public Comment

None.

Committee Minutes for File included Library (12/16/25).

Consent Agenda

Motion made by Alderperson Roelke, Seconded by Alderperson Meier to approve the Consent Agenda which included Committee of the Whole and Common Council Meeting Minutes of 01/20/2026, and Approval of Temporary Alcohol Beverage Licenses for Oddfellows Tri-County Lodge #40 for Odd Food Truck Fest and Craft Fair on 05/09/26, and the annual Oddtoberfest on 09/26/26, both to be held at the Fireman's Park Pavilion. Motion carried on a unanimous voice vote.

Ordinances – First Reading (Final action may be taken by a motion to suspend the rules and waive the readings under City of Columbus Ordinance Sec 2-46)

4. **Consider and take action regarding Ordinance No. 812-26: To Repeal Sec. 2-286 of the City Code of Ordinances Concerning the Recreation Committee and Sec. 2-311 Concerning the Community Center Committee and Recreating Sec. 2-286 to Recreate the Recreation Committee. (CoW 02/03/26):**

Motion made by Alderperson Meier, Seconded by Council President Finkler to suspend the rules. Motion carried on a unanimous voice vote.

Motion made by Council President Finkler, Seconded by Alderperson Meier to waive the readings. Motion carried on a unanimous voice vote.

Motion made by Alderperson Meier, Seconded by Alderperson Roelke adopt Ordinance 812-26: To Repeal Sec. 2-286 of the City Code of Ordinances Concerning the Recreation Committee and Sec. 2-311 Concerning the Community Center Committee and Recreating Sec. 2-286 to Recreate the Recreation Committee. Motion carried on a unanimous voice vote.

New Business

5. Consider and take action on the Merit Pay Policy (CoW 1/20/26):

Motion made by Alderperson Meier, Seconded by Alderperson Rostad to approve the City of Columbus Merit Pay Program. Alderperson Lawson questioned if Sec. 8.1 should align with Sec. 8.3 with the change of the verbiage regarding Lump-Sum Bonus in Sec. 8.1 to read "(*may be used when pay is at/above range midpoint or to maintain internal equity*)". Motion was amended by Alderperson Meier, Seconded by Alderperson Rostad to reflect the change. Motion carried on a unanimous voice vote.

6. Consider and take action on the revised job descriptions for the Police Clerk, Administrative Manager, and approve recruitment for a 30 hour per week Police Clerk. (CoW 02/03/26):

Motion made by Council President Finkler, Seconded by Alderperson Meier to approve the revised job descriptions for the Police Clerk, and Administrative Manager, and to also approve recruitment for a 30 hour per week Police Clerk. Motion carried on a unanimous voice vote.

7. Consider and take action regarding filling the vacant Maintenance II position at Public Works. (CoW 02/03/26):

Motion made by Alderperson Meier, Seconded by Council President Finkler to fill the vacant Maintenance II position at Public Works by posting an ad for both a Maintenance I or a Maintenance II position. Motion carried on a unanimous voice vote.

8. Consider and take action regarding Task Order 2025-07 with Ruekert Mielke related to the 2025 Fireman's Park Culvert Removal in an amount not to exceed \$35,800. (CoW 02/03/26):

Motion made by Alderperson Lawson, Seconded by Alderperson Roelke to approve Task Order 2025-07 with Ruekert-Mielke related to the 2025 Fireman's Park Culvert Removal in an amount not to exceed \$35,800. Motion carried on a 6-0 Roll Call vote.

9. Consider and take action on date change of the April 7, 2026, Committee of the Whole and Common Council meetings due to the Spring Election. (CoW 02/03/26):

Motion made by Alderperson Roelke, Seconded by Alderperson Reid to change the April 7, 2026 Council meeting date to Wednesday, April 8, 2026 due to the Spring Election. Motion carried on a unanimous voice vote.

10. Consider and take action on Claims in the amount of \$354,238.28:

Motion made by Alderperson Meier, Seconded by Council President Finkler to approve payment of the claims in the amount of \$354,238.28. Motion carried on a 6-0 Roll Call vote.

Report of City Officers – City Administrator, Mayor

Amundson publicly thanked those that attended the Public Information meeting for the proposed Public Safety Building held on January 27th at the Columbus High School. Staff is planning with both the consultant team and the core team working on the project to provide an update at the February 17, 2026 Council meetings.

Mayor Hammer concurred and felt residents enjoyed having the session at the high school during basketball games so they could give their input. The 250th 4th of July and Summer Concert Series Committees are looking for volunteers to help plan this summer's festivities.

Adjourn

Motion made by Alderperson Meier, Seconded by Alderperson Rostad to adjourn at 7:23pm. Motion carried on a unanimous voice vote.

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

Respectfully Submitted by Susan L. Caine, Clerk



Agenda Item Report

Meeting Type: Committee of the Whole & Common Council

Meeting Date: February 17, 2026

Item Title: Discussion and consideration of a Resolution authorizing participation in preparation of an intergovernmental agreement between the City of Columbus, the City of Verona, the Village of Cross Plains, the Village of DeForest, the Village of McFarland, and the Village of Waunakee pursuant to Wis. Stat. §66.0301 for information technology support.

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

Enclosed in the packet is a resolution to create an "IT Consortium" composed of several area municipalities to share information technology services. The intent of the resolution is to bring the group together to develop the structure of this consortium and identify opportunities to pool resources in order to improve service delivery in a more cost-efficient manner (Section 3).

The City Administrator will facilitate this process for the City (Section 2) and work with participating municipalities to develop the Intergovernmental Agreement (IGA) (Section 4). The IGA would require Council approval and would establish the governing framework for the consortium. The City retains the right to withdraw from this process at any time, and participation does not commit the City to signing the IGA or any future service agreements that may be developed.

The goal is to finalize the IGA by the end of 2027, with consortium operations beginning in 2028. The City currently contracts for IT services, and this collaborative effort could replace our individualized approach. The City's current contract with Rhyme expires in 2027.

List all Supporting Documentation Attached:

Resolution 4-26

Action Requested of Council:

Consider and take action on Resolution

Strategic Plan Objective(s):

Objective 6: Leverage technology solutions to enhance efficiencies in service delivery to streamline processes, reduce costs, and improve the quality of services

Objective 11: Strengthen partnerships & relationships

RESOLUTION 4-26

A RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COLUMBUS, THE CITY OF VERONA, THE VILLAGE OF CROSS PLAINS, THE VILLAGE OF DEFOREST, THE VILLAGE OF MCFARLAND, AND THE VILLAGE OF WAUNAKEE PURSUANT TO WIS. STAT. §66.0301 FOR INFORMATION TECHNOLOGY SUPPORT

WHEREAS, staff from the City of Columbus, the City of Verona, the Village of Cross Plains, the Village of DeForest, the Village of McFarland and the Village of Waunakee (hereinafter “Parties”), have engaged in discussions related to the creation of an Information Technology (“IT”) Consortium, and

WHEREAS, municipalities have recently experienced IT challenges including increasing costs, diminishing levels of service and a limited availability of service providers to serve smaller communities; and

WHEREAS, efficient, secure, and coordinated IT services have become increasingly important in providing effective local government operations; and

WHEREAS, the Parties desire to jointly evaluate and create a multi-jurisdictional consortium to provide shared IT services; and

WHEREAS, the City of Columbus City Council finds that implementation of a shared IT Consortium represents a reasonable approach to addressing the foregoing issues, and desires to pursue the potential creation of such a consortium through the preparation of a proposed Intergovernmental agreement;

NOW, THEREFORE, BE IT RESOLVED, the City Council of Columbus, Wisconsin hereby resolves as follows:

1. The City of Columbus staff are hereby authorized to participate in the preparation of a draft intergovernmental agreement (“IGA”) under Wis. Stat. §66.0301 between the City of Columbus, the City of Verona, the Village of Cross Plains, the Village of DeForest, the Village of McFarland, and the Village of Waunakee for the collaborative acquisition of information technology services and to take such actions as are reasonably necessary to evaluate potential service providers in connection with that process.
2. The IGA shall, at the minimum, include provisions addressing:
 - a. Governance and organizational structure for a shared IT consortium.
 - b. Service delivery models.
 - c. Staffing, procurement, and operational needs.
 - d. Legal and technical considerations.

3. The City of Columbus Administrator shall designate the appropriate City staff to participate in the preparation of the IGA.

Adopted at a regular meeting of the City Council this 17th day of February 2026.

Joseph Hammer, Mayor

Attest: _____
Susan L. Caine, Clerk

Vote: _____



Agenda Item Report

Meeting Type: City Council

Meeting Date: February 17, 2026

Item Title: Consider and take action regarding a memorandum of understanding between the City of Columbus, Colwis LLC (Rhodes Bake and Serve), and Vita Plus Corporation

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: Staff and the Development Review Team have been working with Rhodes Bake and Serve (Colwis LLC) and Vita Plus Corporation on an agreement that lays the groundwork for a future annexation in the near future. Rhodes Bake and Serve is in need of city services and needs to be contiguous with city to be annexed. Vita Plus Corporation has land between the City and Rhodes Bake and Serve and is willing to annex also. The MOU shows the understanding and support of all parties moving forward. The total land acreage intended to be annexed in the near future totals about 167 acres. The utilities to be extended to both companies also will provide opportunities for other properties currently in the city to utilize city services.

List all Supporting Documentation Attached:

- Memorandum of Understanding with appendix A and B

Action Requested of Council: Approval of MOU with Colwis LLC and Vita Plus Corporation

Strategic Plan: Objective 8 – Sustainable Growth and Development

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and effective as of the date executed by the last party to sign below by and between the City of Columbus, a Wisconsin Municipal Corporation (hereinafter "Columbus"), Colwis LLC (hereinafter "Rhodes") and Vita Plus Corporation (hereinafter "Vita Plus").

1. Vita Plus has agreed to file a petition to annex certain property to Columbus voluntarily and of its own accord. The property to be annexed is attached hereto as Exhibit A (the "Vita Property"). Vita Plus seeks annexation to make City services available, feasible and affordable to the Vita Property. Columbus has not required annexation of the property or adjacent lands; in no way has Columbus influenced or induced Vita Plus to annex any portions of the property and/or adjacent lands to Columbus and Columbus has made no promises or given any assurances that the annexation will be approved. Subject to Wis. Stats. §66.0217 and other applicable laws, Columbus will consider adopting an ordinance annexing the Vita Property.
2. Rhodes has agreed to file a petition to annex certain property to Columbus voluntarily and of its own accord. The property to be annexed is attached hereto as Exhibit B (the "Rhodes Property"). Rhodes seeks annexation to make City services available, feasible and affordable to the Rhodes Property. Columbus has not required annexation of the property or adjacent lands; in no way has Columbus influenced or induced Rhodes to annex any portions of the property and/or adjacent lands to Columbus and Columbus has made no promises or given any assurances that the annexation will be approved. Subject to Wis. Stats. §66.0217 and other applicable laws, Columbus will consider adopting an ordinance annexing the Rhodes Property.
3. Rhodes and Vita Plus understand that the annexation petition of Vita Plus must be approved before the annexation petition of Rhodes can be considered.
4. Following successful annexation of the Vita Property and the Rhodes Property, Columbus shall take the steps necessary to extend water and sanitary services to both the Vita and the Rhodes Property. Columbus shall be responsible for the design, permitting and construction of the water and sewer utilities. Rhodes shall reimburse Columbus for the actual cost of the design, permitting and construction of the water and sewer facilities from time to time by paying invoices submitted by Columbus to Rhodes within 30 days of receipt of the invoice. Columbus shall complete the water and sewer utilities installation to the Rhodes property by the end of 2027.
5. The parties to this Agreement agree and understand that the installation of water and sewer utilities by Columbus to the Rhodes Property will pass through the Vita Property. At the time of this Agreement, the exact location of the path of the utilities is unknown and the path may need to travel through WisDOT Right of Way and be permitted by WisDOT or through an easement provided by Vita Plus. Columbus shall be responsible for determining the location of the utilities and if necessary, Vita Plus agrees to provide Columbus with an easement for sewer and water over the Vita Property upon request.

