



FINANCE AND PURCHASING COMMITTEE MEETING AGENDA

**September 09, 2025 at 6:20 PM
303 Mansion Street Mauston, WI**

- 1. Call to Order/Roll Call**
- 2. Discussion and Action Regarding Minutes**
 - a. August 26, 2025**
- 3. Discussion and Recommendation Regarding Vouchers in the Amount of \$1,370,005.57**
 - a. Voucher Information**
- 4. Discussion and Recommendation Regarding the Administrative Fees to Continue the Dissolution with the CDBG Housing Program to MSA**
 - a. Administrative Fees**
- 5. Discussion and Recommendation Regarding the City of Mauston Comprehensive Plan Amendment Professional Services Agreement with Vierbicher**
 - a. Services Agreement**
- 6. Discussion and Recommendation Regarding the Approval of the 5-Year Capital Replacement Plan for Years 2026-2030**
 - a. 5-Year Capital Replacement Plan for years 2026-2030**
- 7. Adjourn**

NOTICE:

It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Deputy Clerk Carole Wolff at (608) 747-2706.

Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676



FINANCE AND PURCHASING COMMITTEE MEETING MINUTES

August 26, 2025 at 6:25 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Finance and Purchasing Committee Meeting was called to order on August 26, 2025, at 6:25 p.m. by Secretary Barb Hoilien. Members present were Barb Hoilien and Rick Noe. Also present were Mayor Darryl Teske, City Administrator Daron Haugh, and Deputy Clerk Carole Wolff.
2. **Minutes:** Motion by Hoilien, seconded by Noe, to approve the August 12, 2025 minutes. Motion carried by voice vote.
3. **Vouchers:** Motion by Hoilien, seconded by Noe, to recommend Council approval of the vouchers in the amount of \$2,047,020.09. Motion carried by voice vote.
4. **Adjourn:** Motion by Hoilien, seconded by Noe, to adjourn. Motion carried by voice vote. Meeting adjourned at 6:27 p.m.

Chair

Date

September 9, 2025

ACH Payments & Checks #41440 - #41498

08/23/25 – 09/05/25

Total Vouchers = \$1,273,335.56

ERF Vouchers = \$25,800.00

Plus

Payroll = \$70,870.01

Total to Approve \$1,370,005.57



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
FIT	8/21/2025	Federal Tax Withholding	22,460.28
	Manual Check	FED/FICA Payroll Taxes 08.22.25	
FIT	9/04/2025	Federal Tax Withholding	21,968.21
	Manual Check	FED/FICA Payroll Taxes 09.05.25	
WRS	8/25/2025	Wis Retirement Fund (ETF)	32,296.86
	Manual Check	City of Mauston - WRS Contribute EE/ER	
DEBT	8/29/2025	Wells Fargo Corporate Trust Service	304,221.88
	Manual Check	Debt - 2021A GO Bond	
41440	8/27/2025	1000 Bulbs.com	241.11
		Library - Light Bulbs	
41441	8/27/2025	ABT Mailcom	1,299.60
		City of Mauston - Utility mail billing	
41442	8/27/2025	Allstate Peterbilt of Tomah	534.86
		Sewer - Items for maint/repair	
41443	8/27/2025	Amazon Capital Services, Inc	549.24
		City of Mauston - Items for office/use	
41444	8/27/2025	Archie Monument & Stone, Inc	50,000.00
		Parks - Veteran's Memorial down payment	
41445	8/27/2025	Associated Appraisal Consultants, Inc	814.53
		Admin - Monthly pro fees assessments	
41446	8/27/2025	AT&T Mobility	587.92
		Swr/Wtr - SCADA plan	
41447	8/27/2025	AT&T Mobility	1,107.58
		City of Mauston - Monthly Phone Service	
41448	8/27/2025	Baker & Taylor, Inc	252.74
		Library - Adult/Childrens Books	
41449	8/27/2025	BTU Management, Inc	663.88
		Library - Air Handler maint/repairs	
41450	8/27/2025	Cengage Group	49.48
		Library - Adult Books	
41451	8/27/2025	Cintas	104.81
		City of Mauston - Building floor mats	
41452	8/27/2025	Column Software PBC	31.21
		Zoning - Publishing Fees	
41453	8/27/2025	Concept Printing (CPC)	115.00
		Admin/Court - Business Cards	



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41454	8/27/2025	Core & Main LP Water - Items for maint/repairs	166.60
41455	8/27/2025	Croell Redi-Mix Streets - Delivery	1,096.50
41456	8/27/2025	Diane Kropiwka Admin - Pro Fees	218.75
41457	8/27/2025	Eagle Promotions & Apparel, LLC Parks/Admin/Court - Sign & Desk Plates	187.02
41458	8/27/2025	Eastman, Jason Streets - Meal reimbursement	19.00
41459	8/27/2025	Ess Brothers and Son's Inc Storm Swr - items for maint/repairs	2,840.00
41460	8/27/2025	Flyway Fence Co. Parks - Pickleball backboard	1,750.00
41461	8/27/2025	General Engineering Zoning - Building inspections	4,854.00
41462	8/27/2025	Gowey Abstract & Title Company, Inc. AHF - Escrow Agreement Sawyer Ridge, LLC	500,000.00
41463	8/27/2025	Gray Electric, LLC Streets - items for maint/repairs	471.60
41464	8/27/2025	Holiday Wholesale Library - cleaning supplies	82.40
41465	8/27/2025	Holiday Wholesale City of Mauston - Cleaning Supplies/food	1,187.46
41466	8/27/2025	LEAGUE OF WISCONSIN MUNICIPALITIES Admin - 2025 Fall Conference	300.00
41467	8/27/2025	MacQueen Equipment FD - Lion Coats x4	8,854.95
41468	8/27/2025	Mauston Professional Police Assoc. Police Union Dues - August 2025	688.00
41469	8/27/2025	McSweeney, John Streets - Meal reimbursement	19.00
41470	8/27/2025	Midwest Tape Library - Childrens Visuals	26.99
41471	8/27/2025	MSA Professional Services Library - FFP Admin 24-26	602.75



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:
Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41472	8/27/2025	Municipal Parking Services, Inc. PD - Parking Service	165.21
41473	8/27/2025	No Flow In Flow, LLC Sewer - Manhole Insert	290.00
41474	8/27/2025	Playaway Products Library - Childrens audio	303.20
41475	8/27/2025	Reinders, Inc. GMTA - Holiday Lighting	1,785.74
41476	8/27/2025	River Architects Inc. Library - RA#1560 Architectural Services	1,840.00
41477	8/27/2025	Securian Financial Group City of Mauston - Accidental premiums	112.38
41478	8/27/2025	Staples Business Advantage Admin - office supplies	41.46
41479	8/27/2025	State of Wisconsin Dept of Natural Resources Water - 2025 Water Use Fees	125.00
41480	8/27/2025	Vierbicher Associates Inc TID 4 & 5 - Econ Development Plan	1,600.00
41481	8/27/2025	WI SCTF Child Support Withheld - 08.22.25	322.61
41482	8/27/2025	WI SCTF - Child Support fee - 08.22.25	65.00
41483	8/27/2025	Winding Rivers Library System Library - Licenses/keyboard maint	556.58
41484	8/27/2025	Wisconsin Chiefs of Police Association PD - Conference Registration Fee	275.00
41485	8/27/2025	Wisconsin Metal Sales Inc GMTA - Items for holiday decorations	36.00
41486	9/03/2025	Amazon Capital Services, Inc City of Mauston - items for office/use	1,237.85
41487	9/03/2025	Column Software PBC City of Mauston - Publication Fees	284.74
41488	9/03/2025	DL Gasser Construction Inc Streets - 2025 Street Repair/Maint	116,964.00
41489	9/03/2025	Eickhof Columbaria Inc Cemetery - Inscription	533.47



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41490	9/03/2025	Fun Play Inflatables Bounce houses for 4th of July event	564.42
41491	9/03/2025	Giles Engineering Associates, Inc. Wtr/Swr - Engineering Services	4,860.00
41492	9/03/2025	Henke Signs Parks - Signs for State Street/May Park	5,910.00
41493	9/03/2025	J & M Collision Center Admin - Vehicle Repairs	84.95
41494	9/03/2025	Mauston Area Ambulance Assn., Inc 2nd half 2025 contract fees	145,665.00
41495	9/03/2025	Rhyme Business Products City of Mauston - Copier lease fees	611.13
41496	9/03/2025	Richards - Bria Law Office City of Mauston - Legal for Month	1,831.25
41497	9/03/2025	WI SCTF Child Support Withheld - 09.05.25	322.61
41498	9/03/2025	Wilke, Jordan Refund for parks reservation	75.00
AFLAC	8/18/2025	Aflac Insurance Manual Check Aflac Deductions - August 25	427.10
WITAX	8/21/2025	Wis Tax Withholding Manual Check WI Payroll Taxes 08.22.25	4,018.00
WITAX	9/04/2025	Wis Tax Withholding Manual Check WI Payroll Taxes 09.05.25	3,916.71
DEFCOMP	8/21/2025	Wells Fargo - Great West Deferred Comp Manual Check Deferred Comp - Payroll 08.22.2025	2,390.00
DEFCOMP	9/04/2025	Wells Fargo - Great West Deferred Comp Manual Check Deferred Comp - Payroll 09.05.25	2,440.00
OAKDALE	8/20/2025	Oakdale Electric Cooperative Manual Check City of Mauston - Electric fees	1,293.00
UTILITIES	9/05/2025	City of Mauston Manual Check City of Mauston - Monthly Utilities	11,690.69
SIMPLIFILE	8/13/2025	Simplifile E-recording Manual Check Zoning - 2025-P-11 Pelton Apartments	33.25
Grand Total			1,273,335.56



CITY OF MAUSTON POOLED CASH Accounting Checks

Posted From: 8/23/2025 From Account:
Thru: 9/05/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - General Fund	582,404.85
Total Expenditure from Fund # 109 - Cemetery Fund	533.47
Total Expenditure from Fund # 250 - Library Fund	2,736.35
Total Expenditure from Fund # 340 - TID 4 Fund	800.00
Total Expenditure from Fund # 350 - TID 5 Fund	1,032.00
Total Expenditure from Fund # 360 - Affordable Housing Fund	500,000.00
Total Expenditure from Fund # 400 - Capital Projects Fund	119,406.75
Total Expenditure from Fund # 610 - Water Utility Fund	29,079.83
Total Expenditure from Fund # 620 - Sewer Utility Fund	37,342.31
Total Expenditure from all Funds	1,273,335.56