6. At such time as Vita Plus desires to receive water and sewer services from Columbus, Vita Plus shall not be obligated to pay for its share of the extension of water and sewer utilities extension to its parcel installed per this MOU, but shall be responsible for paying any service line connection within its parcel from the sewer and/or water main in order to connect to any structure on the Vita Property.
7. In the event either Rhodes or Vita Plus elects to develop its parcel, either party seeking to develop its parcel shall first negotiate a recordable Development Agreement with Columbus. The Development Agreement shall address any and all issues as required by Columbus to ensure that the development will be a significant benefit to Columbus.
8. In the event Rhodes and Columbus successfully negotiate a Development Agreement, the Development Agreement shall provide that Rhodes may recapture some of its costs incurred in having the sewer and water services extended to the Rhodes Property. The specific terms of the recapture agreement shall be negotiated between Rhodes and Columbus and shall be effective for a period not to exceed 10 years following the execution of the Development Agreement.
9. In the event either Rhodes or Vita Plus undertakes development of its respective parcel, Columbus will consider creating a new Tax Incremental Financing (TIF) District in order to support the development of these parcels. Each party will work cooperatively with Columbus and give Columbus advance notice of at least 6 months of any intent to develop their respective parcel. This will give Columbus the opportunity to create a TIF District. The sharing of TIF increment and reimbursement of certain TIF eligible expenses, will be considered in any Development Agreement between Columbus and the developing party.
10. Columbus will reimburse Rhodes via TIF increment in an amount to be determined and approved by Columbus when development occurs on the Vita Plus property or other properties that are part of the newly created TIF District.
11. Rhodes shall enter into a Pre-Annexation Agreement with Columbus in which Rhodes agrees to reimburse Columbus for certain engineering, legal and other administrative costs in reviewing their annexation petitions and proposed future developments.
12. The parties acknowledge that Columbus cannot contract away its governmental powers and that certain approvals may require issuance by or cooperation from other governmental bodies outside the control of Columbus. Columbus agrees to assist both Rhodes and Vita Plus with its development insofar as obtaining approvals from other governmental bodies is required.
13. Nothing set forth in this Agreement shall be construed as, nor is intended to be, a waiver or release of any obligations imposed upon the developer or Columbus by its ordinances, or any statutes or regulations applicable to the development. No approval by the Director of Public Works, Utility Director, City Engineer, City Attorney or any other person acting

on behalf of Columbus shall be construed as a waiver of any of the requirements of the City Code, or any statute or regulation governing development of a parcel.

- 14. This Agreement is intended solely to regulate the obligations of the parties hereto with respect to one another. Nothing in this Agreement is intended to create, admit or imply any liability to any third party nor to provide any benefit to any person, firm, corporation or governmental or non-governmental entity not a party to this Agreement.
- 15. Except as expressly provided herein, neither party hereto shall be liable under this Agreement to the any other party for consequential, incidental, indirect or punitive damages, and the parties hereto waive any claim to such damages. By way of example and not limitation, consequential damages include lost profits or income, the cost of replacement financing, damage to reputation, lost business opportunities, and loss of property values or anticipated property value increases. This limitation shall be effective regardless of the theory of liability and regardless of any breach or claim of breach.
- 16. Any notice required hereunder shall be giving in writing, signed by the party giving notice, personally delivered or mailed by certified or registered mail, return receipt requested, or via email, to the following:

To the City of Columbus:
 City Administrator
 105 N. Dickason Blvd.
 Columbus, WI 53925
mamundson@columbuswi.gov

To Rhodes:

To Vita Plus:
 Attn: John Tramburg
 2514 Fish Hatchery Rd.
 Madison, WI 53793

- 17. If one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect any other provision. If any such provision is held to be invalid as applied to any property or circumstances, such determination shall not affect the applicability of such provision to any other property or circumstances.

- 18. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original. A facsimile or digitally transmitted signature is deemed the equivalent of an original signature.
- 19. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute relating to the subject matter of this Agreement, venue shall lie only in the circuit court for Columbia County, Wisconsin.
- 20. This MOU shall be binding upon the parties hereto, and to the successors in interest or assigns of the parties. Any party assigning or transferring its interest shall provide notice to the other parties within 15 days of the transfer or assignment taking effect.

In witness whereof, the parties have executed this Agreement as of the date and year last below written.

CITY OF COLUMBUS

Date: _____

Date: _____

By: Joseph Hammer, Mayor

By: Susan Caine, Clerk

VITA PLUS CORPORATION

Date: February 10, 2026

By: [Signature]
Authorized Representative

COLWIS LLC

Date: Feb 10, 2026

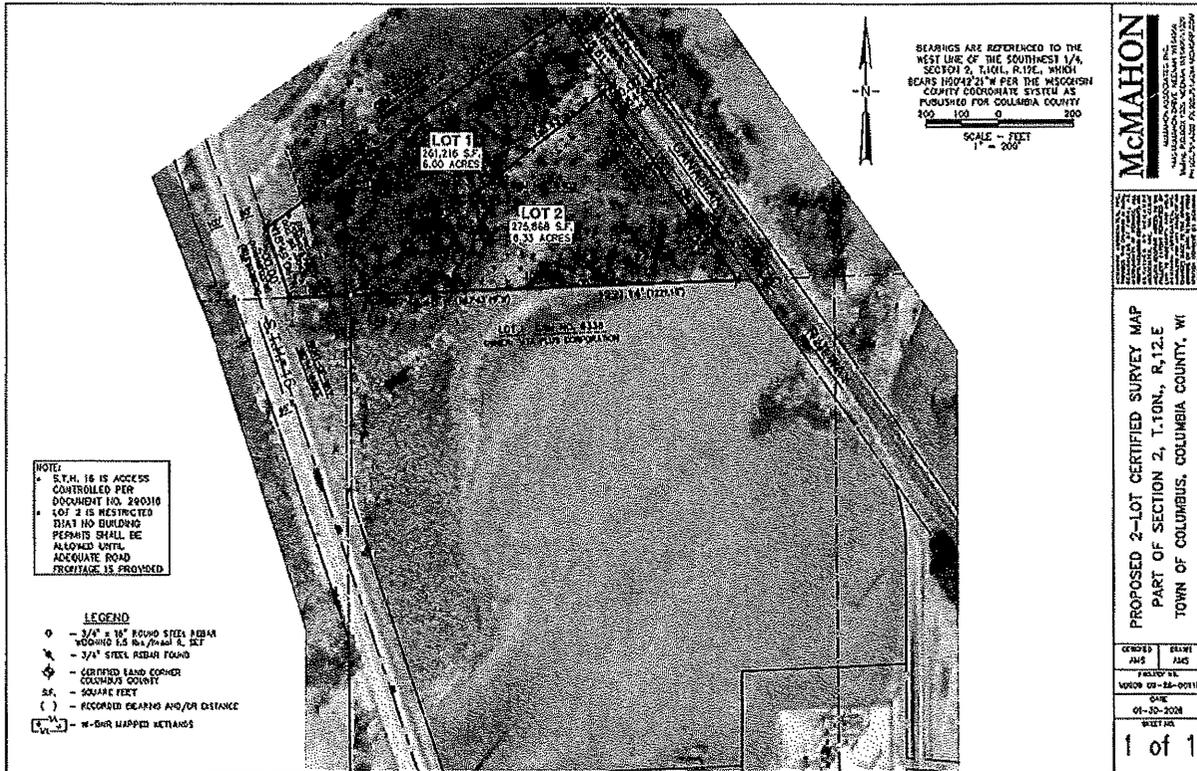
By: [Signature]
Authorized Representative

Appendix A:

Vita Plus Annexation of existing parcel and new Rhodes parcel #2

Vita Plus parcel noted as CSM 6338

Rhodes subdivided parcel noted as "Lot 2"; the CSM has been submitted to the County for consideration on 2/2/26 and as of 2/10/26 we have not received final approval and a purchase agreement has not been agreed to between Rhodes and Vita Plus





APPENDIX B: Proposed Land To Be Annexed
 Colwis LLC (Rhodes Bake and Serve)

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



City Of Columbus

105 N Dickason Blvd
 Columbus, WI 53925
 920-623-5900



SCALE: 1 = 500'

Print Date: 2/11/2026



Agenda Item Report

Meeting Type: City Council

Meeting Date: February 17, 2026

Item Title: Consider and take action regarding the sale of City owned land (parcel 1114.1) to Lamps Landing LLC

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The attached offer to purchase formalizes the sale of the city owned property at the corner of Tower Drive and Western Avenue. The sale price of the property is \$225,000 and is contingent upon a developer's agreement being approved between the two parties prior to closing. The closing date in the document is on or before May 31, 2026.

Lamps Landing has communicated in their proposal and post proposal negotiations the desire to build 8 twin home dwellings (4 buildings) and an apartment building that is primarily 55 years old or older. The proposed layout will be similar to what the city included in its RFQ.

List all Supporting Documentation Attached:

- Offer to purchase between City of Columbus and Lamps Landing LLC

Action Requested of Council: Approve offer to purchase.

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON _____ [DATE] IS ~~(AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)~~ **STRIKE THOSE NOT APPLICABLE**

3 The Buyer, Lamps Landing LLC
4 offers to purchase the Property known as Parcels 1114.1

5 _____
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
7 as an addendum per line 682] in the City of Columbus, County
8 of Columbia Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is Two Hundred Twenty-Five Thousand
10 _____ Dollars (\$ 225,000.00).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: N/A

13 _____
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
17 lines 12-13) and the following: All of Seller's personal property and any personal property belonging
18 to tenants of the community garden which shall be removed prior to closing date.

19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**
20 **and will continue to be owned by the lessor.**

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

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**
27 **an addendum per line 682.**

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
29 on or before March 1, 2026.

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
33 copies of the Offer.

34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

36 **CLOSING** This transaction is to be closed on _____ On or before May 31, 2026

37 _____
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
43 **transfer instructions.**

44 **EARNEST MONEY**

45 ~~■ EARNEST MONEY of \$ _____ accompanies this Offer.~~
46 ~~If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.~~

47 ~~■ EARNEST MONEY of \$ _____ will be mailed, or commercially, electronically~~
48 ~~or personally delivered within _____ days ("5" if left blank) after acceptance.~~

49 ~~All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as _____)~~

50 _____) **STRIKE THOSE NOT APPLICABLE**

51 ~~(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).~~

52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**
54 **disbursement agreement.**

55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer, and the
 57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository
 58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall
 59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according
 60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been
 61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the
 62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
 63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)
 64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain
 65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the
 66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties
 68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest
 69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party
 70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified
 71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order
 72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of
 73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their
 74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good
 75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional
 76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
 78 occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in
 79 this Offer except:

80 _____ . If "Time is of the Essence" applies to a date or Deadline,
 81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
 82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any
 84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from
 85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who
 86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02
 87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . , to
 88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report
 89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by
 90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if
 91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is
 92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding
 93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has
 95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in
 96 Seller's Vacant Land Disclosure Report dated _____ , which was received by Buyer prior to Buyer
 97 signing this Offer and that is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE
 98 and Buyer is purchasing the property as is, where is, with all faults and waives receipt of
 99 any real estate condition report. Seller makes no representations or warranties as to the
 100 condition of the property INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value
 104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other
 106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum
 107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup
 108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface
 110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous
 111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other
 112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil
 113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, le

- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas tra
118 lines located on but not directly serving the Property. Item #5.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.
- 125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.
- 143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.
- 148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.
- 156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.
- 163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- 168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.
- 170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- 174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- 176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.

178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a
181 lease agreement or an extension of credit from an electric cooperative.

182 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit
205 <https://dnr.wisconsin.gov/topic/forestry> .

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's
210 Equalization Bureau or visit <http://www.revenue.wi.gov/> .

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such an
212 agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service
220 Agency office or visit <http://www.fsa.usda.gov/> .

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/> .
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these
243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on
246 lines 256-281 shall be deemed satisfied unless Buyer, within _____ days ("30" if left blank) after acceptance, delivers: (1)
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: Residential development
252 _____
253 _____

254 _____ **[insert proposed use**
255 **and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to**
256 **purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

256 **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines
257 251-255.

258 **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that
259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such
260 development.

261 **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a
262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of
264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of
265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 **CHECK**
266 **ALL THAT APPLY** conventional in-ground; mound; at grade; in-ground pressure distribution; holding
267 tank; other: _____

268 **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions
269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271 **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the
272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items
273 related to Buyer's proposed use: _____
274 _____

275 **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at
276 the lot line, across the street, etc.) **CHECK AND COMPLETE AS APPLICABLE**:

277 electricity to the lot line ; gas to the lot line ; sewer to the lot line ;
278 water to the lot line ; telephone to the lot line ; cable to the lot line ;
279 other _____

280 **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public
281 roads.

282 **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) **STRIKE ONE** ("Buyer" if neither
283 stricken) obtaining the following, including all costs: a **CHECK ALL THAT APPLY** rezoning; conditional use permit;
284 variance; other _____ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of
286 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

287 **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **STRIKE ONE** ("Seller
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by
289 a registered land surveyor, within _____ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) **STRIKE ONE**
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres, maximum of _____
291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the
292 Property, the location of improvements, if any, and: _____
293 _____

294 _____ **STRIKE AND COMPLETE AS APPLICABLE** Additional map features that may
295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot
296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**
298 **to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers
300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially
301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of
302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

303 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers
 304 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

Item #5.

305 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a
 306 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing
 307 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel
 308 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or
 309 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's
 310 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the
 311 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise
 312 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

313 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**
 314 **the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**
 315 **other material terms of the contingency.**

316 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 317 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
 318 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be
 319 reported to the Wisconsin Department of Natural Resources.

320 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date
 322 on line 1 of this Offer that discloses no Defects.

323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an
 324 inspection of _____

325 _____ (list any Property component(s)
 326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

327 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided
 328 they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent
 329 inspector or independent qualified third party.

330 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

331 **CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s),**
 332 **as well as any follow-up inspection(s).**

333 This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers
 334 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the
 335 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

336 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

337 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent
 338 of which Buyer had actual knowledge or written notice before signing this Offer.

339 **NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the**
 340 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**
 341 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**
 342 **of the premises.**

343 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.
 344 If Seller has the right to cure, Seller may satisfy this contingency by:

345 (1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects
 346 stating Seller's election to cure Defects;

347 (2) curing the Defects in a good and workmanlike manner; and

348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

349 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

350 (1) Seller does not have the right to cure; or

351 (2) Seller has the right to cure but:

352 (a) Seller delivers written notice that Seller will not cure; or

353 (b) Seller does not timely deliver the written notice of election to cure.

354 **IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

355 **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written
 356 _____ [loan type or specific lender, if any] first mortgage loan commitment as described
 357 below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$
 358 _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial
 359 monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's
 360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance
 361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees
 362 to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple

363 sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached
364 per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly
365 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow
366 lender's appraiser access to the Property.

367 ■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise
368 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments
369 shall be adjusted as necessary to maintain the term and amortization stated above.

370 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

371 **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

372 **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate
373 shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if
374 left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment.
375 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if
376 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

377 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer
378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
380 (even if subject to conditions) that is:

- 381 (1) signed by Buyer; or
- 382 (2) accompanied by Buyer's written direction for delivery.

383 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
384 this contingency.

385 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to**
386 **provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment**
387 **Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

388 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357.
389 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
390 written loan commitment from Buyer.

391 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
394 unavailability.

395 **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

- 396 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or
- 397 (2) the Deadline for delivery of the loan commitment on line 357,

398 to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same
399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
400 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
402 worthiness for Seller financing.

403 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after
404 acceptance, Buyer shall deliver to Seller either:

- 405 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at
406 the time of verification, sufficient funds to close; or
- 407 (2) _____

408 _____ [Specify documentation Buyer agrees to deliver to Seller].

409 If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
410 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
411 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
412 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
413 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
414 access for an appraisal constitute a financing commitment contingency.

415 **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
418 the agreed upon purchase price.

419 This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
421 to the appraised value.

422 ■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

423 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
424 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
428 appraisal report and:

- 429 (1) Seller does not have the right to cure; or
- 430 (2) Seller has the right to cure but:
 - 431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or
 - 432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
 - 433 report.

434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

435 **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of
436 Buyer's property located at _____
437 no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall
438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of
441 bridge loan shall not extend the closing date for this Offer.

442 **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

- 445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
- 446 (2) Written waiver of _____
447 _____ (name other contingencies, if any); and
- 448 (3) Any of the following checked below:
 - 449 Proof of bridge loan financing.
 - 450 Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: _____
453 _____
454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

455 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
461 Offer becomes primary.

462 **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may
463 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time
464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is
465 stricken).

466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
468 association assessments, fuel and _____

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**
470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

- 471 Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA :
- 472 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE
474 APPLIES IF NO BOX IS CHECKED.
 - 475 Current assessment times current mill rate (current means as of the date of closing).
 - 476 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).
 - 478 _____

479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
480 **substantially different than the amount used for proration especially in transactions involving new construction,**
481 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
482 **assessor regarding possible tax changes.**

483 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
 486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
 487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

488 **TITLE EVIDENCE**

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
 490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
 491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
 492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
 493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
 494 Disclosure Report and in this Offer, general taxes levied in the year of closing and _____

495 _____
 496 _____ (insert other allowable exceptions from title, if
 497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute
 498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
 500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
 501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
 503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
 504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
 505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
 507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
 508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
 509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
 510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
 511 523).

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney
 513 or Buyer not more than 15 days after acceptance ("15" if left blank), showing title to the Property as of a date no more
 514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be
 515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
 517 objections to title within 15 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
 518 such event, Seller shall have 15 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
 519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
 520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
 521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
 522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
 523 extinguish Seller's obligations to give merchantable title to Buyer.

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
 525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
 526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
 527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**
 529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**
 530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**
 531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**
 532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**
 533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
 535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
 536 (written) (oral) **STRIKE ONE** lease(s), if any, are **There are no leases.**

537 _____
 538 _____ . Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

539 **DEFINITIONS**

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
 541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
 542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
 544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

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

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

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX () are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
600 damages.

601 If Seller defaults, Buyer may:

- 602 (1) sue for specific performance; or
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability
605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party
606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the
608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**
610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**
611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**
612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**
613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
616 and inures to the benefit of the Parties to this Offer and their successors in interest.

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

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)
621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign
624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**
627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**
628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a
630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers
631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified
633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's
634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,
635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this
636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the
638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding
639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
649 FIRPTA.

650 **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of
651 _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage
652 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any
653 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party
654 beneficiary of this contract.

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** This offer is contingent upon Buyer and Seller
656 negotiating a Development Agreement for the property approved by both parties prior to the
657 date of closing.

658 _____
659 _____
660 _____

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
663 664-679.

664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: City Economic Development Director

667 Name of Buyer's recipient for delivery, if any: Josh Lamp

668 (2) Fax: fax transmission of the document or written notice to the following number:

669 Seller: (_____) Buyer: (_____)

670 (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
672 line 675 or 676.

673 (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: 105 N. Dickason Blvd., Columbus, WI 53925

676 Address for Buyer: 620 Farwell Drive, Madison, WI 53704

677 (5) Email: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: mkornmann@columbuswi.gov

679 Email Address for Buyer: lampsells@gmail.com

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 **ADDENDA**: The attached _____ is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Attorney Paul A. Johnson, Boardman & Clark LLP

684 **WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions
685 sent via email. Funds wired to a fraudulent account are often impossible to recover.

686 Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate
687 agent, Firm, lender, title company, attorney or other source connected to your transaction. These
688 communications are convincing and professional in appearance but are created to steal your
689 money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate
690 source.

691 DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU
692 calling a verified number of the entity involved in the transfer of funds. Never use contact
693 information provided by any suspicious communication.

694 **Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or**
695 **verification of any wiring or money transfer instructions.**

696 (x) _____
697 Buyer's Signature ▲ Print Name Here ► Lamps Landing LLC by Josh Lamp Date ▲ _____

698 (x) _____
699 Buyer's Signature ▲ Print Name Here ► _____ Date ▲ _____

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
703 **COPY OF THIS OFFER.**

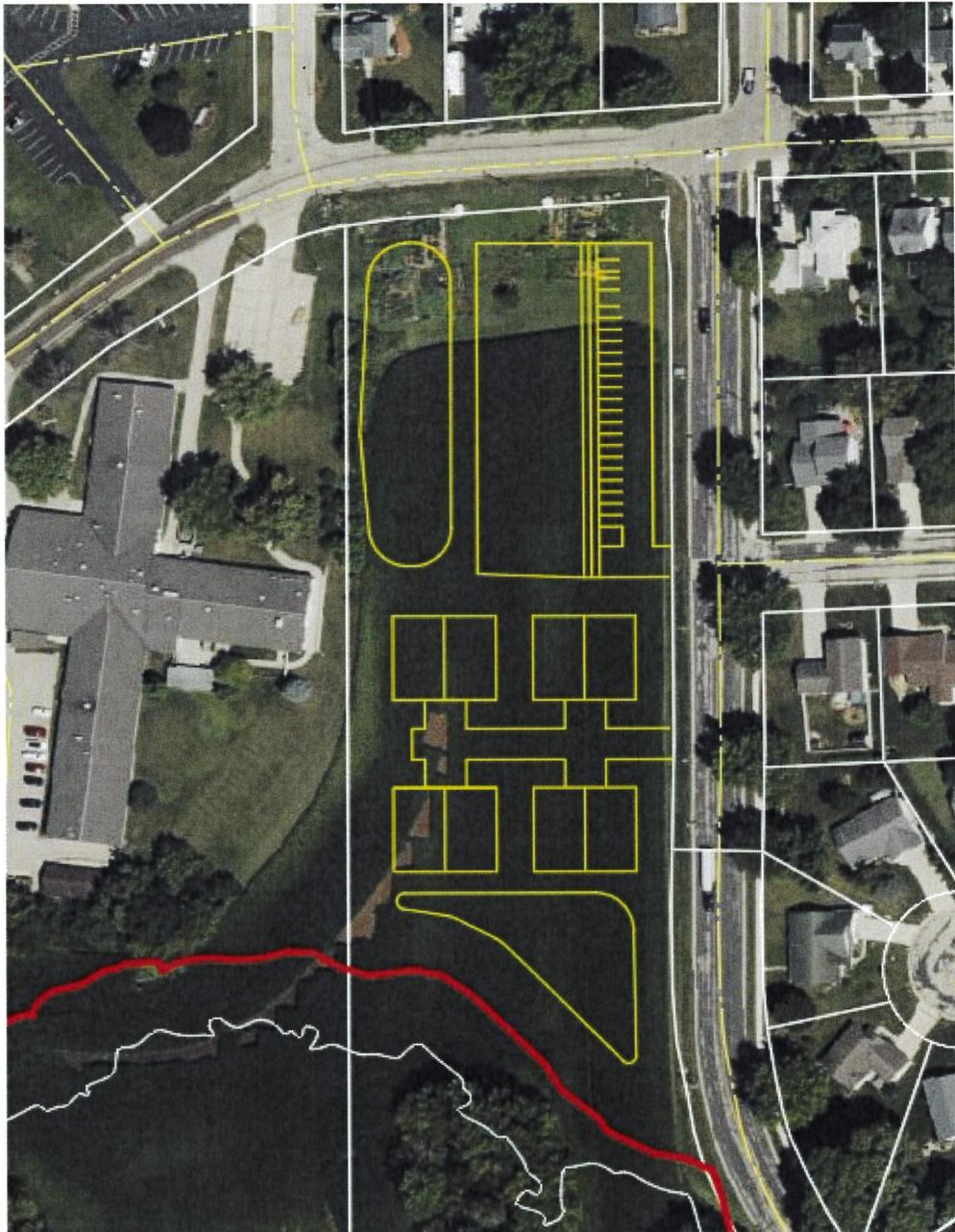
704 (x) _____ January 14, 2026
705 Seller's Signature ▲ Print Name Here ► Joseph Hammer, Mayor Date ▲ _____

706 (x) _____
707 Seller's Signature ▲ Print Name Here ► Susan Caine, Clerk Date ▲ _____

708 This Offer was presented to Seller by [Licensee and Firm] _____

709 _____ on _____ at _____ a.m./p.m.

710 This Offer is rejected _____ This Offer is countered [See attached counter] _____
711 Seller Initials ▲ Date ▲ _____ Seller Initials ▲ Date ▲ _____





Agenda Item Report

Meeting Type: Committee of the Whole & Common Council

Meeting Date: February 17, 2026

Item Title: Discussion of Revision to the Fund Balance Policy

Submitted By: Kendra Riddle, Finance Director

Detailed Description of Subject Matter:

Our fund balance policy is outdated and needing a revision to be clearer on what fund balances can be used for and how much of a reserve we want to have to keep financials stable.

List all Supporting Documentation Attached:

Draft Fund Policy 2026

Action Requested of Council:

Consider and take action on Draft Fund Policy 2026

Strategic Plan Objective(s):

Objective 4: Utilize all financial tools available

Objective 12: Review all current revenue sources and identify possible new non-levy revenues to pursue

REV: February 2026

Fund Balance Spending Policy:

Maintaining appropriate levels of fund balance is a key element of the City's overall financial health. This guideline is intended to provide the rationale of maintaining and use of undesignated funds.

Purpose:

- a.) To ensure the City can respond to large, unanticipated one-time expenditures or revenue reductions
- b.) To allow the City to have funds on hand to respond to unforeseen emergencies
- c.) To provide enough reserve to eliminate the need for short term borrowings or short-term borrowings due to timing issues with long term financing
- d.) To provide enough reserve to maintain a good credit rating for financial purposes
- e.) To provide the ability for the City Council to offset the tax levy due to the State imposed levy limits or a reduction in state aids or other non-tax revenue

Fund Balance Reporting in Governmental Funds:

Fund balance will be reported in governmental funds under the following categories using the definitions provided by GASB Statement No. 54:

Nonspendable fund balance:

Definition - includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Classification - Nonspendable amounts will be determined before all other classifications. It is the responsibility of the City Finance Director to report all Nonspendable Funds appropriately in the City's financial statements.