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Budget Comparison - Detail

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Fund: 100 - General Fund

Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-41110-000-000	General Property Taxes	0.00	2,571,825.95	2,571,788.00	37.95	100.00
100-00-41140-000-000	Mobile Home Park Permits/Taxes	0.00	18,129.42	27,500.00	-9,370.58	65.93
100-00-41150-000-000	Manage Forest Land Tax	0.00	0.00	0.00	0.00	0.00
100-00-41210-000-000	Room Tax	0.00	29,970.23	72,250.00	-42,279.77	41.48
100-00-41220-000-000	GMTA 70% Room Tax	0.00	69,930.59	160,000.00	-90,069.41	43.71
100-00-41220-100-000	Other Revenues	0.00	0.00	0.00	0.00	0.00
100-00-41300-000-000	Payment in Lieu of Taxes	0.00	1,100.00	18,500.00	-17,400.00	5.95
100-00-41310-000-000	Reg Mun Owned Taxes	0.00	0.00	105,715.00	-105,715.00	0.00
100-00-41810-000-000	Intrst-Delinq Mobile Home Tax	0.00	0.00	0.00	0.00	0.00
100-00-41820-000-000	Intrst-Delinq PP Tax	0.00	74.66	0.00	74.66	0.00
100-00-41900-000-000	Other Tax Collections	0.00	0.00	0.00	0.00	0.00
Taxes		0.00	2,691,030.85	2,955,753.00	-264,722.15	91.04
100-00-43300-000-000	Other Federal Payments	0.00	0.00	0.00	0.00	0.00
100-00-43410-000-000	State Shared Revenues	0.00	191,245.82	1,240,319.00	-1,049,073.18	15.42
100-00-43410-100-000	Utility Aid Payment	0.00	0.00	34,653.00	-34,653.00	0.00
100-00-43410-200-000	Expenditure Restraint Pmt	0.00	0.00	0.00	0.00	0.00
100-00-43410-300-000	Personal Property Aid	0.00	58,380.94	58,381.00	-0.06	100.00
100-00-43420-000-000	Fire Ins Tax from State	0.00	0.00	13,500.00	-13,500.00	0.00
100-00-43521-000-000	PD Overtime/DOT Grants	0.00	0.00	0.00	0.00	0.00
100-00-43522-000-000	State Law Enforcement Training	0.00	0.00	1,600.00	-1,600.00	0.00
100-00-43524-000-000	Forest Fire Protect Grant (FD)	0.00	0.00	0.00	0.00	0.00
100-00-43525-000-000	Equipment Grants	0.00	0.00	0.00	0.00	0.00
100-00-43530-000-000	State Transportatn Aids	0.00	319,109.61	425,851.00	-106,741.39	74.93
100-00-43531-000-000	State Aid Connecting Streets	0.00	68,579.79	91,440.00	-22,860.21	75.00
100-00-43532-000-000	COVID-19 R2R Grant Aid	0.00	0.00	0.00	0.00	0.00
100-00-43533-000-000	State Aid Computers	0.00	9,487.95	9,488.00	-0.05	100.00
100-00-43549-000-000	DNR Recycling	0.00	13,339.78	13,348.00	-8.22	99.94
100-00-43600-000-000	Other State Payments	0.00	1.75	0.00	1.75	0.00
100-00-43610-000-000	Payment for Municipal Services	0.00	161,532.25	95,000.00	66,532.25	170.03
100-00-43660-000-000	Environmental Impact Rev (ATC)	0.00	23,851.00	1,458.00	22,393.00	1,635.87
Intergovernmental Revenues		0.00	845,528.89	1,985,038.00	-1,139,509.11	42.60
100-00-44110-000-000	Liquor License/Malt Bevs Fee	0.00	6,014.00	9,000.00	-2,986.00	66.82
100-00-44121-000-000	Cable TV Licenses	0.00	8,657.42	20,388.00	-11,730.58	42.46
100-00-44121-000-100	VSP Fee Subsidy	0.00	4,308.00	4,308.00	0.00	100.00
100-00-44130-000-000	Operator, Cig & Amuse Device	0.00	8,172.00	6,000.00	2,172.00	136.20
100-00-44200-000-000	Dog & Cat Licenses	0.00	0.00	0.00	0.00	0.00
100-00-44201-000-000	Chicken permit	0.00	0.00	100.00	-100.00	0.00
100-00-44301-000-000	Fire Inspection Fee	0.00	300.00	1,000.00	-700.00	30.00
100-00-44400-000-000	Bldg & Zoning Permit	0.00	92,296.30	50,000.00	42,296.30	184.59
100-00-44410-000-000	Rental Inspection	0.00	0.00	0.00	0.00	0.00
100-00-44910-000-000	Other Permits/Fees(Sellers,MH)	0.00	400.00	400.00	0.00	100.00
Licenses & Permits		0.00	120,147.72	91,196.00	28,951.72	131.75
100-00-45115-000-000	Muni Court Fees (City)	0.00	16,347.27	30,000.00	-13,652.73	54.49
100-00-45116-000-000	Muni Court Fines (City)	0.00	40,946.92	60,000.00	-19,053.08	68.24



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Budget Comparison - Detail

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Fund: 100 - General Fund

Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-45120-000-000	County Court Fines/Forfeitures	0.00	1,278.92	3,500.00	-2,221.08	36.54
100-00-45130-000-000	Parking Violations	0.00	6,319.97	20,000.00	-13,680.03	31.60
100-00-45140-000-000	Police Undercover Local Rev	0.00	165.00	0.00	165.00	0.00
100-00-45141-000-000	Police Fed Equity Share Rev	0.00	0.00	0.00	0.00	0.00
Fines & Forfeitures		0.00	65,058.08	113,500.00	-48,441.92	57.32
100-00-46100-000-000	Misc. General Revenues	0.00	5,378.00	0.00	5,378.00	0.00
100-00-46101-000-000	Admin Service Fee	0.00	0.00	0.00	0.00	0.00
100-00-46210-000-000	Police A/R,Supoena, Fees, Tows	0.00	420.50	750.00	-329.50	56.07
100-00-46220-000-000	Township Rural Fire Reimbursmt	0.00	227,258.32	219,503.00	7,755.32	103.53
100-00-46220-001-000	Township Rural Fire 2% Dues	0.00	16,362.20	13,500.00	2,862.20	121.20
100-00-46223-000-000	Emergency Response Fee Revenue	0.00	28,235.00	62,250.00	-34,015.00	45.36
100-00-46230-000-000	Ambulance Assessment fee	10.80	188,188.87	291,330.00	-103,141.13	64.60
100-00-46322-000-000	Assessments:C&G/Sidewalk	0.00	28,534.40	35,736.00	-7,201.60	79.85
100-00-46323-000-100	Service Charge (Mowing)	0.00	4,520.00	5,000.00	-480.00	90.40
100-00-46323-000-200	Service Charge (Shovel)	0.00	0.00	1,000.00	-1,000.00	0.00
100-00-46370-000-000	Boat Launch Fees	115.00	2,631.00	3,500.00	-869.00	75.17
100-00-46420-000-000	Garbage Collection Revenue	0.00	146,957.64	243,351.00	-96,393.36	60.39
100-00-46423-000-000	Large Item Pick up Rev	0.00	210.54	0.00	210.54	0.00
100-00-46540-300-000	FD UBS Investment	0.00	0.00	0.00	0.00	0.00
100-00-46700-000-000	Summer Rec Revenue	0.00	0.00	0.00	0.00	0.00
100-00-46721-000-000	Tree Tribute Program Revenue	0.00	280.00	1,000.00	-720.00	28.00
Public Charges for Services		125.80	648,976.47	876,920.00	-227,943.53	74.01
100-00-48100-000-000	Interest Temporary Investment	0.00	56,867.11	17,500.00	39,367.11	324.95
100-00-48100-100-000	UBS FD Interest Income	0.00	7,601.61	0.00	7,601.61	0.00
100-00-48102-400-000	Interest - Lenorud	0.00	0.00	0.00	0.00	0.00
100-00-48102-500-000	Interest - Games 4 Us	0.00	0.00	0.00	0.00	0.00
100-00-48102-600-000	Interest - Rehab Bar	0.00	0.00	0.00	0.00	0.00
100-00-48102-700-000	Interest - PSD	0.00	0.00	0.00	0.00	0.00
100-00-48120-000-000	Interest on Special Assessment	0.00	900.95	1,500.00	-599.05	60.06
100-00-48121-000-000	Interest from Due From TSA	0.00	0.21	0.00	0.21	0.00
100-00-48130-000-000	Interest on K9 account	0.00	10,694.32	500.00	10,194.32	2,138.86
100-00-48130-000-001	FD Donation CD Revenue	0.00	4,491.15	0.00	4,491.15	0.00
100-00-48130-000-002	FD Raffle CD Revenue	0.00	377.17	0.00	377.17	0.00
100-00-48150-000-000	Interest Parkland Dedication	0.00	853.57	500.00	353.57	170.71
100-00-48210-000-000	Rent of City Property	0.00	1,355.40	5,000.00	-3,644.60	27.11
100-00-48220-000-000	Rent of Fairgrounds/Parks	-75.00	3,400.00	3,500.00	-100.00	97.14
100-00-48221-000-000	Concession Stand Shared Rev	0.00	0.00	0.00	0.00	0.00
100-00-48230-000-000	Fee for Car Wash & Veh. Maint.	0.00	0.00	0.00	0.00	0.00
100-00-48310-000-000	Sale of City Property	0.00	1,836.00	0.00	1,836.00	0.00
100-00-48410-000-000	Insurance/Damage Recoveries	0.00	12,912.92	0.00	12,912.92	0.00
100-00-48500-000-000	Donations	0.00	73,367.54	15,000.00	58,367.54	489.12
100-00-48500-000-100	K9 Unit Donations	0.00	50.00	1,500.00	-1,450.00	3.33
100-00-48500-900-000	FD Special Funds Donations	0.00	4,329.00	0.00	4,329.00	0.00
100-00-48700-000-000	Miscellaneous Revenue	0.00	16,016.53	10,000.00	6,016.53	160.17
100-00-48710-000-000	School Liaison Contribution/Rv	0.00	58,802.38	58,802.00	0.38	100.00
100-00-48711-000-000	GMTA Misc Revenue	0.00	0.00	0.00	0.00	0.00



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Budget Comparison - Detail

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Fund: 100 - General Fund

Account Number		2025	2025	2025	Budget	% of
		September	Actual 09/05/2025	Budget		
100-00-48810-000-000	Parkland Dedication Revenue	0.00	0.00	0.00	0.00	0.00
100-00-48820-000-000	Parks Fund Raising Revenue	0.00	0.00	0.00	0.00	0.00
Miscellaneous		-75.00	253,855.86	113,802.00	140,053.86	223.07
100-00-49100-000-000	Proceeds from Long Term Debt	0.00	0.00	0.00	0.00	0.00
100-00-49150-000-000	Proceeds from Debt Premium	0.00	0.00	0.00	0.00	0.00
100-00-49200-000-000	Transfer In from 20 % Room Tax	0.00	0.00	0.00	0.00	0.00
100-00-49210-000-000	Transfer In	0.00	55,562.49	0.00	55,562.49	0.00
100-00-49240-000-000	Transfer from CDBG	0.00	0.00	0.00	0.00	0.00
100-00-49310-000-000	Transfer in-TIF	0.00	0.00	0.00	0.00	0.00
100-00-49500-000-000	Proceeds from Refunding Bonds	0.00	0.00	0.00	0.00	0.00
Other Financing Sources		0.00	55,562.49	0.00	55,562.49	0.00
Total Revenues		50.80	4,680,160.36	6,136,209.00	-1,456,048.64	76.27



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Fund: 100 - General Fund

Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-51110-110-000	Salary/Wages	830.79	9,828.60	21,600.00	11,771.40	45.50
100-00-51110-130-000	FICA/Medicare	63.55	1,356.38	2,055.00	698.62	66.00
100-00-51110-160-000	Employee Recog	0.00	750.74	1,000.00	249.26	75.07
100-00-51110-211-000	Audit	0.00	17,672.00	22,123.00	4,451.00	79.88
100-00-51110-212-000	Assessing	0.00	6,744.59	15,000.00	8,255.41	44.96
100-00-51110-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-51110-312-000	Code Maintenance	0.00	3,904.27	2,500.00	-1,404.27	156.17
100-00-51110-313-000	Elections	7.47	5,807.84	6,250.00	442.16	92.93
100-00-51110-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-51110-330-000	Educ/Trng/Travel	0.00	0.00	100.00	100.00	0.00
100-00-51110-390-000	Miscellaneous	0.00	127.11	1,000.00	872.89	12.71
100-00-51110-591-000	Bad Debt & Write offs	0.00	154.06	0.00	-154.06	0.00
100-00-51120-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-51120-330-000	Educ/Trng/Travel	0.00	0.00	0.00	0.00	0.00
100-00-51120-390-000	Miscellaneous	0.00	1,301.69	750.00	-551.69	173.56
100-00-51250-110-000	Judge & Clerk Wage	2,385.48	35,372.84	52,317.00	16,944.16	67.61
100-00-51250-130-000	FICA/Medicare	172.26	2,658.42	4,002.00	1,343.58	66.43
100-00-51250-131-000	Health Insurance	0.00	15,506.20	20,933.00	5,426.80	74.08
100-00-51250-132-000	FSA Contribution	0.00	0.00	800.00	800.00	0.00
100-00-51250-133-000	Dental Insurance	0.00	563.53	1,075.00	511.47	52.42
100-00-51250-134-000	Vision Insurance	0.00	179.72	276.00	96.28	65.12
100-00-51250-135-000	Retirement	136.39	2,027.08	2,872.00	844.92	70.58
100-00-51250-210-000	Legal & Administration	0.00	337.50	500.00	162.50	67.50
100-00-51250-224-000	Telephone/Fax	0.00	176.88	300.00	123.12	58.96
100-00-51250-290-000	Jail Services	0.00	0.00	250.00	250.00	0.00
100-00-51250-310-000	Office Supplies	23.49	1,888.06	2,850.00	961.94	66.25
100-00-51250-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-51250-321-000	Publication	0.00	0.00	0.00	0.00	0.00
100-00-51250-330-000	Educ/Trng/Travel	0.00	1,488.00	1,850.00	362.00	80.43
100-00-51250-353-000	Info Tech	0.00	7,845.84	7,850.00	4.16	99.95
100-00-51250-390-000	Miscellaneous	0.00	50.00	100.00	50.00	50.00
100-00-51400-110-000	Salary/Wages	6,430.72	104,230.54	153,470.00	49,239.46	67.92
100-00-51400-130-000	FICA/Medicare	482.64	7,788.14	11,740.00	3,951.86	66.34
100-00-51400-131-000	Health Insurance	31.25	15,167.61	37,784.00	22,616.39	40.14
100-00-51400-132-000	FSA Contribution	0.00	1,371.67	1,475.00	103.33	92.99
100-00-51400-133-000	Dental Insurance	0.00	1,009.61	1,913.00	903.39	52.78
100-00-51400-134-000	Vision Insurance	0.00	222.84	521.00	298.16	42.77
100-00-51400-135-000	Retirement	392.80	6,940.65	10,666.00	3,725.35	65.07
100-00-51400-210-000	Professional Service	0.00	785.00	1,500.00	715.00	52.33
100-00-51400-211-000	Background Checks	0.00	1,561.00	1,650.00	89.00	94.61
100-00-51400-213-000	Legal	472.00	2,389.00	6,750.00	4,361.00	35.39
100-00-51400-216-000	Hire & Recruitment	0.00	1,056.77	1,250.00	193.23	84.54
100-00-51400-221-000	Electricity	0.00	4,640.16	8,750.00	4,109.84	53.03
100-00-51400-222-000	Gas/Heat	0.00	1,758.96	3,250.00	1,491.04	54.12
100-00-51400-223-000	Water/Sewer	280.14	2,224.22	3,750.00	1,525.78	59.31
100-00-51400-224-000	Telephone/Fax	0.00	2,096.74	3,250.00	1,153.26	64.52
100-00-51400-240-000	Building Maintenance	0.00	3,496.81	5,500.00	2,003.19	63.58
100-00-51400-290-000	Contractual Services	84.95	36,411.38	12,500.00	-23,911.38	291.29
100-00-51400-310-000	Office Supplies	96.19	4,077.85	3,750.00	-327.85	108.74



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Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-51400-311-000	Postage/Shipping	0.00	1,214.39	2,000.00	785.61	60.72
100-00-51400-313-000	Custodial Supplies	0.00	751.52	3,500.00	2,748.48	21.47
100-00-51400-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-51400-320-000	Memberships/Dues	0.00	0.00	3,500.00	3,500.00	0.00
100-00-51400-321-000	Publications	284.74	2,411.87	3,750.00	1,338.13	64.32
100-00-51400-330-000	Educ/Trng/Travel	0.00	3,265.18	4,000.00	734.82	81.63
100-00-51400-350-000	Equip Maint (Non-Office)	0.00	28.29	500.00	471.71	5.66
100-00-51400-352-000	Office Equip Maint	395.22	1,455.81	3,450.00	1,994.19	42.20
100-00-51400-353-000	Info Tech	0.00	7,682.30	12,500.00	4,817.70	61.46
100-00-51400-390-000	Miscellaneous	0.00	2,233.63	125.00	-2,108.63	1,786.90
100-00-51400-510-000	Ins (Non-Labor)	0.00	26,878.34	38,750.00	11,871.66	69.36
100-00-51400-520-000	FSA Total Admin Fees	0.00	890.00	2,500.00	1,610.00	35.60
100-00-51400-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
100-00-51400-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-51400-821-000	Building Improvement	0.00	130.68	0.00	-130.68	0.00
Administration		12,570.08	359,912.31	512,397.00	152,484.69	70.24
100-00-52100-110-000	Salary/Wages	38,208.14	648,756.95	1,007,149.00	358,392.05	64.42
100-00-52100-111-000	Clerical OT Wages	0.00	0.00	1,270.00	1,270.00	0.00
100-00-52100-112-000	Officer PT Wages	0.00	0.00	0.00	0.00	0.00
100-00-52100-116-000	Officer OT Wages	1,213.65	54,877.34	64,062.00	9,184.66	85.66
100-00-52100-121-000	Crossing Guard Wages	0.00	1,716.00	10,500.00	8,784.00	16.34
100-00-52100-130-000	FICA/Medicare	2,901.42	55,298.39	82,848.00	27,549.61	66.75
100-00-52100-131-000	Health Insurance	268.75	124,429.22	175,965.00	51,535.78	70.71
100-00-52100-132-000	FSA Contribution	0.00	10,363.19	7,150.00	-3,213.19	144.94
100-00-52100-133-000	Dental Insurance	0.00	8,009.83	11,401.00	3,391.17	70.26
100-00-52100-134-000	Vision Insurance	0.00	1,676.10	2,681.00	1,004.90	62.52
100-00-52100-135-000	Retirement	5,589.13	103,712.02	153,374.00	49,661.98	67.62
100-00-52100-191-000	Protective Cloth/Gear	0.00	8,784.27	11,750.00	2,965.73	74.76
100-00-52100-213-000	Legal	1,127.25	5,673.76	18,000.00	12,326.24	31.52
100-00-52100-216-000	Hire & Recruitment	0.00	644.75	500.00	-144.75	128.95
100-00-52100-217-000	Investigations	0.00	4,437.08	15,000.00	10,562.92	29.58
100-00-52100-217-100	K9 Unit Expenses	0.00	950.00	2,000.00	1,050.00	47.50
100-00-52100-217-200	Undercover Local Expenses	0.00	82.50	0.00	-82.50	0.00
100-00-52100-217-300	Fed Equity Share Expenses	0.00	0.00	0.00	0.00	0.00
100-00-52100-217-900	K9 Unit Special Acct Expenses	0.00	0.00	0.00	0.00	0.00
100-00-52100-221-000	PD Electricity	0.00	3,533.03	6,250.00	2,716.97	56.53
100-00-52100-222-000	PD Heating Gas	0.00	1,439.14	4,700.00	3,260.86	30.62
100-00-52100-223-000	Police Water/Sewer	229.20	1,819.82	4,150.00	2,330.18	43.85
100-00-52100-224-000	Telephone/Fax	0.00	6,191.26	9,500.00	3,308.74	65.17
100-00-52100-290-000	Contractual Service	0.00	5,300.12	15,000.00	9,699.88	35.33
100-00-52100-310-000	Office Supplies	73.16	2,312.80	2,250.00	-62.80	102.79
100-00-52100-313-000	Cleaning supplies-PD	0.00	608.57	1,750.00	1,141.43	34.78
100-00-52100-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-52100-320-000	Membership/Dues	0.00	350.00	500.00	150.00	70.00
100-00-52100-321-000	Publications	0.00	0.00	0.00	0.00	0.00
100-00-52100-330-000	Educ/Trng/Travel	0.00	12,077.04	15,000.00	2,922.96	80.51
100-00-52100-331-000	Motor Fuel	0.00	9,864.22	25,500.00	15,635.78	38.68