Examples of Nonspendable Fund balance are inventory and prepaid expenditures.

Restricted fund balance:

Definition- Fund balance should be classified as restricted when constraints are placed on the use of resources are either:

Externally imposed by creditors (such as through debt covenants), grantors, contributors or laws or regulations of other governments; or
Imposed by law through constitutional provisions or enabling legislation.

Committed fund balance:

Definition-includes amounts that can be used only for specific purposes determined by a formal action of the City's highest level of decision-making authority (i.e. City Council). Authority to Commit-Commitments will only be used for specific purposes pursuant to a formal action of the City Council. A majority vote is required to approve a commitment and must take place within the fiscal reporting period, no later than December 31st; however, the amount can be determined subsequent to the release of the financial statements. A majority vote will be required to remove or change the specific use of a commitment

Assigned fund balance:

Definition-includes amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed.

Authority to Assign - The City Council delegates the City Finance Director to assign amounts to be used for specific purposes. Such assignments cannot exceed the available (spendable, unrestricted, uncommitted) fund balance in any particular fund.

Unassigned fund balance:

Definition-includes the residual classification for the City's general fund and includes all spendable amounts not contained in the other classifications. In other funds, the unassigned classification should be used only to report a deficit balance from overspending for specific purposes from which amounts had been restricted, committed, or assigned.

Review and Execution:

To preserve working capital and to adequately prepare for unforeseen events which require ready access to funds, it is the general rule of the City to maintain as the undesignated fund balance in the General Fund a sum not less than 10% or more than *funds equal to three months* of the annual General Fund operating budget.

After the annual audit is completed, the undesignated fund balance for all funds will be available for review by the Council. If the undesignated balance is greater than funds equal to three months of the current operating budget, the Council may take action to allocate excess funds.



Agenda Item Report

Meeting Type: Committee of the Whole & Common Council

Meeting Date: February 17, 2026

Item Title: Discussion of Possible Implementation of New Accounting Software

Submitted By: Kendra Riddle, Finance Director

Detailed Description of Subject Matter:

Caselle raised annual support costs to \$20,900. After inquiring why, they said it's due to being able to keep up the level of service they provide. We have had nothing, but trouble with Caselle for awhile now. Budgetary concerns and growing costs everywhere I want to switch to an affordable, but municipal focused software. Workhorse is Wisconsin based and works with 310 municipalities in Wisconsin and will save us up to \$16,500 in support costs after initial setup. Not everything listed in the proposal is needed so the total of this is up to \$28,900 but will be less.

List all Supporting Documentation Attached:

Workhorse Proposal

Action Requested of Council:

Consider and take action on implementing new accounting software and authorizing signature of proposal

Strategic Plan Objective(s):

Objective 4: Utilize all financial tools available



City of Columbus - Municipal Offering

City of Columbus

105 N. Dickason Boulevard
Columbus, 53925

Kendra Riddle

kriddle@columbuswi.gov
+19206235934

Reference: 20260121-084319520

Quote created: January 21, 2026

Quote expires: July 22, 2026

Quote created by: Justin Nelson

Sales & Marketing Manager

justin@workhorsewi.com

+18006544892

Comments from Justin Nelson

We are thrilled at the possibility of working together and are confident that our collaboration will yield outstanding results for the City of Columbus. Below, you will find the different options available for you to consider moving forward. Note only one Payroll Portal tier is necessary which is based on the number of timecards processed through that system.

Additionally, the COA / Accounting setup fee listed is optional. This fee covers the time and effort required to convert and review your current Chart of Accounts to ensure alignment with Wisconsin standards something we would be happy to discuss further if desired.

Please note that the options listed reflect our **Online Training** format. Our Online Training consists of one-on-one virtual sessions, each tailored to your specific needs. This approach allows for focused instruction and maximum scheduling flexibility, helping to ensure a smooth and effective transition to your applicable Workhorse modules.

We also offer a **Mixed Onsite Training** option, which combines in-person, hands-on instruction with virtual sessions. Please note that this option is available at an additional cost due to travel expenses.

Products & Services

Item & Description	Quantity	Unit Price	Total
Municipal Accounting	1	\$6,100.00	\$6,100.00

Item & Description	Quantity	Unit Price	Item #7.
COA / Accounting Setup Fee	1	\$1,200.00	\$1,200.00
Municipal Accounting - Training Online	1	\$1,200.00	\$1,200.00
Municipal Accounting - Annual Support	1	\$1,450.00 / year	\$1,450.00 / year
Municipal Payroll	1	\$4,700.00	\$4,700.00
Municipal Payroll - Training Online	1	\$600.00	\$600.00
Municipal Payroll - Annual Support	1	\$1,450.00 / year	\$1,450.00 / year
Payroll Portal Includes Online training	1	\$3,000.00	\$3,000.00
Portal - Annual Subscription Fee - Tier 1 Tier 1 (0-400 Timesheets Annually)	1	\$350.00 / year	\$350.00 / year
Portal - Annual Subscription Fee - Tier 2 Tier 2 (401-800 Timesheets Annually)	1	\$500.00 / year	\$500.00 / year
Portal - Annual Subscription Fee - Tier 3 Tier 3 (801-1500 Timesheets Annually)	1	\$850.00 / year	\$850.00 / year
Portal - Annual Subscription Fee - Tier 4 Tier 4 (1501 + Timesheets Annually)	1	\$1,200.00 / year	\$1,200.00 / year
Accounts Receivable	1	\$3,000.00	\$3,000.00
Accounts Receivable - Training (Online Only)	1	\$300.00	\$300.00
Accounts Receivable - Annual Support	1	\$800.00 / year	\$800.00 / year
Receipting	1	\$1,000.00	\$1,000.00
Remote Hosted Option	1	\$1,200.00 / year	\$1,200.00 / year

Annual subtotal	\$7,	Item #7.
<hr/>		
One-time subtotal	\$21,100.00	
<hr/>		
Total	\$28,900.00	

Purchase terms

**** Note:** Annual support will be pro-rated based on installation of module at customer site for the first year. After which annual support will be billed annually at the current annual support fee that can be seen on the [Support Policy](#) of our website.

Note: In lieu of an annual support fee the Payroll Portal has a subscription fee that is based on the number of timesheets used annually. Pricing also includes Tier 1 for free for the first year and/or \$350.00 credit to Tiers 2-4.

Data Conversion Feasibility: The feasibility of data conversion is determined by the source file type (e.g., CSV, XLSX, TXT, database files such as SQL, Access, or other structured data formats) and how it aligns with the Workhorse program. It is your responsibility to ensure the accuracy and completeness of the data provided. While Workhorse will convert the data as accurately as possible to the best of our ability, you, the customer, are ultimately responsible for verifying and validating the accuracy of the converted data.

Disclaimer: While Workhorse Software Services, Inc. strives to maintain stable pricing for software fees, the stated prices are valid for 180 days. After this period, a price refresh should be requested as prices may be subject to change.

By signing you agree to our standard Software Services Agreement, which can be found at www.workhorsewi.com/contract.

Signature

Item #7.

Signature

Date

Printed name

Countersignature

Countersignature

Date

Printed name

Questions? Contact me



Justin Nelson
Sales & Marketing Manager
justin@workhorsewi.com
+18006544892

Workhorse Software Services, Inc.
P.O. Box 308
Wausau, WI 54402-0308
United States



Agenda Item Report

Meeting Type: Common Council

Meeting Date: 2/17/2026

Item Title: Claims Packet
Submitted By: Kendra Riddle, Finance Director

Detailed Description of Subject Matter:

Claims from 1/29/2026 to 2/11/2026 in the amount of \$2,071,738.16

List all Supporting Documentation Attached:

Claims Packet 1/29/2026 – 2/11/2026

Action Requested of Council:

Consider and take action on claims in the amount of \$2,071,738.16

CITY CLAIMS

THROUGH: 2/11/2026

PAYROLL MONTHLY LIABILITIES - ACH	\$	238,446.02
PAYROLL - PAYDATE 2/6/2026	\$	63,572.10
TOTAL PAYROLL	\$	302,018.12

ADMINISTRATION	\$	60,472.26
CABLE	\$	82.25
CAPITAL PROJECTS	\$	20,849.79
COMMUNITY CENTER	\$	377.36
COMMUNITY ECONOMIC DEVELOPMENT	\$	4,709.44
DEBT PAYMENTS	\$	1,585,854.02
FIRE DEPARTMENT	\$	63,794.75
HISTORIC LAND PRESERVATION	\$	-
LIBRARY	\$	5,420.78
MUNICIPAL COURT	\$	-
POLICE DEPARTMENT	\$	6,835.42
POOL	\$	2,042.03
PR ADMIN	\$	122.00
PUBLIC WORKS DEPARTMENT	\$	14,650.33
RECREATION	\$	3,651.82
REVOLVING LOAN FUND	\$	-
TAX INCREMENTAL FINANCIAL DISTRICT	\$	-
TOURISM COMMISSION	\$	857.79
TOTAL OPERATIONS	\$	1,769,720.04

TOTAL ALL CLAIMS:	\$	2,071,738.16
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Kendra Riddle, Finance Director

2/11/2026

Date

Report Criteria:

Including transaction count
Journal Code.Journal code = "cdje"
Transaction.Reference number = 2

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISBURSEMENT JE (CDJE)						
2						
01/31/2026	2 1/9 PR -	SOC SEC/MED	100-215110	SOCIAL SECURITY PAY	15,027.64	
	1/9 PR -	FED WH TAX	100-215120	FEDERAL WITHHOLDING PAY	7,061.55	
	1/9 PR -	STATE WH TAX	100-215130	STATE WITHHOLDING PAY	3,367.55	
	1/9 PR -	EMPOWER DEF COMP	100-215907	DEFERRED COMPENSATION	404.85	
	1/9 PR -	NORTH SHORE DEF COMP	100-215907	DEFERRED COMPENSATION	200.00	
	1/9 PR -	HSA CITY/UTILITY	100-215311	HSA - CITY/W&L	1,923.08	
	1/23 PR -	SOC SEC/MED	100-215110	SOCIAL SECURITY PAY	12,485.46	
	1/23 PR -	FED WH TAX	100-215120	FEDERAL WITHHOLDING PAY	6,086.17	
	1/23 PR -	STATE WH TAX	100-215130	STATE WITHHOLDING PAY	3,360.98	
	1/23 PR -	EMPOWER DEF COMP	100-215907	DEFERRED COMPENSATION	350.48	
	1/23 PR -	NORTH SHORE DEF COMP	100-215907	DEFERRED COMPENSATION	200.00	
	1/23 PR -	HSA CITY/UTILITY	100-215311	HSA - CITY/W&L	58,504.49	
	1/23 PR -	CHILD SUPPORT	100-215902	CHILD SUPPORT	734.00	
	1/9 PR -	CHILD SUPPORT	100-215902	CHILD SUPPORT	734.00	
	1/2026	AFLAC	100-215910	AMERICAN FAMILY LIFE ASSURANCE	82.42	
	1/2026	DEAN HEALTH INS	100-215310	HEALTH INSURANCE	68,159.08	
	1/2026	DELTA DENTAL/VISION	100-215911	DENTAL/VISION INSURANCE	4,622.57	
	2/2026	SECURIAN LIFE INS	100-215901	LIFE INSURANCE	1,011.07	
	2/2026	RELIANCE LTD	100-215908	LONG TERM DISABILITY	884.59	
	12/2025	WRS	100-215210	RETIREMENT PAY	42,876.00	
	12/2025	ASSURITY	100-215920	ASSURITY AT	3,146.28	
	12/2025	CHAMP	100-215919	CHAMP 125	6,786.00	
	12/2025	ALLSTATE	100-215921	ALLSTATE AT	437.76	
		MONTHLY PAYROLL ACH PAYMENTS	001-111100	GENERAL CASH	.00	238,446.02-
Total 2:					238,446.02	238,446.02-
Total CASH DISBURSEMENT JE (CDJE):					238,446.02	238,446.02-

References: 1 Transactions: 24

Grand Totals:

238,446.02	238,446.02-
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Report Criteria:

Including transaction count
Journal Code.Journal code = "cdje"
Transaction.Reference number = 2

CITY OF COLUMBUS

Check Register - Payroll Claims Report
 Pay Period Dates: 01/19/2026 - 02/01/2026