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Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-52100-341-000	Prof Equip/Supplies	0.00	41,968.21	22,000.00	-19,968.21	190.76
100-00-52100-352-000	Office Equip Maint/Service	8.70	338.56	2,750.00	2,411.44	12.31
100-00-52100-353-000	Info Tech	0.00	4,830.03	12,500.00	7,669.97	38.64
100-00-52100-354-000	Equipmnt Maint (Non Office)	0.00	4,390.46	6,000.00	1,609.54	73.17
100-00-52100-361-000	Building Maintenance	0.00	2,187.38	7,250.00	5,062.62	30.17
100-00-52100-390-000	Miscellaneous	0.00	157.52	500.00	342.48	31.50
100-00-52100-510-000	Ins (non-labor)	0.00	29,707.65	45,000.00	15,292.35	66.02
100-00-52100-740-000	Losses/Damages	0.00	5,364.35	0.00	-5,364.35	0.00
100-00-52100-790-000	Donations/Grants Expenditures	0.00	6,230.50	0.00	-6,230.50	0.00
100-00-52200-110-000	Salary/Wages	426.27	15,663.02	16,600.00	936.98	94.36
100-00-52200-120-000	Hourly Wages	0.00	9,003.50	30,873.00	21,869.50	29.16
100-00-52200-120-100	Fire calls wages	0.00	35,011.30	90,000.00	54,988.70	38.90
100-00-52200-130-000	FICA/Medicare	32.42	4,560.20	10,517.00	5,956.80	43.36
100-00-52200-131-000	Health Insurance	0.00	0.00	1,365.00	1,365.00	0.00
100-00-52200-132-000	FSA Contribution	0.00	0.00	150.00	150.00	0.00
100-00-52200-133-000	Dental Insurance	0.00	0.00	194.00	194.00	0.00
100-00-52200-134-000	Vision Insurance	0.00	0.00	53.00	53.00	0.00
100-00-52200-135-000	Retirement	28.33	2,901.30	4,756.00	1,854.70	61.00
100-00-52200-191-000	Protective Clothing/Gear	0.00	9,332.32	2,500.00	-6,832.32	373.29
100-00-52200-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-52200-221-000	Electricity	0.00	3,032.35	3,800.00	767.65	79.80
100-00-52200-222-000	Heating Gas	0.00	2,673.83	7,669.00	4,995.17	34.87
100-00-52200-223-000	Water/Sewer	827.78	6,606.75	8,330.00	1,723.25	79.31
100-00-52200-224-000	Telephone/Fax	0.00	2,681.78	3,750.00	1,068.22	71.51
100-00-52200-241-000	Extinguisher Maint/Repair	0.00	0.00	150.00	150.00	0.00
100-00-52200-290-000	Outside Contractual services	0.00	136.07	0.00	-136.07	0.00
100-00-52200-292-000	Hydrant Rental	0.00	0.00	0.00	0.00	0.00
100-00-52200-310-000	Office Supplies	0.00	131.98	700.00	568.02	18.85
100-00-52200-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-52200-321-000	Publications	0.00	0.00	0.00	0.00	0.00
100-00-52200-330-000	Educ/Trng/Travel	0.00	724.33	1,000.00	275.67	72.43
100-00-52200-331-000	Motor Fuel	0.00	5,331.26	5,500.00	168.74	96.93
100-00-52200-331-001	Motor Fuel for TRFA	0.00	0.00	0.00	0.00	0.00
100-00-52200-352-000	Office Equip Maint/Service	4.02	94.23	0.00	-94.23	0.00
100-00-52200-353-000	Info Tech	0.00	1,452.75	2,250.00	797.25	64.57
100-00-52200-354-000	Equipmnt Maint (Non-Office)	0.00	8,226.63	7,605.00	-621.63	108.17
100-00-52200-355-000	Truck Maintenance	0.00	5,410.29	7,000.00	1,589.71	77.29
100-00-52200-357-000	Pager & Radio Repair	0.00	260.00	2,500.00	2,240.00	10.40
100-00-52200-361-000	Building Maintenance	0.00	7,228.63	4,000.00	-3,228.63	180.72
100-00-52200-390-000	Miscellaneous	0.00	5,273.46	4,377.00	-896.46	120.48
100-00-52200-510-000	Ins (non-labor)	0.00	25,959.27	34,100.00	8,140.73	76.13
100-00-52200-740-000	Losses/Damages	0.00	4,116.30	0.00	-4,116.30	0.00
100-00-52200-790-000	Donations/Grants Expenditures	0.00	14,948.56	0.00	-14,948.56	0.00
100-00-52200-811-000	Equipment Purchases	0.00	4,748.65	10,000.00	5,251.35	47.49
100-00-52200-811-001	State Issued 2% Dues	0.00	3,304.00	13,500.00	10,196.00	24.47
100-00-52200-821-000	FD Building Improvement	0.00	260.49	0.00	-260.49	0.00
100-00-52200-900-000	FD Special Funds Expense	0.00	1,607.31	0.00	-1,607.31	0.00
100-00-52300-215-000	Ambulance Contract Assessment	145,665.00	291,330.00	291,330.00	0.00	100.00
100-00-52400-240-000	Weather Siren Maintenance	0.00	1,642.75	1,022.00	-620.75	160.74



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Account Number		2025	2025	2025	Budget Status	% of Budget
		September	Actual 09/05/2025	Budget		
100-00-52400-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
=====						
Public Safety		196,603.22	1,641,735.37	2,309,841.00	668,105.63	71.08
=====						
100-00-53100-110-000	Wage/Salary	13,554.76	236,865.39	362,940.00	126,074.61	65.26
100-00-53100-130-000	FICA/Medicare	981.49	18,182.94	27,765.00	9,582.06	65.49
100-00-53100-131-000	Health Insurance	68.75	63,750.85	118,745.00	54,994.15	53.69
100-00-53100-132-000	FSA Contribution	0.00	5,294.41	4,990.00	-304.41	106.10
100-00-53100-133-000	Dental Insurance	0.00	3,973.36	6,701.00	2,727.64	59.30
100-00-53100-134-000	Vision Insurance	0.00	1,020.40	1,724.00	703.60	59.19
100-00-53100-135-000	Retirement	942.04	17,377.80	25,224.00	7,846.20	68.89
100-00-53100-191-000	Protective Clthng/Gear	0.00	793.18	1,896.00	1,102.82	41.83
100-00-53100-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-53100-215-000	Hired Services	0.00	0.00	0.00	0.00	0.00
100-00-53100-218-000	Drug Testing	0.00	318.00	377.00	59.00	84.35
100-00-53100-221-000	Electricity	0.00	4,918.88	7,242.00	2,323.12	67.92
100-00-53100-223-000	Water/Sewer	859.22	6,849.58	9,300.00	2,450.42	73.65
100-00-53100-224-000	Telephone/Fax	0.00	1,222.66	2,014.00	791.34	60.71
100-00-53100-231-000	Signage	0.00	836.87	1,500.00	663.13	55.79
100-00-53100-232-000	Tree/Brush Removal	0.00	46.00	0.00	-46.00	0.00
100-00-53100-240-000	Maintenance/Repair	0.00	6,865.93	75,000.00	68,134.07	9.15
100-00-53100-290-000	Contractual Service	0.00	193.80	5,500.00	5,306.20	3.52
100-00-53100-290-100	Contractual Serv - Mow	0.00	0.00	0.00	0.00	0.00
100-00-53100-290-102	Contractual Serv -Shovel	0.00	0.00	0.00	0.00	0.00
100-00-53100-291-000	Equipment Rental	0.00	0.00	500.00	500.00	0.00
100-00-53100-294-000	State/Other Fees	0.00	0.00	0.00	0.00	0.00
100-00-53100-310-000	Office Supplies	0.00	419.55	668.00	248.45	62.81
100-00-53100-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-53100-320-000	Memberships/Dues	0.00	0.00	300.00	300.00	0.00
100-00-53100-321-000	Publications	0.00	159.95	306.00	146.05	52.27
100-00-53100-330-000	Educ/Trng/Travel	0.00	157.37	550.00	392.63	28.61
100-00-53100-331-000	Motor Fuel	0.00	6,017.84	20,000.00	13,982.16	30.09
100-00-53100-340-000	Hand Tls,Matals,Spplys	494.14	5,349.38	10,000.00	4,650.62	53.49
100-00-53100-352-000	Office Equip Maint.	0.00	275.89	304.00	28.11	90.75
100-00-53100-353-000	Info Tech	0.00	3,025.95	2,974.00	-51.95	101.75
100-00-53100-354-000	Equip Maint (Non-Office)	452.93	15,045.06	25,345.00	10,299.94	59.36
100-00-53100-361-000	Building Maintenance	0.00	11,266.29	6,022.00	-5,244.29	187.09
100-00-53100-362-000	Grounds Maintenance	0.00	0.00	1,000.00	1,000.00	0.00
100-00-53100-390-000	Miscellaneous	0.00	18.00	0.00	-18.00	0.00
100-00-53100-510-000	Ins (Non-Labor)	0.00	29,469.22	37,825.00	8,355.78	77.91
100-00-53100-740-000	Losses/Damages	0.00	4,416.04	0.00	-4,416.04	0.00
100-00-53100-790-000	Donations/Grants Expenditures	0.00	496.37	0.00	-496.37	0.00
100-00-53100-821-000	Building Improvement	0.00	324.95	0.00	-324.95	0.00
100-00-53320-215-000	Hired/Contractual	0.00	3,335.00	20,000.00	16,665.00	16.68
100-00-53320-291-000	Equipment Rental	0.00	0.00	0.00	0.00	0.00
100-00-53320-340-000	Hand Tool,Mater./Supplies	0.00	7.29	1,000.00	992.71	0.73
100-00-53320-354-000	Equip Maint (Non-Office)	0.00	430.00	10,000.00	9,570.00	4.30
100-00-53320-371-000	Salt/Sand	0.00	52,848.81	75,000.00	22,151.19	70.47
100-00-53320-372-000	Contingency for Snow	0.00	0.00	0.00	0.00	0.00



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Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-53320-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53330-221-000	Electricity - Signals	0.00	3,394.84	6,510.00	3,115.16	52.15
100-00-53330-240-000	Maint/Repair - Signals	0.00	303.33	4,711.00	4,407.67	6.44
100-00-53330-390-000	Miscellaneous - Signals	0.00	0.00	0.00	0.00	0.00
100-00-53340-354-000	Equip Maint (Non-Office)	0.00	10,320.02	25,000.00	14,679.98	41.28
100-00-53340-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53420-221-000	Electricity	0.00	31,135.42	45,600.00	14,464.58	68.28
100-00-53420-240-000	Maint/Repair	0.00	14,982.61	9,693.00	-5,289.61	154.57
100-00-53420-354-000	Equip Maint (Non-Office)	0.00	0.00	0.00	0.00	0.00
100-00-53420-373-000	Lights Installation	0.00	0.00	0.00	0.00	0.00
100-00-53420-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53500-291-000	Non-City Equipment Rental	0.00	0.00	0.00	0.00	0.00
100-00-53500-390-000	Non-City Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53510-720-000	Contribution to Airport	0.00	23,282.00	23,282.00	0.00	100.00
100-00-53540-000-000	Boat Launch Site Maint	0.00	121.00	3,359.00	3,238.00	3.60
100-00-53620-220-000	Refuse Collection Contract	0.00	136,245.48	243,351.00	107,105.52	55.99
100-00-53621-220-000	Large Item Garbage Exp	0.00	26.97	0.00	-26.97	0.00
100-00-53622-220-000	Garage disposal abatements	0.00	883.40	0.00	-883.40	0.00
Public Works		17,353.33	722,268.08	1,224,218.00	501,949.92	59.00
100-00-54910-720-000	Contribution to Cemetery	0.00	32,500.00	32,500.00	0.00	100.00
Health & Human Services		0.00	32,500.00	32,500.00	0.00	100.00
100-00-55200-110-000	Salary/Wages	6,914.37	106,458.22	143,493.00	37,034.78	74.19
100-00-55200-130-000	FICA/Medicare	514.27	7,714.09	10,977.00	3,262.91	70.28
100-00-55200-131-000	Health Insurance	0.00	12,974.36	24,792.00	11,817.64	52.33
100-00-55200-132-000	FSA Contribution	0.00	705.87	850.00	144.13	83.04
100-00-55200-133-000	Dental Insurance	0.00	1,101.12	1,143.00	41.88	96.34
100-00-55200-134-000	Vision Insurance	0.00	210.16	294.00	83.84	71.48
100-00-55200-135-000	Retirement	266.46	5,615.83	7,228.00	1,612.17	77.70
100-00-55200-191-000	Protective Clthng/Gear	0.00	597.99	1,000.00	402.01	59.80
100-00-55200-221-000	Electricity	0.00	3,481.48	6,000.00	2,518.52	58.02
100-00-55200-223-000	Water/Sewer	7,200.79	17,820.84	24,000.00	6,179.16	74.25
100-00-55200-224-000	Telephone/Fax	0.00	2,033.37	2,000.00	-33.37	101.67
100-00-55200-232-000	Trees & Brush	0.00	3,633.60	10,000.00	6,366.40	36.34
100-00-55200-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-55200-330-000	Educ/Trng/Travel	0.00	2,253.24	1,250.00	-1,003.24	180.26
100-00-55200-340-000	Hand Tools,Material,Supp	0.00	2,763.22	3,479.00	715.78	79.43
100-00-55200-353-000	IT Service Fees	0.00	740.25	0.00	-740.25	0.00
100-00-55200-354-000	Equip Maint (Non-Office)	0.00	3,499.68	5,218.00	1,718.32	67.07
100-00-55200-361-000	Building Maintenance	-49.00	4,580.49	11,000.00	6,419.51	41.64
100-00-55200-362-000	Grounds Maintenance	3,041.45	9,281.24	13,000.00	3,718.76	71.39
100-00-55200-363-000	Tree Tribute Program Expense	0.00	0.00	160.00	160.00	0.00
100-00-55200-364-000	Parks Fund Raising Expenses	0.00	0.00	0.00	0.00	0.00
100-00-55200-390-000	Miscellaneous	2.31	72.46	0.00	-72.46	0.00
100-00-55200-510-000	Ins (Non-Labor)	0.00	10,972.47	12,250.00	1,277.53	89.57
100-00-55200-740-000	Losses/Damages	0.00	1,748.97	0.00	-1,748.97	0.00
100-00-55200-790-000	Donations/Grants Expenditures	2,955.00	115,991.08	0.00	-115,991.08	0.00



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Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-55200-820-000	Expenditure of Parkland Ded.	0.00	0.00	0.00	0.00	0.00
100-00-55200-821-000	Building Improvement	0.00	0.00	0.00	0.00	0.00
100-00-55300-110-000	Salary/Wages	0.00	0.00	0.00	0.00	0.00
100-00-55300-130-000	FICA/Medicare	0.00	0.00	0.00	0.00	0.00
100-00-55300-135-000	Retirement	0.00	0.00	0.00	0.00	0.00
100-00-55300-220-000	Transportation	0.00	0.00	0.00	0.00	0.00
100-00-55300-224-000	Telephone/Fax	0.00	0.00	0.00	0.00	0.00
100-00-55300-310-000	Office Supplies	0.00	0.00	0.00	0.00	0.00
100-00-55300-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-55300-330-000	Educ/Trng/Travel	0.00	0.00	0.00	0.00	0.00
100-00-55300-390-000	Miscellaneous	0.00	261.37	25,000.00	24,738.63	1.05
100-00-55300-395-000	Arts/Crafts	0.00	0.00	0.00	0.00	0.00
100-00-55300-396-000	Softball/Baseball	0.00	0.00	0.00	0.00	0.00
100-00-55300-397-000	Rec Tennis	0.00	0.00	0.00	0.00	0.00
100-00-55300-398-000	Golf	0.00	0.00	0.00	0.00	0.00
100-00-55300-399-000	Special Events	0.00	0.00	0.00	0.00	0.00
100-00-55300-814-000	Baseball Equip/Uniform	0.00	0.00	0.00	0.00	0.00
100-00-55310-390-000	Celebrations/Entertainment	564.42	28,617.26	25,750.00	-2,867.26	111.13
Culture, Recreation & Educ		21,410.07	343,128.66	328,884.00	-14,244.66	104.33
100-00-56400-110-000	Salary/Wages	607.60	11,393.06	15,798.00	4,404.94	72.12
100-00-56400-130-000	FICA/Medicare	42.46	854.43	1,209.00	354.57	70.67
100-00-56400-131-000	Health Insurance	0.00	3,815.98	6,542.00	2,726.02	58.33
100-00-56400-132-000	FSA Contribution	0.00	131.78	250.00	118.22	52.71
100-00-56400-133-000	Dental Insurance	0.00	224.08	336.00	111.92	66.69
100-00-56400-134-000	Vision Insurance	0.00	57.52	86.00	28.48	66.88
100-00-56400-135-000	Retirement	42.23	840.11	1,098.00	257.89	76.51
100-00-56400-202-000	Building Inspections	0.00	39,246.00	50,000.00	10,754.00	78.49
100-00-56400-213-000	Legal/Recording	0.00	456.21	2,137.00	1,680.79	21.35
100-00-56400-214-000	Map & Planning Services	0.00	2,832.00	5,000.00	2,168.00	56.64
100-00-56400-220-000	Rental Inspection	0.00	0.00	0.00	0.00	0.00
100-00-56400-224-000	Telephone/Fax	0.00	133.00	456.00	323.00	29.17
100-00-56400-290-000	Code Enforcement Services	0.00	351.00	0.00	-351.00	0.00
100-00-56400-310-000	Office Supplies	8.86	168.22	304.00	135.78	55.34
100-00-56400-321-000	Publications	0.00	445.40	445.00	-0.40	100.09
100-00-56400-330-000	Educ/Trng/Travel	0.00	0.00	250.00	250.00	0.00
100-00-56400-353-000	InfoTech	0.00	0.00	250.00	250.00	0.00
100-00-56400-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-56700-210-000	Economic Devel Prof Services	0.00	200.00	2,500.00	2,300.00	8.00
100-00-56700-390-000	Econ Dev Misc	0.00	0.00	0.00	0.00	0.00
100-00-56710-000-000	Tourism	0.00	0.00	168,000.00	168,000.00	0.00
100-00-56710-210-000	Professional Service	0.00	95,248.99	0.00	-95,248.99	0.00
100-00-56710-240-000	Building/Equip Maintenance	0.00	0.00	0.00	0.00	0.00
100-00-56710-310-000	Office Supplies	0.00	837.60	0.00	-837.60	0.00
100-00-56710-311-000	Postage Expense	0.00	0.00	0.00	0.00	0.00
100-00-56710-330-000	Travel/Educ./Training	0.00	425.00	0.00	-425.00	0.00
100-00-56710-400-000	Marketing Misc.	0.00	553.91	0.00	-553.91	0.00
100-00-56710-400-100	Tourism Development	0.00	0.00	0.00	0.00	0.00



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Account Number		2025 September	2025 Actual 09/05/2025	2025 Budget	Budget Status	% of Budget
100-00-56710-400-200	Digital Marketing	0.00	7,500.00	0.00	-7,500.00	0.00
100-00-56710-400-300	Purchased Media	0.00	2,800.00	0.00	-2,800.00	0.00
100-00-56710-400-400	TV	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-500	Print Media	0.00	7,271.00	0.00	-7,271.00	0.00
100-00-56710-500-000	Event Support Grants	0.00	42,921.20	0.00	-42,921.20	0.00
Conservation & Development		701.15	218,706.49	254,661.00	35,954.51	85.88
100-00-57100-000-000	Contingency	0.00	8,881.35	25,000.00	16,118.65	35.53
100-00-57331-000-000	Highway & Street Outlay- local	0.00	0.00	0.00	0.00	0.00
Capital Improvement		0.00	8,881.35	25,000.00	16,118.65	35.53
100-00-58100-000-000	Debt Principal Payment	0.00	259,001.30	330,000.00	70,998.70	78.49
100-00-58200-000-000	Debt Interest	0.00	173,097.16	147,291.00	-25,806.16	117.52
100-00-58200-690-000	Debt Issuance Cost	0.00	0.00	0.00	0.00	0.00
100-00-58230-691-000	Other Debt Expenses	0.00	800.00	800.00	0.00	100.00
Debt		0.00	432,898.46	478,091.00	45,192.54	90.55
100-00-59201-000-000	Contribution to Library	0.00	392,800.00	392,800.00	0.00	100.00
100-00-59202-000-000	Contribution to Taxi	0.00	40,000.00	40,000.00	0.00	100.00
100-00-59210-000-000	TRANSFER TO GENERAL	0.00	0.00	0.00	0.00	0.00
100-00-59230-000-000	Transfer to Equip Replace	0.00	0.00	0.00	0.00	0.00
100-00-59230-000-100	Transfer to ERF Admin	0.00	17,075.00	10,000.00	-7,075.00	170.75
100-00-59230-000-200	Transfer to ERF Police	0.00	133,000.00	100,000.00	-33,000.00	133.00
100-00-59230-000-300	Transfer to ERF Fire	0.00	209,818.00	209,818.00	0.00	100.00
100-00-59230-000-400	Transfer to ERF Streets	0.00	133,000.00	98,000.00	-35,000.00	135.71
100-00-59230-000-500	Transfer to ERF Parks	0.00	25,000.00	25,000.00	0.00	100.00
100-00-59230-000-600	Transfer to ERF Build Maint	0.00	50,000.00	20,000.00	-30,000.00	250.00
100-00-59230-000-700	Transfer to ERF From PD CD	0.00	0.00	0.00	0.00	0.00
100-00-59240-000-000	Transfer to Capital Projects	0.00	150,000.00	75,000.00	-75,000.00	200.00
Interfund Transfers		0.00	1,150,693.00	970,618.00	-180,075.00	118.55
Total Expenses		248,637.85	4,910,723.72	6,136,210.00	1,225,486.28	80.03
Net Totals		-248,587.05	-230,563.36	-1.00	230,562.36	



Equipment Replacement Checking Accounting Checks

Posted From: 8/23/2025 From Account:
Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
2300	8/27/2025	Flyway Fence Co. Parks - Tennis Courts Fence	3,900.00
2301	8/27/2025	Sand Country Services City Hall - Bank Erosion Repair	21,900.00
Grand Total			25,800.00



Equipment Replacement Checking Accounting Checks

Posted From: 8/23/2025 From Account:
Thru: 9/05/2025 Thru Account:

	Amount
Total Expenditure from Fund # 405 - Equipment Replacement Fund	25,800.00
Total Expenditure from all Funds	25,800.00



Professional Services Agreement

MSA Project Number:

This AGREEMENT (Agreement) is made effective _____ by and between

MSA PROFESSIONAL SERVICES, INC (MSA)
Address: 201 Corporate Drive, Beaver Dam, WI 53916
Phone: (920) 392-5137
Representative: Kari Justmann Email: kjustmann@msa-ps.com

CITY OF MAUSTON (OWNER)
Address: 303 Mansion Street, Mauston, WI 53948
Phone: (608) 747-2704
Representative: Daron Haugh Email: dhaugh@mauston.com

Project Name: City of Mauston CDBG Discontinued Housing Program

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: TBD
Approximate Completion Date: Reviewed annually

The lump sum fee for the work is: \$2,000

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF MAUSTON

MSA PROFESSIONAL SERVICES, INC.