Feb 04, 2026 12:35PM

Pay Period Date	Journal Code	Check Issue Date	Check Number	Description	GL Account	Amount
02/01/2026	PC	02/06/2026	20626001		001-111000	-2,461.05
02/01/2026	PC	02/06/2026	20626002		001-111000	-1,516.85
02/01/2026	PC	02/06/2026	20626003		001-111000	-237.48
02/01/2026	PC	02/06/2026	20626004		001-111000	-1,438.80
02/01/2026	PC	02/06/2026	20626005		001-111000	-1,804.19
02/01/2026	PC	02/06/2026	20626006		001-111000	-2,330.84
02/01/2026	PC	02/06/2026	20626007		001-111000	-1,316.39
02/01/2026	PC	02/06/2026	20626008		001-111000	-2,482.26
02/01/2026	PC	02/06/2026	20626009		001-111000	-1,773.24
02/01/2026	PC	02/06/2026	20626010		001-111000	-1,360.51
02/01/2026	PC	02/06/2026	20626011		001-111000	-209.51
02/01/2026	PC	02/06/2026	20626012		001-111000	-1,919.80
02/01/2026	PC	02/06/2026	20626013		001-111000	-61.62
02/01/2026	PC	02/06/2026	20626014		001-111000	-2,072.32
02/01/2026	PC	02/06/2026	20626015		001-111000	-1,759.99
02/01/2026	PC	02/06/2026	20626016		001-111000	-118.24
02/01/2026	PC	02/06/2026	20626017		001-111000	-12.33
02/01/2026	PC	02/06/2026	20626018		001-111000	-172.19
02/01/2026	PC	02/06/2026	20626019		001-111000	-86.28
02/01/2026	PC	02/06/2026	20626020		001-111000	-24.65
02/01/2026	PC	02/06/2026	20626021		001-111000	-2,195.26
02/01/2026	PC	02/06/2026	20626022		001-111000	-1,881.08
02/01/2026	PC	02/06/2026	20626023		001-111000	-197.19
02/01/2026	PC	02/06/2026	20626024		001-111000	-2,311.94
02/01/2026	PC	02/06/2026	20626025		001-111000	-395.21
02/01/2026	PC	02/06/2026	20626026		001-111000	-2,177.81
02/01/2026	PC	02/06/2026	20626027		001-111000	-197.19
02/01/2026	PC	02/06/2026	20626028		001-111000	-98.59
02/01/2026	PC	02/06/2026	20626029		001-111000	-3,093.18
02/01/2026	PC	02/06/2026	20626030		001-111000	-2,477.68
02/01/2026	PC	02/06/2026	20626031		001-111000	-1,470.61
02/01/2026	PC	02/06/2026	20626032		001-111000	-1,518.49
02/01/2026	PC	02/06/2026	20626033		001-111000	-1,592.25
02/01/2026	PC	02/06/2026	20626034		001-111000	-740.19
02/01/2026	PC	02/06/2026	20626035		001-111000	-340.09
02/01/2026	PC	02/06/2026	20626036		001-111000	-1,714.40
02/01/2026	PC	02/06/2026	20626037		001-111000	-1,639.02
02/01/2026	PC	02/06/2026	20626038		001-111000	-1,852.99
02/01/2026	PC	02/06/2026	20626039		001-111000	-1,778.28
02/01/2026	PC	02/06/2026	20626040		001-111000	-1,088.00
02/01/2026	PC	02/06/2026	20626041		001-111000	-338.48
02/01/2026	PC	02/06/2026	20626042		001-111000	-837.21
02/01/2026	PC	02/06/2026	20626043		001-111000	-746.99
02/01/2026	PC	02/06/2026	20626044		001-111000	-758.28
02/01/2026	PC	02/06/2026	20626045		001-111000	-245.72
02/01/2026	PC	02/06/2026	20626046		001-111000	-119.05

Pay Period Date	Journal Code	Check Issue Date	Check Number	Description	GL Account	Amount
02/01/2026	PC	02/06/2026	20626047		001-111000	-303.80
02/01/2026	PC	02/06/2026	20626048		001-111000	-1,990.38
02/01/2026	PC	02/06/2026	20626049		001-111000	-813.25
02/01/2026	PC	02/06/2026	20626050		001-111000	-1,355.15
02/01/2026	PC	02/06/2026	20626051		001-111000	-1,305.69
02/01/2026	PC	02/06/2026	20626052		001-111000	-1,556.96
02/01/2026	PC	02/06/2026	20626053		001-111000	-1,283.15
Grand Totals:						-63,572.10
			53			

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
ADMINISTRATION							
	CAINE, SUSAN	05162026	2026 IIMC CONVENTION - CLERK AIRFARE	100-511400-332 CLERK; MILEAGE & EXPENSES	02/04/2026	476.06	
Total CAINE, SUSAN:						476.06	
	CENTURY LINK	77227537	LONG DISTANCE - ADMINISTRATION (CU/WW TO REIMBURSE 0.54)	100-511800-225 CITY HALL; TELEPHONE	02/01/2026	1.53	
	CENTURY LINK	77227537	DPW	100-533200-225 PWKS ADMIN; TELEPHONE	02/01/2026	.27	
Total CENTURY LINK:						1.80	
	CHARTER COMMUNICATIONS	17113430	DPW	100-533200-225 PWKS ADMIN; TELEPHONE	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	161 BUILDING	216-555200-225 RECREATION; TELEPHONE	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	COMMUNITY CENTER	216-555100-221 C CENTER; UTILITIES	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	TV SERVICES 2/2026 - CITY HALL	100-511800-226 CITY HALL; INTERNET CHARGES	02/01/2026	33.59	
	CHARTER COMMUNICATIONS	17113430	CABLE	225-511220-291 CABLE TV; PROFL SERVICES	02/01/2026	33.59	
	CHARTER COMMUNICATIONS	17113430	COMMUNITY CENTER	216-555100-221 C CENTER; UTILITIES	02/01/2026	67.17	
	CHARTER COMMUNICATIONS	17113430	INTERNET SERVICES 2/2026 - CITY HALL	100-511800-226 CITY HALL; INTERNET CHARGES	02/01/2026	24.45	
	CHARTER COMMUNICATIONS	17113430	CABLE	225-511220-291 CABLE TV; PROFL SERVICES	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	CDA	205-561000-346 CDA; WEBSITE SUPPORT/DESIGN	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	EMERGENCY MANAGEMENT	100-522410-349 EMD; OTHER EXPENSES	02/01/2026	24.44	
	CHARTER COMMUNICATIONS	17113430	FIRE DEPT	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	02/01/2026	24.45	
	CHARTER COMMUNICATIONS	17113430	POLICE DEPT	100-522100-221 PD; UTILITIES	02/01/2026	24.45	
Total CHARTER COMMUNICATIONS:						354.34	
	COLUMBIA COUNTY ACCOUNTI	2025-004	RIVER GAUGE SYSTEM PHONE LINE - JUL-DEC 2025	100-522410-330 EMD; RIVER GAUGE	12/31/2025	120.13	
	COLUMBIA COUNTY ACCOUNTI	2026 HAZ	2026 HAZ MAT COSTS	100-522410-310 EMD; CONTRACTED HAZ MAT COSTS	01/30/2026	949.00	
Total COLUMBIA COUNTY ACCOUNTING DEPT:						1,069.13	
	CREXENDO BUSINESS SOLUTI	320426	PHONE SERVICES - 2/4-3/6/2026	100-511800-225 CITY HALL; TELEPHONE	02/07/2026	1,003.38	
Total CREXENDO BUSINESS SOLUTIONS:						1,003.38	
	ELAN FINANCIAL SERVICES	ADMIN 1/	OFFICE MAX - COPY PAPER	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	01/15/2026	233.94	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - E550 PHONE	415-513000-604 CAP PRJTS; CITY HALL	01/15/2026	173.95	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - IPAD CASE	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	01/15/2026	18.77	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - TONER, ENVELOPES, PENS	100-511400-310 CLERK; OPERATING EXPENSE	01/15/2026	135.80	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - TONER	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	01/15/2026	32.38	
	ELAN FINANCIAL SERVICES	ADMIN 1/	IIMC MEMBERSHIP - CAINE	100-511400-344 CLERK; DUES & MEMBERSHIPS	02/15/2026	195.00	
	ELAN FINANCIAL SERVICES	ADMIN 1/	IIMC ANNUAL CONFERENCE - CAINE	100-511400-191 CLERK; TRAINING/CONT EDUCATION	02/15/2026	1,124.00	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - RUBBER STAMP, BINDER CLIPS, COFFEE				

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
			SUPPLIES, FOLDERS	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	02/15/2026	70.42	
	ELAN FINANCIAL SERVICES	ADMIN 1/	AMAZON - CERTIFICATE SEALS	100-511400-310 CLERK; OPERATING EXPENSE	02/15/2026	6.59	
	ELAN FINANCIAL SERVICES	ADMIN 1/	DNR - HERITAGE WAY PERMITS	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	02/15/2026	618.08	
	ELAN FINANCIAL SERVICES	ADMIN 1/	EHLERS SEMINAR - AMUNDSON	100-511350-190 ADMINISTRATOR; TRAINING	02/15/2026	250.00	
	ELAN FINANCIAL SERVICES	ADMIN 1/	DNR - W SCHOOL STREET PERMITS	415-581000-260 CAP PRJTS; 2026 W SCHOOL ST	02/15/2026	358.75	
	ELAN FINANCIAL SERVICES	ADMIN 1/	COSTCO - EMPLOYEE ENGAGEMENT SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	02/15/2026	228.53	
	ELAN FINANCIAL SERVICES	ADMIN 1/	KWIK TRIP - EMPLOYEE ENGAGEMENT SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	02/15/2026	150.00	
	ELAN FINANCIAL SERVICES	ADMIN 1/	DOLLAR TREE - EMPLOYEE ENGAGEMENT SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	02/15/2026	10.00	
	ELAN FINANCIAL SERVICES	ADMIN 1/	EHLERS SEMINAR - RIDDLE	100-511560-191 TREASURER; TRAINING	02/15/2026	250.00	
Total ELAN FINANCIAL SERVICES:						3,856.21	
	GFL ENVIRONMENTAL	U9000030	CITY HALL - DUMPSTERS	100-511800-221 CITY HALL; UTILITIES	01/20/2026	154.50	
	GFL ENVIRONMENTAL	U9000030	POLICE DEPT - DUMPSTERS	100-522100-221 PD; UTILITIES	01/20/2026	154.50	
	GFL ENVIRONMENTAL	U9000030	FIRE DEPT - DUMPSTERS	100-522200-221 FIRE; UTILITIES	01/20/2026	154.50	
	GFL ENVIRONMENTAL	U9000030	DPW - DUMPSTER	100-533200-221 PWKS ADMIN; UTILITIES	01/20/2026	87.55	
	GFL ENVIRONMENTAL	U9000030	PARKS - DUMPSTERS	100-555400-221 PARKS; UTILITIES	01/20/2026	854.90	
	GFL ENVIRONMENTAL	U9000030	RESIDENTIAL GARBAGE/RECYCLING	230-577110-296 COLLECTION FEES GARBAGE/REC	01/20/2026	30,822.80	
	GFL ENVIRONMENTAL	U9000030	DPW/LRC - CARDBOARD DUMPSTER	230-577110-300 TRASH; DUMPSTER CHARGES	01/20/2026	118.45	
	GFL ENVIRONMENTAL	U9000030	COLUMBUS UTILITES/WWTP - DUMPSTERS (WILL REIMBURSE)	230-577400-296 RECYCLING; DUMPSTER CHARGES	01/20/2026	262.65	
Total GFL ENVIRONMENTAL:						32,609.85	
	GLS UTILITY LLC INC	17667	MONTHLY ACCOUNT MAINTENANCE - 1/2026	100-511800-251 CITY HALL; SOFTWARE/LICENSES	01/31/2026	124.75	
Total GLS UTILITY LLC INC:						124.75	
	KWIK TRIP	1/2026	FUEL CHARGES 1/2026 - POLICE DEPT	100-522120-345 PD; PATROL FLEET GAS/OIL	02/02/2026	1,534.72	
	KWIK TRIP	1/2026	FIRE DEPT	100-522200-345 FIRE; VEHICLE FUEL	02/02/2026	549.98	
	KWIK TRIP	1/2026	DPW	100-533100-343 GARAGE; FLEET FUEL	02/02/2026	1,387.88	
Total KWIK TRIP:						3,472.58	
	RHYME BUSINESS PRODUCTS	41187616	STANDARD PAYMENT/MAINTENANCE 1/2026 - ADMINISTRATION	100-511800-250 CITY HALL; TECH MAINTENANCE	02/03/2026	2,125.12	
	RHYME BUSINESS PRODUCTS	41187616	MEDIA	100-511450-310 MEDIA/COM.DEV; MEDIA/WEB MISC	02/03/2026	163.21	
	RHYME BUSINESS PRODUCTS	41187616	EMERGENCY MANAGEMENT	100-522410-349 EMD; OTHER EXPENSES	02/03/2026	163.21	
	RHYME BUSINESS PRODUCTS	41187616	CDA	205-581000-346 CDA; WEBSITE SUPPORT/DESIGN	02/03/2026	163.21	
	RHYME BUSINESS PRODUCTS	41187616	COMMUNITY CENTER	216-555100-249 C CENTER; REPAIRS/MAINT	02/03/2026	280.67	
	RHYME BUSINESS PRODUCTS	41187616	POOL	215-555210-298 POOL; PROFL SVCS/CONSULTANTS	02/03/2026	399.31	
	RHYME BUSINESS PRODUCTS	41187616	RECREATION	216-555200-810 RECREATION;			

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
				EQUIP REPLACEMENT	02/03/2026	115.62	
	RHYME BUSINESS PRODUCTS	41187616	DPW	100-533200-310 PWKS ADMIN; COMPUTER/WEB SUPP	02/03/2026	420.19	
	RHYME BUSINESS PRODUCTS	41187616	POLICE DEPT	100-522100-291 PD; SOFTWARE LICENSING/SVCS	02/03/2026	1,434.23	
	RHYME BUSINESS PRODUCTS	41187616	FIRE DEPT	100-522200-340 FIRE; SOFTWARE SUPPORT	02/03/2026	420.19	
	RHYME BUSINESS PRODUCTS	41187616	MUNICIPAL COURT	100-511200-251 COURT; SOFTWARE/LICENSING	02/03/2026	131.96	
Total RHYME BUSINESS PRODUCTS:						5,816.92	
	SALZWEDEL, JOHN C	132	CLOCKTOWER MAINTENANCE - FEBRUARY	100-511800-245 CITY HALL; CLOCK TWR CONTRACT	02/06/2026	325.00	
Total SALZWEDEL, JOHN C:						325.00	
	SHRED-IT USA LLC	80133183	SHREDDING SERVICE 1/6/2026 - CITY HALL	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	01/31/2026	63.49	
	SHRED-IT USA LLC	80133183	POLICE DEPT	100-522100-249 PD; BLDG REPAIRS/MAINTENANCE	01/31/2026	63.49	
Total SHRED-IT USA LLC:						126.98	
	UNEMPLOYMENT INSURANCE	14280562	BENEFIT CHARGES 1/1- 1/31/2026	100-511970-348 PERSONNEL; UNEMPLOYMENT EXP	02/01/2026	1,226.76	
Total UNEMPLOYMENT INSURANCE:						1,226.76	
	US CELLULAR	78617872	CEMETERY CELL PHONE	235-577800-225 CEMETERY; TELEPHONE	01/28/2026	35.00	
	US CELLULAR	78617872	DPW CELL PHONES/TABLETS	100-533200-225 PWKS ADMIN; TELEPHONE	01/28/2026	259.46	
	US CELLULAR	78617872	CDA CELL PHONE	205-561000-332 CDA; MILEAGE & EXPENSES	01/28/2026	32.13	
	US CELLULAR	78617872	EMERGENCY MANAGEMENT CELL PHONE	100-522410-225 EMD; TELEPHONE CIRCUIT	01/28/2026	22.14	
	US CELLULAR	78617872	CU/WW CELL PHONES/IPADS (WILL REIMBURSE)	100-511800-225 CITY HALL; TELEPHONE	01/28/2026	420.84	
Total US CELLULAR:						769.57	
	WE ENERGIES	ALL DEPT	MONTHLY GAS CHARGES - FIRE DEPT	100-522200-224 FIRE; HEAT	01/28/2026	1,327.93	
	WE ENERGIES	ALL DEPT	POLICE DEPT	100-522100-224 PD; HEAT	01/28/2026	271.82	
	WE ENERGIES	ALL DEPT	LIBRARY	210-555000-224 LIBRARY; HEAT	01/28/2026	465.29	
	WE ENERGIES	ALL DEPT	LIBRARY ANNEX	210-555100-224 ANNEX; HEATING/UTILITIES	01/28/2026	641.48	
	WE ENERGIES	ALL DEPT	POOL	215-555210-224 POOL FACILITY; HEATING	01/28/2026	269.14	
	WE ENERGIES	ALL DEPT	CEMETERY	235-577800-221 CEMETERY; UTILITIES	01/28/2026	122.61	
	WE ENERGIES	ALL DEPT	161 BUILDING	216-555200-221 RECREATION; UTILITIES	01/28/2026	299.92	
	WE ENERGIES	ALL DEPT	COMMUNITY CENTER	216-555100-224 C CENTER; HEATING	01/28/2026	761.44	
	WE ENERGIES	ALL DEPT	BOY SCOUT CABIN	100-555400-224 PARKS; HEATING	01/28/2026	433.90	
	WE ENERGIES	ALL DEPT	PAVILION	216-555400-251 PARKS; PAVILION EXPENSES	01/28/2026	1,588.26	
	WE ENERGIES	ALL DEPT	DPW FIREMAN'S PARK GARAGE	100-533200-224 PWKS ADMIN; HEAT	01/28/2026	195.02	
	WE ENERGIES	ALL DEPT	DPW GARAGE REAR	100-533200-224 PWKS ADMIN; HEAT	01/28/2026	435.02	
	WE ENERGIES	ALL DEPT	DPW MUNI GARAGE	100-533200-224 PWKS ADMIN; HEAT	01/28/2026	983.05	
	WE ENERGIES	ALL DEPT	CITY HALL	100-511800-224 CITY HALL; HEAT	01/28/2026	1,221.05	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
Total WE ENERGIES:						9,015.93	
	WI DEPT OF JUSTICE TIME	202601	BACKGROUND CHECK - PD	100-522120-349 PD; FIELD SVCS OTHER OP EXP	02/01/2026	7.00	
	WI DEPT OF JUSTICE TIME	202601	BACKGROUND CHECKS - OPERATORS LICENSES	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	02/01/2026	14.00	
	WI DEPT OF JUSTICE TIME	202601	BACKGROUND CHECKS - FOOD TRUCKS	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	02/01/2026	14.00	
Total WI DEPT OF JUSTICE TIME:						35.00	
	WI PROFESSIONAL POLICE AS	27157	UNION DUES - FEBRUARY 2026	100-215903 UNION DUES	02/01/2026	188.00	
Total WI PROFESSIONAL POLICE ASSOC INC:						188.00	
Total ADMINISTRATION:						60,472.26	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced	
CABLE								
	ELAN FINANCIAL SERVICES	CABLE 1/	WONDERSHARE - BACKUP VIDEO EDITOR	225-511220-291 CABLE TV; PROFL SERVICES	01/15/2026	82.25		
	Total ELAN FINANCIAL SERVICES:						82.25	
	Total CABLE:						82.25	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced
CAPITAL PROJECTS							
	WI DEPT OF TRANSPORTATION	395-00004	LUDINGTON ST - 12/31-1/31/2026	415-581000-219 CAP PRJTS; ENGINEER-LUDINGTON	02/02/2026	11,801.93	
	WI DEPT OF TRANSPORTATION	395-00004	PRELIMINARY ENGINEERING - TOWER DR	415-581000-215 CAP PRJTS; ENGINEER-TOWER DRIV	02/02/2026	1,697.86	
Total WI DEPT OF TRANSPORTATION:						<u>13,499.79</u>	
	WI RIVER TITLE CONSULTANTS	22601002	TOWER DRIVE TITLE WORK	415-581000-215 CAP PRJTS; ENGINEER-TOWER DRIV	02/02/2026	7,350.00	
Total WI RIVER TITLE CONSULTANTS LLC:						<u>7,350.00</u>	
Total CAPITAL PROJECTS:						<u>20,849.79</u>	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced
SENIOR CENTER							
	ELAN FINANCIAL SERVICES	CC 1/2026	HOLIDAY PARTY AND BINGO	100-555100-340 C CENTER; PROGRAMS	01/15/2026	248.00	
	ELAN FINANCIAL SERVICES	CC 1/2026	YOUTUBE PRIME FOR PROGRAMS	216-555100-340 C CENTER; PROGRAMS	01/15/2026	14.76	
	ELAN FINANCIAL SERVICES	CC 1/2026	BIRTHDAY JANUARY	216-555100-340 C CENTER; PROGRAMS	01/15/2026	114.60	
Total ELAN FINANCIAL SERVICES:						<u>377.36</u>	
Total SENIOR CENTER:						<u>377.36</u>	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
CDA							
	BENNETT, DAVID	01282026	2026 WEDA CONFERENCE MILEAGE	205-561000-332 CDA; MILEAGE & EXPENSES	02/05/2026	163.13	
	Total BENNETT, DAVID:						163.13
	ELAN FINANCIAL SERVICES	CDA 1/202	WEDA ACADEMY - BENNETT	205-561000-333 CDA; EDUCATION/TRAINING	01/15/2026	99.00	
	Total ELAN FINANCIAL SERVICES:						99.00
	KORNMANN, MICHAEL	01292026	WEDA CONFERENCE MILEAGE	205-561000-332 CDA; MILEAGE & EXPENSES	02/04/2026	59.16	
	Total KORNMANN, MICHAEL:						59.16
	VOELKER, JANEL	9242506	FACADE GRANT REIMBURSEMENT	205-561000-319 CDA; FACADE IMPROVEMENT PRGM	02/04/2026	3,839.15	
	Total VOELKER, JANEL:						3,839.15
	WEDA	ER-2026-6	WEDA CONFERENCE - BENNETT	205-561000-333 CDA; EDUCATION/TRAINING	01/05/2026	549.00	
	Total WEDA:						549.00
	Total CDA:						4,709.44