Daron J. Haugh
City Administrator
Date: _____

Kari Justmann
Housing Team Leader
Date: 9/4/25

**MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC)**

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities.**

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 18% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information.
6. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.
7. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.
- MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.
8. **Municipal Advisor.** MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.
9. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.
10. **Electronic Documents and Transmittals.** Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.
11. **Building Information Modelling (BIM).** For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 10 of this Agreement.
12. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

13. Betterment. If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

14. Hazardous Substances. OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

15. Insurance. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

16. Reuse of Documents. Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

17. Indemnification. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees.

This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

18. Accrual of Claims. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if MSA's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to MSA.

19. Dispute Resolution. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

20. Exclusion of Special, Indirect, Consequential and Liquidated Damages. MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the Project or this contract.

21. Limitation of Liability. Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

22. Successors and Assigns. The successors, executors, administrators, and legal representatives of Owner and MSA are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

23. Notices. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line. All such notices are effective upon the date of receipt.

24. Survival. Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

25. Severability. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

26. No Waiver. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

27. State Law. This agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

28. Jurisdiction. OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Wisconsin for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement.

OWNER further consents that the venue for any legal proceedings related to this Agreement shall be Sauk County, Wisconsin.

29. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

ATTACHMENT A: SCOPE OF SERVICES

MSA will provide the following administrative services:

- Monitor homeowner insurance compliance
- Process subordination requests (for refinancing, home improvements, etc.)
 - Send subordination request to the lender
 - Review the subordination request to ensure they are following the state subordination policy
 - If approved, get the subordination agreement from the lender and have it signed and returned to lender
- Manage loan payoffs
 - Determine appropriate payoff amount
 - Send payoff letter to title company
 - Prepare satisfaction for signature
 - Have satisfaction recorded with the Register of Deeds
 - Return funds to the Department of Administration – to be done by municipality
- Rental payments (if applicable)
 - Return funds to the Department of Administration quarterly or annually – to be done with municipality
- Maintain the loan receivable report
 - Update with each payoff & rental payments
 - Update annually
- Re-record 30-year-old mortgages
 - Prepare Notice of Recorded Mortgage for signature
 - Have document recorded with the Register of Deeds
 - Cost to record the mortgages will be the responsibility of the community
- Create and distribute annual landlord coupon books (if applicable)

MSA will invoice the full lump sum fee in January of each year. The agreement will be reviewed annually to determine if any revisions are necessary.



August 27, 2025

Daron Haugh
City of Mauston
303 Mansion Street
Mauston, WI 53948

Re: Agreement to Provide Comprehensive Plan Update Services

Dear Daron,

Vierbicher Associates, Inc. (Consultant) is pleased to submit this Agreement to provide Comprehensive Plan Update Services to the City of Mauston (Client). All sections included in this Agreement and the General Terms and Conditions form the basis for this Agreement.

I. PROJECT UNDERSTANDING

The Client seeks to update its Comprehensive Plan to reflect the current conditions, concerns, and opportunities for the City. The current Comprehensive Plan was adopted in December 2016, the Zoning Ordinance was updated in 2017, and the City has recently completed a Housing Study. With the changes and pressures that the City is feeling, now is the time to update the Comprehensive Plan. The Consultant proposes an update to the Comprehensive Plan in a format that meets the requirements of Wisconsin State Statutes.

II. SCOPE OF SERVICES

A. General

Consultant shall facilitate a process that will result in an update to the Comprehensive Plan's nine (9) required elements. The process shall involve City residents, City Staff, City Plan Commission, and the Common Council, through a series of meetings and other engagement strategies.

B. Specific Services Provided by Consultant

1. Comprehensive Plan Update:

a. Kick-Off Meeting:

Consultant shall facilitate a meeting with the City Administrator and City Staff to determine objectives, activities, data sources, timeline, responsibilities, deliverables, and to draft the Public Participation Plan.

b. Public Participation Plan:

The Public Participation Plan (PPP) shall be prepared by the Consultant. The PPP shall provide details on ~~the community survey~~ and the one (1) public engagement event that achieves the Client's desired level of public participation. This also meets the requirements for Comprehensive Plans under Wisconsin State Statutes. This document will be reviewed by the City Plan Commission.

c. City Plan Commission Meeting #1:

The Public Participation Plan shall be presented to the **City Plan Commission at Meeting #1** for review and approval, and then for recommendation to the Common Council for approval. Common Council approval will come before initiating public engagement efforts.

d. Common Council Meeting #1:

The Public Participation Plan will be presented to the Common Council for review and approval.

~~e. Community Survey:~~

~~The Consultant shall produce a resident survey, hosted by Vierbicher's community engagement survey platform, to gather information that will be used to guide the planning process and inform the planning recommendations. The survey language will be approved by the City Plan Commission. The Client shall distribute the electronic survey to City residents. Printed hard copies of the survey will be available at City Hall.~~

~~f. City Plan Commission Meeting #2:~~

~~Consultant shall facilitate a second working meeting on the Comprehensive Plan. The City Plan Commission will review and approve the Community Survey.~~

g. Public Engagement Event:

Consultant shall host one (1) in-person public engagement event. This event is to gather residents' feedback on what residents wish to see for the future of the City, and that aligns with the nine (9) elements of the Comprehensive Plan. The event will take place at the Library with a date to be determined. In addition, comprehensive planning displays will be set up at the Library for a timeframe, to be determined, for the public to make comments.

h. Document Revisions:

Consultant shall document the suggestions for improvements to the Plan provided by the City Plan Commission, as well as those from City Staff. Consultant shall revise the document based on staff input and survey responses, updating any necessary data or maps.

~~i. City Plan Commission Meeting #3~~

~~The City Plan Commission will review draft version #1 of the Comprehensive Plan and recommend edits.~~

j. City Plan Commission Meeting #3 / Public Presentation:

Consultant shall give a presentation on the Comprehensive Plan process to the Plan Commission and its attendees. Draft Version #2 of the Comprehensive Plan will be reviewed and recommended to the Common Council for adoption.

k. Public Hearing:

Consultant shall provide a final Comprehensive Plan document to Client for adoption by the Common Council. The City will publish the required notices and host a public hearing on the final Comprehensive Plan document. This hearing will be held prior to the adoption in accordance with Wisconsin State Statutes. Consultant will present the Comprehensive Plan at the public hearing.

I. Common Council Meeting #2 – Final Plan Adoption:

After the public hearing, and if there are no changes, the Common Council may adopt the Comprehensive Plan by ordinance.

C. Additional Services if Requested by Client

If requested by Client, Consultant is prepared to provide the following additional services:

1. Additional meetings.
2. Mapping services (additional maps beyond those delineated under "Section V. Deliverables").

NOTE: These services are not part of this Agreement. A separate Agreement or Amendment to this Agreement will be necessary to formally contract for this work.

III. INFORMATION PROVIDED BY OTHERS

In order to complete our scope of services, the following information shall be provided by others:

- A. Timely provision of existing planning documents, background data, and other existing reports, and reviews of the draft documents as needed.
- B. Scheduling and publication of public meetings in compliance with applicable Wisconsin State Statutes.
- C. Securing meeting space for public events.
- ~~D. Client shall distribute hard copies of the community survey and scan hard copy survey responses to the Consultant.~~

IV. SCHEDULE

A. This Agreement is based upon the following anticipated schedule:

Activity	Date
1. Authorization to Proceed	September 2, 2025
2. Kick-Off Meeting.....	September 9, 2025
3. City Plan Commission Meeting #1	October 15, 2025
4. Common Council Meeting #1	October 23, 2026
5. Community Survey Open.....	June 1 to July 1, 2025
6. City Plan Commission Meeting #2	July 15, 2025
7. Public Engagement Event	November 2025
8. Draft Version #1	December 23, 2025
9. City Plan Commission Meeting #3	September 2025
10. Review Draft Version #1 with Staff	January 6, 2026
11. City Plan Commission Meeting #2 / Public Presentation	January 21, 2026
12. Public Notice to Newspaper.....	January 22, 2026
13. Public Hearing	February 24, 2026
14. Common Council Meeting #2 / Plan Adoption.....	February 24, 2026

V. SCHEDULE OF DELIVERABLES

The following deliverables shall be provided to the Client throughout the course of the project:

- A. Public Participation Plan (PDF version)
- ~~B. Community Survey (PDF version)~~
- C. Maps within Draft Version #1 and #2, as well as Final Document
 - 1. Location Context Map
 - 2. Transportation Map (includes roads, airport and rail)
 - 3. Public Lands and Trails Map
 - 4. Community Facilities Map (City Hall, Library, Police/Fire Stations, Schools)
 - 5. Districts Map (School, Fire, EMS, and Law Enforcement)
 - 6. Potential Natural Resources Protection Area Map (includes surface water, floodplain, wetlands, DNR lands, City Parks, topographic contours)
 - 7. Agricultural Soils Map
 - ~~8. Environmental Corridors Map (including wetlands, floodplain and woodlands)~~
 - ~~9. Land Cover Map~~
 - ~~10. Surface Water Map (includes streams, rivers, lakes, watersheds, floodplain)~~
 - 11. Current Land Use Map
 - 12. Current Zoning Map
 - 13. Future Land Use Map
- D. Draft Comprehensive Plan Update – Version #1 (PDF Version)
- E. Draft Comprehensive Plan Update – Version #2 (PDF Version)
- F. Final Comprehensive Plan Update (PDF Version) – two (2) printed hard copies

VI. DESIGNATION OF RESPONSIBLE PARTIES

The designated responsible parties representing the Client and Consultant, respectively, shall have authority to transmit instructions, receive information, and render decisions relative to the project on behalf of each respective party.

Overall coordination and project supervision for Consultant is the responsibility of Matthew G. "Matt" Miller, Project Manager. Matt, along with other personnel, shall provide the services required for the various aspects of the project. Please direct all communications that have a substantive impact on the project to Matt.

The Client designates Daron Haugh as its representative. Consultant shall direct all communications that have a substantive impact on the project to that individual, and that individual's responses shall be binding on the Client.

VII. FEES

A. The fixed fee to provide the scope of services described herein is:

1.	Engagement.....	\$9,000	\$5,000
	a. Community Survey.....	\$4,000	\$4,000
2.	Comprehensive Plan Document Production	\$12,500	\$11,900
3.	Mapping.....		\$3,400
4.	Coordination.....		\$1,700
TOTAL		\$26,600	\$22,000

B. These fees assume that the work will be completed within the time frame set forth herein. If significant delays to the project occur, which are not due to the negligence of the Consultant including, by way of example and not limitation, decisions of the Client, regulatory approvals, deferrals to the next construction season or calendar year, etc., the Consultant reserves the right to negotiate and adjust an appropriate change to the fees.


C. Reimbursable expenses are included in the above stated fees.

VIII. GENERAL TERMS AND CONDITIONS

The General Terms and Conditions dated 4-1-22 and attached hereto are incorporated herein by reference.

We appreciate the opportunity to work with you on this project. If this Agreement is acceptable to you, please sign the Authorization below and return one copy to our Reedsburg office. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,



Matthew G. "Matt" Miller, AICP, CNU-A
Project Manager

Enclosure: General Terms and Conditions

AUTHORIZATION TO PROCEED

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

Client

Daron Haugh
City of Mauston
303 Mansion Street
Mauston, WI 53948

Date

Consultant



Andrew R. Kurtz, Planning & Community
Development Manager
Vierbicher Associates, Inc.
201 E. Main Street, Suite 100
Reedsburg, WI 53959

August 27, 2025

Date

© Vierbicher Associates, Inc.

VIERBICHER ASSOCIATES, INC. (CONSULTANT)
GENERAL TERMS AND CONDITIONS OF SERVICES

1. Services Not Provided as Part of This Agreement

Environmental studies, resident construction observation services, archaeological investigations, soil borings, geotechnical investigations, flood plain analysis, wetland delineations, public hearing representation, easements, property descriptions or surveys, negotiations for property rights acquisitions, and other detailed studies or investigations, unless specifically identified in this Agreement for Services, are not included as part of this work.

2. Hazardous Environmental Conditions

Unless specifically identified in this Agreement for Services, it is acknowledged by both parties that Consultant's scope of services does not include any services related to the discovery, identification, presence, handling, removal, transportation, or remediation at the site, or the inspection and testing of hazardous materials, such as asbestos, mold, lead paint, PCBs, petroleum, hazardous waste, or radioactive materials. Client acknowledges that Consultant is performing professional services for Client, and Consultant is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA). Client shall defend, indemnify and hold Consultant harmless from and against any CERCLA-based claims.

3. Additional Services

The Scope of Services in this Agreement is intended to cover services normally required for this type of project. However, occasionally events occur beyond the control of the Consultant or the Client that create a need for additional services beyond those required for a standard agreement.

The Consultant and/or Client shall promptly and in a timely manner bring to the attention of the other the potential need to change the Scope of Services set forth above, necessitated by a change in the Scope of Project, Scope of Services, or the Schedule. When a change in the Scope of Services, Schedule, or Fees is agreed to by the Consultant and Client, it shall be initiated by written authorization of both parties.

4. Client's Responsibility

- A. Provide Consultant with all criteria and full information as to Client's requirements for the project, including design objectives and constraints, capacity and performance requirements, flexibility, expandability, and any budgetary limitations; furnish previous plans, studies and other information relevant to the project; furnish copies of all design and construction standards which Client will require to be included in the drawings and specifications; and furnish copies of Client's standard forms, and conditions, including insurance requirements and related documents for Consultant to include in the bidding documents, or otherwise when applicable.
- B. Furnish to Consultant any other information pertinent to the project including reports and data relative to previous designs, or investigations at or adjacent to the site, including hazardous environmental conditions and other data such as reports, investigations, actions or citations.
- C. Consultant shall be entitled to rely, without liability, on the accuracy and completeness of any and all information provided by Client, Client's Consultants and contractors, and information from public records, without the need for independent verification.
- D. Arrange for safe access to and make all provisions for Consultant to enter upon public and private property as required for Consultant to perform services under this Agreement.

- E. Examine all alternate solutions, studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Consultant and render timely decisions pertaining thereto.
- F. For projects involving construction, attend any pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and substantial completion and final payment inspections.
- G. For projects involving construction, if more than one prime contract is to be awarded for the work designed or specified by Consultant, designate a person or entity to have authority and responsibility for coordinating the activities among the various prime contractors, and define and set forth in writing the duties, responsibilities, and limitations of authority of such individual or entity and the relation thereof to the duties, responsibilities, and authority of Consultant.
- H. For projects involving construction, retain a qualified contractor, licensed in the jurisdiction of the Project to implement the construction of the Project. In the construction contract, Client shall require Contractor to: (1) obtain Commercial General Liability Insurance and auto liability insurance and name Client, Consultant, and Consultant's employees and subconsultants as additional insureds of those policies; and (2) indemnify and hold harmless Client, Consultant, and Consultant's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.
- I. If Client designates a Construction Manager or Contractor or an individual or entity other than, or in addition to, Consultant to represent Client at the site, the Client shall define and set forth in writing the duties, responsibilities, and limitations of authority of such other party and the relation thereof to the duties, responsibilities, and authority of Consultant as defined in this Agreement.
- J. Provide information relative to all concealed conditions, subsurface conditions, soil conditions, as-built information, and other site boundary conditions. Consultant shall be entitled to rely upon the accuracy and completeness of such information. If Client does not provide such information, Consultant shall assume that no conditions exist that will negatively affect the Scope of Services or Project and Client will be responsible for extra costs and/or damages resulting from the same.

5. Additional General Considerations (for projects involving construction)

- A. Consultant shall not at any time have any responsibility to supervise, direct, or have control over any contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.
- B. Consultant neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.
- C. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor or supplier, or of any contractor's agents or employees or any other persons (except Consultant's own employees) at the project site or otherwise furnishing or performing any of construction work; or for any decision made on interpretations or clarifications of the

construction contract given by Owner without consultation and advice of Consultant.

6. Fees

- A. The fees set forth in this Agreement are based on the assumption that the work will be completed within the time frame set forth herein. If significant delays to the project occur, which are not due to the negligence of the Consultant, e.g. decisions of the Client, regulatory approvals, deferrals to the next construction season or calendar year, etc., the Consultant reserves the right to negotiate and adjust an appropriate change to the fees.
- B. Consultant may submit invoices monthly for work completed to date. Fixed fees will be submitted on the basis of percent of the Scope of Services completed. Estimated fees will be submitted on the basis of time and expense incurred in accordance with Consultant's fee schedule in effect at the time the costs are incurred.
- C. Invoices are due upon receipt. For invoices not paid after 30 days, interest will accrue at the rate of 1 ½% per month. Payments will be credited first to interest and then to principal. In the event any portion of the account remains unpaid after 90 days after the billing, Consultant may initiate collection action and the Client shall be responsible for all costs of collection, including reasonable attorneys' fees. As a matter of business practice, Consultant would intend to file lien rights against the property if payment is not received before lien rights would expire. Consultant shall have the right to suspend its services without any liability arising out of or related to such suspension in the event invoices are not paid within 30 days of receipt.
- D. When estimates of fees or expenses are quoted, they are simply that, estimates. Actual costs invoiced may be higher or lower due to actual fees or expenses incurred. When fees or expenses are anticipated to be higher or lower than estimated, Consultant shall make every effort to inform Client in a timely manner, even prior to incurring the costs, if possible.
- E. Consultant will bill additional services, if requested, in accordance with the fee schedule in effect at the time the work is performed or as otherwise negotiated.

7. Sales Tax for Landscape Design Services

State and local sales tax will be applied to projects for Landscape Design Services, where applicable. The sales tax will be reflected on regular Client invoices. Should sales tax be imposed, they shall be in addition to Consultant's agreed upon compensation.

Those services subject to the sales tax will be identified in the Agreement and on invoices sent to the Client.

Applicable sales tax will not be applied to projects for Landscape Design Services if the Client provides a Tax Exempt Certificate.

8. Dispute Resolution

In the event a dispute shall develop between the Client and the Consultant arising out of or related to this Agreement, the Client and Consultant agree to use the following process to resolve the dispute:

- A. The Client and Consultant agree to first negotiate all disputes between them in good faith for a period of at least 30 days from notice first being served in writing to the Client or Consultant of the dispute.
- B. If the Client and Consultant are unable to resolve the dispute by negotiation as described above, the Client and Consultant agree to submit the dispute to non-binding mediation. Such mediation shall be conducted in accordance with Construction Industry Dispute Resolution procedures of the American Arbitration Association.

- C. If the Client and Consultant are unable to resolve the dispute by negotiation or by mediation, they are free to utilize whatever other legal remedies are available to settle the dispute subject to the "Controlling Laws" section of these General Terms and Conditions located below.

9. Insurance

A. Consultant

Consultant maintains general liability and property insurance; vehicle liability; and workers' compensation coverage meeting state and federal mandates. Consultant also carries professional liability insurance. Certificates of Insurance will be provided upon written request.

B. Client

The Client shall procure and maintain, at its expense, general liability, property insurance and, if appropriate, workers' compensation and builders risk insurance. Client waives all claims against the Consultant arising out of losses or damages to the extent such losses or damages are covered by the foregoing insurance policies maintained by the Client.

C. Contractor

For projects involving construction, Contractor shall procure, as directed by the Client and/or as provided in the specifications or general conditions of the contract for construction, Certificates of Insurance for the type and amounts as directed by the Client, and shall require the Contractor to name the Client and Consultant as an additional insured under the Contractor's general and auto liability policies as defined in 4.H. above.

10. Limitations of Liability/Indemnity

A. Definitions:

- 1) Contract Administration. Contract Administration includes services related to construction as outlined in the Agreement. These services may include Construction Staking, Construction Observation, and/or Administration of the Construction Contract between the Owner and Contractor.
- 2) Construction Documents. Documents (plans, and/or specifications) conveying a design intent, used by a qualified, capable Contractor for construction of a project.

B. Limitation of Liability

In recognition of the relative risks, rewards and benefits of different types of projects to both the Client and Consultant, the risks have been allocated such that the Client agrees to the following depending upon the services outlined in the Agreement.

- 1) For Agreements that include Contract Administration or the development of construction documents with Contract Administration:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of the available limits of Consultant's professional liability insurance policy. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability, or breach of Agreement.
- 2) For Agreements that include the development of construction documents but do not include Contract Administration services as outlined in the Agreement:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of five times the fee received by the Consultant, not including reimbursable subconsultant fees and expenses, or the available limits of Consultant's professional liability insurance policy, whichever is less. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability or breach of Agreement.

- 3) For Agreements that do not include the development of construction documents or Contract Administration services as outlined in the Agreement:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of two times the fee received by the Consultant, not including reimbursable subconsultant fees and expenses, or the available limits of Consultant's professional liability insurance policy, whichever is less. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability or breach of Agreement.