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
DEBT SERVICE							
	BOARD OF COMMISSIONERS O	22128	LOAN #02017124.01 PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/04/2026	40,215.15	
	BOARD OF COMMISSIONERS O	22128	LOAN #02017124.01 INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/04/2026	18,494.57	
	BOARD OF COMMISSIONERS O	22128	LOAN #02022043.01 PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/04/2026	9,235.08	
	BOARD OF COMMISSIONERS O	22128	LOAN #02022043.01 INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/04/2026	8,059.22	
Total BOARD OF COMMISSIONERS OF:						76,004.02	
	BOND TRUST SERVICES CORP	102623	GO 2013A CUSIP #199635GN7 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	105,000.00	
	BOND TRUST SERVICES CORP	102623	GO 2013A CUSIP #199635GN7 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	10,280.00	
	BOND TRUST SERVICES CORP	102624	GO 2017A CUSIP #199635HQ9 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	80,000.00	
	BOND TRUST SERVICES CORP	102624	GO 2017A CUSIP #199635HQ9 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	15,322.50	
	BOND TRUST SERVICES CORP	102625	GO 2017B CUSIP #199635JJ3 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	55,000.00	
	BOND TRUST SERVICES CORP	102625	GO 2017B CUSIP #199635JJ3 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	728.75	
	BOND TRUST SERVICES CORP	102625	GO 2017B CUSIP #199635JJ3 - SEWER PRINCIPAL (CU TO REIMBURSE)	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	75,000.00	
	BOND TRUST SERVICES CORP	102625	GO 2017B CUSIP #199635JJ3 - SEWER INTEREST (CU TO REIMBURSE)	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	993.75	
	BOND TRUST SERVICES CORP	102626	GO 2018A CUSIP #199635JQ7 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	125,000.00	
	BOND TRUST SERVICES CORP	102626	GO 2018A CUSIP #199635JQ7 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	23,937.50	
	BOND TRUST SERVICES CORP	102627	GO 2020B CUSIP #199635KF9 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	220,000.00	
	BOND TRUST SERVICES CORP	102627	GO 2020B CUSIP #199635KF9 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	4,462.50	
	BOND TRUST SERVICES CORP	102628	GO 2022B CUSIP #199635KM4 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	55,000.00	
	BOND TRUST SERVICES CORP	102628	GO 2022B CUSIP #199635KM4 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	26,400.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - PRINCIPAL	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	390,000.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - INTEREST	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	73,150.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - PRINCIPAL ELECTRIC (CU TO REIMBURSE)	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	140,000.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - INTEREST ELECTRIC (CU TO REIMBURSE)	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	7,250.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - PRINCIPAL SEWER (CU TO REIMBURSE)	300-581000-635 DEBT; PRINCIPAL PAYMENT	02/10/2026	80,000.00	
	BOND TRUST SERVICES CORP	102629	GO 2024A CUSIP #199635LF8 - INTEREST SEWER (CU TO REIMBURSE)	300-581000-630 DEBT; INTEREST PAYMENT	02/10/2026	20,625.00	
	BOND TRUST SERVICES CORP	102978-10	TERM BOND FEE	300-581000-660 DEBT; PYMT TO ESCROW AGENT	02/10/2026	100.00	
	BOND TRUST SERVICES CORP	102978-10	PAYING AGENT FEES	300-581000-660 DEBT; PYMT TO ESCROW AGENT	02/10/2026	1,600.00	
Total BOND TRUST SERVICES CORP:						1,509,850.00	
Total DEBT SERVICE:						1,585,854.02	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced
FIRE							
	AT&T MOBILITY II LLC	28733307	WIRELESS SERVICE	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	01/12/2026	232.66	
Total AT&T MOBILITY II LLC:						232.66	
	CHARTER COMMUNICATIONS	17113410	TV SERVICES 1/2026 - FD	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	01/14/2026	49.08	
Total CHARTER COMMUNICATIONS:						49.08	
	ELAN FINANCIAL SERVICES	FD 1/2026	AMAZON INK CARTRIDGE	100-522200-312 FIRE; OFFICE SUPPLIES & EXPENS	01/15/2026	100.88	
	ELAN FINANCIAL SERVICES	FD 1/2026	GOOGLE WORKSPACE	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	01/15/2026	92.40	
	ELAN FINANCIAL SERVICES	FD 1/2026	AMAZON BATTERY	100-522200-249 FIRE; REPAIR & MAINTENANCE	01/15/2026	28.66	
	ELAN FINANCIAL SERVICES	FD 1/2026	FOOD FOR TRAINING	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/15/2026	182.61	
	ELAN FINANCIAL SERVICES	FD 1/2026	AMAZON WASTE BAGS	100-522200-817 FIRE; BLDG REPAIR/MAINTENANCE	01/15/2026	42.97	
	ELAN FINANCIAL SERVICES	FD 1/2026	MEMBER DUES	100-522200-230 FIRE; MEMBERSHIPS, DUES	01/15/2026	110.00	
	ELAN FINANCIAL SERVICES	FD 1/2026	WSFCA CONFERENCE-FOX	100-522200-315 FIRE; TRAINING & SEMINAR FEES	01/15/2026	195.00	
	ELAN FINANCIAL SERVICES	FD 1/2026	WSFCA CONFERENCE- HAZELTINE	100-522200-315 FIRE; TRAINING & SEMINAR FEES	01/15/2026	195.00	
	ELAN FINANCIAL SERVICES	FD 1/2026	CHIEFS MEMBERSHIP 2026	100-522200-230 FIRE; MEMBERSHIPS, DUES	01/15/2026	110.00	
	ELAN FINANCIAL SERVICES	FD 1/2026	FIRE CHIEF DUES-MILLER	100-522200-230 FIRE; MEMBERSHIPS, DUES	01/15/2026	110.00	
Total ELAN FINANCIAL SERVICES:						1,167.52	
	FIRE SAFETY USA INC	250121	CARESKITS5-21	100-522200-820 FIRE; EQUIP REPLACEMENT	12/15/2025	107.75	
	FIRE SAFETY USA INC	250467	COAT AND PANT	100-522200-920 FIRE; 2% FUND ELIGIBLE EXP	12/19/2025	3,563.95	
	FIRE SAFETY USA INC	251041	HEXARMOR EXT/RESCUE GLOVE	100-522200-820 FIRE; EQUIP REPLACEMENT	01/05/2026	264.45	
	FIRE SAFETY USA INC	251085	COATS AND PANTS	100-522200-920 FIRE; 2% FUND ELIGIBLE EXP	01/06/2026	14,175.95	
	FIRE SAFETY USA INC	252358	STREAMLIGHT LED SURVIVOR	100-522200-820 FIRE; EQUIP REPLACEMENT	01/29/2026	378.70	
Total FIRE SAFETY USA INC:						18,490.80	
	FOX, JERROD	01212026	MILEAGE TO CLASS	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/21/2026	42.05	
	FOX, JERROD	01282026	MILEAGE TO CLASS	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/28/2026	42.05	
Total FOX, JERROD:						84.10	
	GENCOMM	353144	BATTERIES AND CHARGER	100-522200-820 FIRE; EQUIP REPLACEMENT	01/02/2026	189.00	
Total GENCOMM:						189.00	
	MACQUEEN EQUIPMENT LLC	P61506	CITRO 4X1 GAL WH1B	100-522200-249 FIRE; REPAIR & MAINTENANCE	01/28/2026	155.00	
	MACQUEEN EQUIPMENT LLC	P61530	PARTS INVOICE	415-513000-811 CAP PRJTS; FD EQPMNT PURCHASE	01/28/2026	43,245.00	
Total MACQUEEN EQUIPMENT LLC:						43,400.00	
	MID-STATE EQUIPMENT JANES	P88482	ULTRAGUARD BINS AND				