- C. Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers and employees from and against liability for losses, damages and expenses, including reasonable attorneys' fees recoverable under applicable law, to the extent they are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence (whether sole, concurrent, or contributory). Neither Client nor Consultant shall have a duty to provide the other an up-front defense of any claim.
- D. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or Consultant to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee or any of them.

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Consultant and not for the benefit of any other party.

11. Betterment

If any item or component of the Project is required due to the omission from the construction documents, Consultant's liability shall be limited to the reasonable costs of correction of the construction, less the cost to Client if the omitted component had been initially included in the contract documents. All costs of errors, omissions, or other changes that result in betterment to the Project shall be borne by Client and shall not be a basis of claim against Consultant. It is intended by this provision that Consultant will not be responsible for any cost or expense that provides betterment, upgrade, added value, or enhancement of the Project.

12. Use of Documents

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain all ownership and property interest therein, including all copyrights. Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of planning, constructing, occupying or maintaining the project or as otherwise intended. Reuse or modification of any such documents by Client, without Consultant's written permission and professional involvement in the applicable reuse or modification, shall be at Client's sole risk, and Client agrees to waive all claims against and defend, indemnify and hold Consultant harmless from

all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

13. Survey Stakes for Construction (for projects involving construction)

Stakes placed by Consultant for use by the Contractor shall only be used for the specific purpose indicated. Any use of stakes by the Client for purposes other than indicated and/or communicated by the Consultant, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless for all claims, damages and expense, including attorneys' fees, arising out of such unauthorized use by Client or others acting through Client.

14. Use of Electronic Media

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant except for electronic copies of documents available for printing by contractors during bidding and/or construction from QuestCDN.com or as specified in this Agreement for Services or as specifically indicated in writing by Consultant. Files in electronic formats, or other types of information furnished by Consultant to Client such as text, data or graphics, are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of the project.

15. Opinions of Cost

When included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgment as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not warrant or guarantee that proposals, bids, or the actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

16. Approvals

Client acknowledges that the approval process necessary to estimate or maintain a project timeline is both unpredictable and outside the Consultant's control. Consultant does not guarantee reviews or approvals by any governing authority or outside agency, nor the ability to achieve or maintain any project timeline.

17. Certifications

Consultant shall not be required to sign any documents, no matter by whom requested, that would result in Consultant's having to certify, quantify, or warrant the existence of conditions that Consultant cannot ascertain or otherwise represent information or knowledge inconsistent with Consultant's scope of services for the Project.

18. Third Parties

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or Consultant. Consultant's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claims against Consultant because of this Agreement or Consultant's performance of services hereunder.

19. No Express or Implied Warranty

Consultant makes no representation nor does consultant extend any warranty of any kind, either express or implied, to client with respect to this agreement or the project and hereby disclaims all implied warranties of merchantability, fitness for a particular purpose, or noninfringement of the intellectual property rights of third parties with respect to any and all of the foregoing.

20. Damages Waiver

In no event shall consultant be liable to client, or anyone, for any consequential, incidental, indirect, special, punitive, or exemplary damages including, without limitation, loss of use, lost income, lost profits, loss of reputation, unrealized savings, diminution in property value, cost of replacement, business or goodwill, suffered or incurred by such other party in connection with the this agreement or the project, arising out of any and all claims including, but not limited to, tort, strict liability, statutory, breach of contract, and breach of express and implied warranty claims (should it be determined that such warranty claims survive the disclaimers set forth in this agreement).

21. Standard of Care

The Standard of Care for all professional services performed or furnished by Consultant under this Agreement shall be the skill and care used by members of Consultant's profession practicing under similar circumstances or similar scope of services at the same time and in the same locality.

22. Termination

The obligation to provide further services under this Agreement may be terminated:

A. For Cause

- 1) By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, through no fault of the terminating party. The failing party shall have the right, within 30 days, to correct or remedy the cited failures.
- 2) By Consultant
 - a) Upon seven days written notice if Consultant believes that he is being requested by Client to furnish or perform services contrary to Consultant's responsibilities as a licensed professional. Consultant shall have no liability to Client on account of such termination.
 - b) Upon seven days written notice if the Consultant's services for the project are delayed or suspended for more than 90 days for reasons beyond Consultant's control.
 - c) Upon seven days written notice if the Client has failed to pay for previous services rendered and/or if his account is more than 60 days past due.

B. To Discontinue Project

By Client effective upon the receipt of notice by Consultant.

C. Reimbursement for Services

Consultant shall be reimbursed for all services and expenses rightfully incurred prior to termination.

23. Force Majeure/Project Schedule

Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence. . In the event Consultant is hindered, delayed, or prevented from performing its obligations under this Agreement as a

result of any cause beyond its reasonable control, including but not limited to delays due to power or data system outages, acts of nature, public health emergencies including but not limited to infectious disease outbreaks and pandemics, governmental orders or directives, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or review Consultant's services or design documents, or delays caused by faulty performance by Client's contractors or consultants, the time for completion of Consultant's services shall be extended by the period of resulting delay and compensation equitably adjusted. Client agrees that Consultant shall not be responsible for damages, nor shall the Consultant be deemed in default of this Agreement due to such delays.

24. Successors, Assigns and Beneficiaries

- A. Client and Consultant each is hereby bound and the partners, successors, executors, administrators and legal representatives of Client and Consultant are hereby bound to the other party by this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.
- B. Neither Client nor Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty of responsibility under this Agreement.

25. Municipal Financial Advisor Services

The Consultant is not registered with the Securities and Exchange Commission as a municipal advisor. Consultant does not perform municipal advisory services (as covered under the Dodd-Frank Wall Street Reform and Consumer Protection Act, signed into law on July 21, 2010, as it relates to financial products and services). In the event Client desires such services, it is the Client's responsibility to retain an independent registered advisor for that purpose.

26. Controlling Laws

This Agreement is to be governed by the laws of the state in which the project is located and in force at the time of completion of deliverables.

27. Entire Agreement

These General Terms and Conditions and the accompanying Agreement constitute the full and complete Agreement between Client and Consultant and supersedes all prior understandings and agreements between the parties and may be changed, amended, added to, superseded, or waived only if Client and Consultant specifically agree in writing to such amendment of the Agreement. There are no promises, agreements, conditions, undertakings, warranties, or representations, oral or written, express or implied, between the parties other than as set forth in these General Terms and Conditions and accompanying Agreement. In the event of any inconsistency between these General Terms and Conditions, the proposal, Agreement, purchase order, requisition, notice to proceed, or like document, these General Term and Conditions shall govern.

28. Authority

The person signing the accompanying agreement acknowledges that if the person is signing in a capacity other than individually, the execution and delivery of this document has been duly authorized and the member, owner, officer, partner or other representative who is executing this document have the full power, authority and right to do so, and that such execution is sufficient and legally binding on the entity on whose behalf this document is signed, to enable the document to be enforceable in accord with its terms.

2026 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
COM	City Hall Generator	80,000.00	(5,000.00)	75,000.00
COM	Office 365	40,000.00	-	40,000.00
Court	Desktop	1,200.00	-	1,200.00
Court	Laptop	1,200.00		1,200.00
Park	Mower	25,000.00	(4,000.00)	21,000.00
Park	New Signs 6x	15,000.00		15,000.00
Police	Desktop - 107	1,200.00	-	1,200.00
Police	Desktop - 108	1,200.00	-	1,200.00
Police	Desktop - 106	1,200.00		1,200.00
Police	Desktop - PD Assist	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Laser	6,000.00	-	6,000.00
Police	UTV	30,000.00	-	30,000.00
Police	Tazers	11,250.00	-	11,250.00
Sewer	Desktop	1,100.00	-	1,100.00
Sewer	Bypass Pump	80,000.00	-	80,000.00
Water	Pickup Truck	60,000.00	(5,000.00)	55,000.00

2027 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Admin	Laptop - Deputy Treasurer	1,200.00	-	1,200.00
Cemetery	Mower	10,000.00	(1,000.00)	9,000.00
Fire	Desktop - Fire Inspector	1,200.00		1,200.00
Fire	Laptop - Fire Chief	1,200.00		1,200.00
Park	Mower	25,000.00	(4,000.00)	21,000.00
Police	Desktop - Chief	1,200.00		1,200.00
Police	Desktop - PD Clerk	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Toughbooks - 6	24,000.00		24,000.00
Police	Portable Radios	136,500.00	-	136,500.00
Police	Squad Radios	35,000.00	-	35,000.00
Police	Desktop - 105	1,200.00		1,200.00
Sewer	Laptop - Utility Super	1,200.00	-	1,200.00
Sewer	Pickup	65,000.00	(10,000.00)	55,000.00
Sewer	Lenovo Think Center	1,200.00		1,200.00
Streets	Desktop - Superintendent	1,200.00		1,200.00
Streets	Bucket Truck	50,000.00	(10,000.00)	40,000.00
Streets	Walk Behind Saw	20,000.00		20,000.00
Water	Desktop - Utility Super	1,200.00		1,200.00
Zoning	Desktop - Zoning Admin	1,200.00	-	1,200.00

2028 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Admin	Desktop - City Admin	1,200.00	-	1,200.00
Admin	Desktop - Utility Clerk	1,600.00	-	1,600.00
Admin	Laptop - Deputy Treasurer	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Watchguard - Body & Squad Cams	100,000.00		100,000.00
Police	Shields	40,000.00		40,000.00
Police	Armor Plates	5,000.00		5,000.00
Streets	Desktop (1x)	1,100.00		1,100.00
Streets	Dump Truck	200,000.00	(75,000.00)	125,000.00
Water	Cargo Truck	50,000.00	(10,000.00)	40,000.00
Water	Desktop - Water Dept	1,200.00		1,200.00
				-
				-
				-

2029 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Police	Tazer	11,500.00		11,500.00
Police	Suppressor - 10	13,000.00		13,000.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Admin	Desktop - Deputy Clerk	1,200.00		1,200.00
Admin	Lenovo Think Center	1,200.00		1,200.00
Fire	Laptop - Fire Chief	1,200.00		1,200.00
Police	Squad Radar Units - 6	33,000.00		33,000.00
Fire	Turnout Gear	105,000.00		105,000.00

2030 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Police	Tazer	11,500.00		11,500.00
Cemetery	Mower	10,000.00	(1,000.00)	9,000.00
Fire	Desktop - Fire Radio	1,200.00		1,200.00
Fire	Portable Radios	125,000.00		125,000.00
Park	Mower	25,000.00	(4,000.00)	21,000.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	BP Vest - 10	12,000.00		12,000.00
Streets	Leav Vac	75,000.00	(5,000.00)	70,000.00
Streets	Street Sweeper	275,000.00	(75,000.00)	200,000.00
Streets	Pickup Truck - 1 Ton	60,000.00	(10,000.00)	50,000.00