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
			ANTIFRZE	100-522200-249 FIRE; REPAIR & MAINTENANCE	01/28/2026	73.71	
Total MID-STATE EQUIPMENT JANESVILLE INC:						73.71	
	WEILAND, BRYCE	01212026	MILEAGE	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/21/2026	21.75	
	WEILAND, BRYCE	01282026	MILEAGE	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/28/2026	21.75	
Total WEILAND, BRYCE:						43.50	
	WIEDENBECK, LANDIN	01212026	MILEAGE	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/21/2026	32.19	
	WIEDENBECK, LANDIN	01282026	MILEAGE	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	01/28/2026	32.19	
Total WIEDENBECK, LANDIN:						64.38	
Total FIRE:						63,794.75	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
LIBRARY							
	AMERICAN EXPRESS	7-41001 J	PAPER, KLEENEX, CLEANER, CORD COVER	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	01/23/2026	230.37	
	AMERICAN EXPRESS	7-41001 J	PUBLIC LIBRARY ASSOCIATION CONFERENCE	210-555000-333 LIBRARY; EDUCATION & TRAVEL	01/23/2026	364.00	
	AMERICAN EXPRESS	7-41001 J	ADULT BOOKS	210-555000-377 LIBRARY; ADULT BOOKS	01/23/2026	104.31	
	AMERICAN EXPRESS	7-41001 J	DVDS	210-555000-371 LIBRARY; ADULT AUDIO VISUAL	01/23/2026	105.79	
	AMERICAN EXPRESS	7-41001 J	MUSIC AND MOTION INSTRUMENTS	210-555000-385 LIBRARY; YOUTH PROGRAMMING	01/23/2026	176.83	
	AMERICAN EXPRESS	7-41001 J	CRAFT SUPPLIES FOR 3 MONTHS	210-555000-386 LIBRARY; ADULT PROGRAMMING	01/23/2026	154.46	
Total AMERICAN EXPRESS:						1,135.76	
	ELAN FINANCIAL SERVICES	LIB 1/2026	YOUTH PROGRAMS	210-555000-385 LIBRARY; YOUTH PROGRAMMING	01/15/2026	80.83	
	ELAN FINANCIAL SERVICES	LIB 1/2026	APPECIATION MEAL, FACEBOOK ADVERTISING	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	01/15/2026	436.16	
	ELAN FINANCIAL SERVICES	LIB 1/2026	AD PROGRAM	210-555000-386 LIBRARY; ADULT PROGRAMMING	01/15/2026	24.97	
	ELAN FINANCIAL SERVICES	LIB 1/2026	FEE FOR NOTARY	210-555000-386 LIBRARY; ADULT PROGRAMMING	01/15/2026	20.60	
	ELAN FINANCIAL SERVICES	LIB 1/2026	ALA MEMBERSHIP AND TRAIN	210-555000-333 LIBRARY; EDUCATION & TRAVEL	01/15/2026	306.88	
	ELAN FINANCIAL SERVICES	LIB 1/2026	YOUTH SERVICES	210-555000-385 LIBRARY; YOUTH PROGRAMMING	01/15/2026	159.97	
	ELAN FINANCIAL SERVICES	LIB 1/2026	WINTER PRIZES, WATER, SNACKS,, MEETINGS	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	01/15/2026	252.33	
Total ELAN FINANCIAL SERVICES:						1,281.74	
	POCKAT, JEFFREY	03122026	GAELIC HAPIST	210-555000-386 LIBRARY; ADULT PROGRAMMING	02/03/2026	350.00	
Total POCKAT, JEFFREY:						350.00	
	RHYME BUSINESS PRODUCTS	41101673	COPIER LEASE	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	01/23/2026	626.54	
Total RHYME BUSINESS PRODUCTS:						626.54	
	SOUTH CENTRAL LIBRARY SYS	26-054	2 NEW PATRON COMPUTERS	210-555000-314 LIBRARY; EQUIPMENT	01/26/2026	1,480.00	
Total SOUTH CENTRAL LIBRARY SYSTEM:						1,480.00	
	WILS	504791	DATABASE FEES FOR 2026	210-555000-376 LIBRARY; SOFTWARE/DATABASES	01/07/2026	546.74	
Total WILS:						546.74	
Total LIBRARY:						5,420.78	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
POLICE							
	AMAZON CAPITAL SERVICES	1KJ6-HRR	CLEANING AND OFFICE SUPPLIES	100-522160-312 PD; SUPPORT SVCS - OP EXPENSES	01/26/2026	45.53	
	AMAZON CAPITAL SERVICES	1X3C-JG4	CLERICAL HEADPHONES, EARBUDS AND CLEANING WIPES	100-522160-249 PD; SUPPORT SVCS - EQUIP REP	01/26/2026	44.38	
	AMAZON CAPITAL SERVICES	1X3C-JG4	CM# 1KH3-GFVN-36VD RETURN OF CASE	100-522160-249 PD; SUPPORT SVCS - EQUIP REP	01/26/2026	4.89	
Total AMAZON CAPITAL SERVICES:						85.02	
	AT&T MOBILITY II LLC	28732076	PD CELL PHONES	100-522100-225 PD; TELEPHONE & WIRELESS	01/12/2026	733.45	
Total AT&T MOBILITY II LLC:						733.45	
	BAYCOM INC	SRVCE00	PROGRAMMING RADIO	419-513000-812 VEH/EQ; EQUIPMNT PURCHASE - PD	01/27/2026	76.00	
Total BAYCOM INC:						76.00	
	CARDINAL EMBROIDERY & SC	4976	PD CLERICAL UNIFORM SHIRTS	100-522160-346 PD; SUPPORT SVCS - UNIFORMS	02/03/2026	92.00	
Total CARDINAL EMBROIDERY & SCREEN:						92.00	
	DANE COUNTY CLERK OF CIRC	26CAK014	COPIES OF RECORDS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	02/04/2026	3.75	
Total DANE COUNTY CLERK OF CIRCUIT COURT:						3.75	
	DG REPAIR	2886	WORK ON USED SQUAD	419-513000-812 VEH/EQ; EQUIPMNT PURCHASE - PD	01/20/2026	396.52	
Total DG REPAIR:						396.52	
	ELAN FINANCIAL SERVICES	PD 1/2026	KWIK TRIP APPRECIATION GIFTS	100-522170-314 CROSSING GUARDS; OP SUPPLIES	01/15/2026	260.00	
	ELAN FINANCIAL SERVICES	PD 1/2026	NIC TRAFFIC - PARKING TICKET SUSPENSIONS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	01/15/2026	6.12	
	ELAN FINANCIAL SERVICES	PD 1/2026	CULVERS APPRECIATION GIFTS	100-522170-314 CROSSING GUARDS; OP SUPPLIES	01/15/2026	260.00	
	ELAN FINANCIAL SERVICES	PD 1/2026	OAK GROVE FLORAL - FUNERAL FLOWERS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	01/15/2026	62.77	
	ELAN FINANCIAL SERVICES	PD 1/2026	NIC TRAFFIC - PARKING TICKET SUSPENSIONS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	01/15/2026	3.06	
	ELAN FINANCIAL SERVICES	PD 1/2026	WHENIWORK - SCHEDULE SOFTWARE	100-522100-291 PD; SOFTWARE LICENSING/SVCS	01/15/2026	352.80	
	ELAN FINANCIAL SERVICES	PD 1/2026	EBAY -BATTERY CHARGER AND CASE	100-522120-249 PD; PATROL EQUIP REPAIR/MAIN	01/15/2026	343.13	
	ELAN FINANCIAL SERVICES	PD 1/2026	MAGNUM ELECTRONICS SPEAKER MIC - CREDIT FOR TAXES	100-522100-346 PD; UNIFORMS	01/15/2026	116.02	
Total ELAN FINANCIAL SERVICES:						1,403.90	
	PREMIUM WATERS INC	802496-01	WATER COOLER REFILLS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	01/31/2026	24.99	
Total PREMIUM WATERS INC:						24.99	
	SBM ELECTRONICS	41416 SA	OLYMPUS TRANSCRIPTION SOFTWARE CLOUD LICENSES	100-522100-291 PD; SOFTWARE LICENSING/SVCS	01/20/2026	1,495.00	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced
Total SBM ELECTRONICS:						1,495.00	
	SIRCHIE ACQUISITION CO LLC	0728903-I	DRUG TEST KITS	100-522120-314 PD; PATROL SMALL EQUIP ITEMS	09/17/2025	47.25	
Total SIRCHIE ACQUISITION CO LLC:						47.25	
	TOP PACK DEFENSE LLC	17833	FIRE ARMS LASER TRAINING SYSTEM	100-522120-853 PD; FIELD SVCS FIREARMS/AMMO	12/17/2025	400.00	
	TOP PACK DEFENSE LLC	18070	SGT KNOLL UNIFORM ITEMS FROM ALLOWANCE	100-522120-346 PD; PATROL UNIFORM ALLOWANCE	01/17/2026	474.85	
Total TOP PACK DEFENSE LLC:						874.85	
	WI COPY & BUSINESS	AR69805	COPIER MAINTENANCE CONTRACT	100-522160-291 PD; SUPPORT SVCS - CONTRACTED	02/03/2026	57.00	
Total WI COPY & BUSINESS:						57.00	
	WISE GUYS AUTO REPAIR LLC	62299	222 MULTIPLE REPAIRS AND REPLACE BATTERY	419-513000-812 VEH/EQ; EQUIPMNT PURCHASE - PD	01/20/2026	1,338.19	
	WISE GUYS AUTO REPAIR LLC	62362	221 OIL CHANGE AND DIAGNOS OTHER ISSUES TO BE FIXED AT A LATER DATE	100-522120-250 PD; PATROL FLEET REPAIR/MAIN	01/23/2026	115.00	
	WISE GUYS AUTO REPAIR LLC	62473	120 OIL CHANGE	100-522120-250 PD; PATROL FLEET REPAIR/MAIN	01/30/2026	40.00	
	WISE GUYS AUTO REPAIR LLC	62515	120 OIL CHANGE ROTATE TIRES	100-522120-250 PD; PATROL FLEET REPAIR/MAIN	02/03/2026	52.50	
Total WISE GUYS AUTO REPAIR LLC:						1,545.69	
Total POLICE:						6,835.42	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
POOL							
	BROWSKOWSKI, KANE	WPRA 2/2	WPRA MILEAGE RECREATION	216-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	02/10/2026	89.18	
	BROWSKOWSKI, KANE	WPRA 2/2	WPRA MILEAGE CAAC	215-555210-332 POOL; TRAINING FEES/EXPENSES	02/10/2026	89.17	
Total BROWSKOWSKI, KANE:						<u>178.35</u>	
	ELAN FINANCIAL SERVICES	POOL 01/	METRO MARKET CRAFT FAIR	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	01/15/2026	8.36	
	ELAN FINANCIAL SERVICES	POOL 01/	GC'S HOME CONTEST DECOR HOLIDAY	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	01/15/2026	475.00	
	ELAN FINANCIAL SERVICES	POOL 01/	FACEBOOK AD FOR EVENTS	100-555200-319 RECREATION; ADVERTISING/MKTG	01/15/2026	10.88	
	ELAN FINANCIAL SERVICES	POOL 01/	911 DEDICATED POOL LINE	215-555210-225 POOL FACILITY; TELEPHONE	01/15/2026	47.40	
	ELAN FINANCIAL SERVICES	POOL 01/	WPRA REC POOL	216-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	01/15/2026	230.00	
	ELAN FINANCIAL SERVICES	POOL 01/	WPRA REC POOL	215-555210-332 POOL; TRAINING FEES/EXPENSES	01/15/2026	230.00	
	ELAN FINANCIAL SERVICES	POOL 01/	GOAT PRIZES FOR SCAVENGER HUNT	216-555200-383 RECREATION; SPCL EVENTS/TRIPS	01/15/2026	30.00	
	ELAN FINANCIAL SERVICES	POOL 01/	MENARDS SPARKLE IN PARK	216-555200-800 RECREATION; DONATED FD PURCHAS	01/15/2026	596.56	
	ELAN FINANCIAL SERVICES	POOL 01/	CHARTER INTERNET 1/3- 2/2/2026	215-555210-225 POOL FACILITY; TELEPHONE	01/15/2026	129.99	
	ELAN FINANCIAL SERVICES	POOL 01/	COSTCO STORAGE BINS	216-555200-312 RECREATION; OPERATING SUPP/EXP	01/15/2026	105.49	
Total ELAN FINANCIAL SERVICES:						<u>1,863.68</u>	
Total POOL:						<u>2,042.03</u>	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voiced
PR ADMIN							
	DIVERSIFIED BENEFIT SERV IN	467426	HSA SERVICES 2/2026	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	02/02/2026	87.00	
Total DIVERSIFIED BENEFIT SERV INC:						87.00	
	WI DEPT OF JUSTICE TIME	G3226 - 2	BACKGROUND CHECKS - OPERATORS LICENSES	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	02/10/2026	28.00	
	WI DEPT OF JUSTICE TIME	G3226 - 2	BACKGROUND CHECKS	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	02/10/2026	7.00	
Total WI DEPT OF JUSTICE TIME:						35.00	
Total PR ADMIN:						122.00	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
PUBLIC WORKS							
	BP INC	69887653	FUEL CHARGES - DPW 1/2026	100-533100-343 GARAGE; FLEET FUEL	02/01/2026	621.68	
Total BP INC:						621.68	
	COLUMBUS UTILITIES	2782	WW-CEMETERY WORK	235-577800-249 CEMETERY; REPAIRS/MAINTENANCE	11/27/2024	90.25	
	COLUMBUS UTILITIES	2802	VAC TRUCK REPAIRS	100-533200-249 PWKS ADMIN; REPAIR/MAINTENANCE	01/22/2025	605.40	
	COLUMBUS UTILITIES	2807	WW-SNOWPLOWING 2/13-2/15	100-533600-111 SNOW & ICE; WAGES	02/25/2025	1,459.35	
Total COLUMBUS UTILITIES:						2,155.00	
	DIGGERS HOTLINE INC	260 1 175	DIGGERS HOTLINE EMAILS	100-511800-251 CITY HALL; SOFTWARE/LICENSES	01/31/2026	36.00	
Total DIGGERS HOTLINE INC:						36.00	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	100-555400-249 PARKS; REPAIR & MAINTENANCE	01/15/2026	285.50	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	216-555100-249 C CENTER; REPAIRS/MAINT	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	216-555200-249 RECREATION; REPAIR/MAINTENANCE	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	215-555210-249 POOL; EQUIPMENT MAINTENANCE	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	216-555400-251 PARKS; PAVILION EXPENSES	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	100-533100-250 GARAGE; BUILDING REPAIRS/MAINT	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	100-533200-312 PWKS ADMIN; SUPPLIES	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	LRC 2026 STICKERS	230-577400-312 RECYCLING; SUPPLIES	01/15/2026	147.43	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	100-511800-249 CITY HALL; BLDG REPAIR/MAINT	01/15/2026	71.38	
	ELAN FINANCIAL SERVICES	DPW 1/20	AED SMART PADS	210-555000-249 LIBRARY; REPAIR & MAINTENANCE	01/15/2026	71.38	
Total ELAN FINANCIAL SERVICES:						1,003.97	
	MORTON SALT INC	54040026	SALT DELIVERY	100-533600-235 SNOW & ICE; SAND/SALT PURCHASE	01/22/2026	9,639.20	
Total MORTON SALT INC:						9,639.20	
	NAPA AUTO PARTS	828978	PREM AW 46 HYD FL 55G	100-533100-249 GARAGE; VEHICLE REPAIRS/MAIN	02/02/2026	874.99	
Total NAPA AUTO PARTS:						874.99	
	TAPCO INC	1817409	BASE, ALUMINUM SQUARE PEDESTAL	100-533500-315 STREETS; SIGNS	01/23/2026	319.49	
Total TAPCO INC:						319.49	
Total PUBLIC WORKS:						14,650.33	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
RECREATION							
	ELAN FINANCIAL SERVICES	REC 01/2	TOE WARMERS FOR TRAIN VOLUNTEERS	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	01/15/2026	69.98	
	ELAN FINANCIAL SERVICES	REC 01/2	ADOBE DEC 2025	100-555200-382 RECREATION; DUES/MEMBERSHIPS	01/15/2026	25.31	
	ELAN FINANCIAL SERVICES	REC 01/2	PAVILION SPECTRUM	100-555400-251 PARKS; PAVILION EXPENSES	01/15/2026	150.00	
	ELAN FINANCIAL SERVICES	REC 01/2	PICK AND SAVE	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	01/15/2026	19.97	
	ELAN FINANCIAL SERVICES	REC 01/2	ICE MAKER FOR 161 BLDG	216-555200-312 RECREATION; OPERATING SUPP/EXP	01/15/2026	89.99	
	ELAN FINANCIAL SERVICES	REC 01/2	MEYERS	100-233000 PARKS; FACILITY RENT DEPOSITS	01/15/2026	39.90	
	ELAN FINANCIAL SERVICES	REC 01/2	POSTERMYWALL MARKETING TOOL	216-555200-319 RECREATION; ADVERTISING/MKTG	01/15/2026	99.95	
	ELAN FINANCIAL SERVICES	REC 01/2	GIRLS BBALL 3RD	216-555200-322 RECREATION; BASKETBALL-GIRLS	01/15/2026	27.37	
	ELAN FINANCIAL SERVICES	REC 01/2	1ST AID SUPPLIES FOR SPORT KITS	216-555200-312 RECREATION; OPERATING SUPP/EXP	01/15/2026	36.27	
	ELAN FINANCIAL SERVICES	REC 01/2	OFFICE ITEMS	216-555200-312 RECREATION; OPERATING SUPP/EXP	01/15/2026	72.89	
	ELAN FINANCIAL SERVICES	REC 01/2	HIGHLIGHTERS	216-555200-312 RECREATION; OPERATING SUPP/EXP	01/15/2026	12.98	
	ELAN FINANCIAL SERVICES	REC 01/2	SCHLAGE LOCK PAVILION	100-555400-251 PARKS; PAVILION EXPENSES	01/15/2026	120.44	
	ELAN FINANCIAL SERVICES	REC 01/2	DONATION TO BACKCOURT CLUB	216-555200-319 RECREATION; ADVERTISING/MKTG	01/15/2026	65.09	
	ELAN FINANCIAL SERVICES	REC 01/2	COOKIES FOR PD	100-511350-349 EMPLOYEE ENGAGEMENT	01/15/2026	38.94	
	ELAN FINANCIAL SERVICES	REC 01/2	WPRA CONFERENCE	216-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	01/15/2026	300.00	
Total ELAN FINANCIAL SERVICES:						1,169.08	
	FUNKTION DESIGN STUDIO	24.025.00	STAIR PROJECT PAVILION	100-555400-251 PARKS; PAVILION EXPENSES	01/05/2026	1,142.98	
Total FUNKTION DESIGN STUDIO:						1,142.98	
	HOLIDAY WHOLESale INC	2210217	CRAFT FAIR FOOD ITEMS	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	12/10/2025	160.65	
Total HOLIDAY WHOLESale INC:						160.65	
	KAUL REFRIGERATION INC	020423	YRLY MAINT. ON PAVILION COOLER	216-555400-251 PARKS; PAVILION EXPENSES	01/06/2026	87.00	
Total KAUL REFRIGERATION INC:						87.00	
	KAYLA'S CUSTOM CLEANING	99356	PAVIION CLEANING EXPENSE	216-555400-251 PARKS; PAVILION EXPENSES	01/30/2026	873.76	
Total KAYLA'S CUSTOM CLEANING:						873.76	
	MEYERS, AMY JO	02062026	WPRA CONVENTION MILEAGE REIMBURSEMENT	216-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	02/06/2026	178.35	
	MEYERS, AMY JO	2/2026	FEBRUARY MILEAGE	216-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	02/04/2026	40.00	
Total MEYERS, AMY JO:						218.35	
Total RECREATION:						3,651.82	

Department	Vendor Name	Invoice #	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Voided
TOURISM COMMISSION							
	ELAN FINANCIAL SERVICES	TOURISM/	GOV SOCIAL MEDIA MEMBERSHIP - BENNETT	100-511450-191 MEDIA/COM.DEV; TRAIN/MIL/DUES	01/15/2026	99.00	
	ELAN FINANCIAL SERVICES	TOURISM/	GOOGLE - TOURISM ADS	250-511000-313 TOURISM; MARKETING/ADVERTISING	01/15/2026	500.00	
	ELAN FINANCIAL SERVICES	TOURISM/	GOOGLE - TOURISM ADS	250-511000-313 TOURISM; MARKETING/ADVERTISING	01/15/2026	186.91	
	ELAN FINANCIAL SERVICES	TOURISM/	GODADDY - PREMIUM DNS RENEWAL	100-511450-310 MEDIA/COM.DEV; MEDIA/WEB MISC	01/15/2026	71.88	
Total ELAN FINANCIAL SERVICES:						857.79	
Total TOURISM COMMISSION:						857.79	
Grand Totals:						1,769,720.04	

Report Criteria:

- Detail report.
- Invoice detail records above \$0.00 included.
- Paid and unpaid invoices included.