



A G E N D A
CITY OF WAUPUN SPECIAL COMMON COUNCIL
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, May 28, 2019 at 5:30 PM

CALL TO ORDER

ROLL CALL

PERSONS WISHING TO ADDRESS THE COMMON COUNCIL--*State name, address, and subject of comments. (2 Minutes)*

1. Waupun School District Senior Democratic Seminar Class - Presented by Vincente Wittlieff and Kiarra Woodman

RECOMMENDATIONS FROM BOARDS, COMMITTEES, COMMISSIONS

2. Consideration to Award a Request for Proposal for the support of Municipal Facilities Projects
(Recommendation of award by Facilities Advisory Committee on May 23, 2019)

CONSENT AGENDA *(Roll Call Motion) Items under the consent agenda may be acted upon by one motion.*

3. Operator Licenses: Wendy Wendlandt, Jacob Dahlke, Meghan Flier, Morgan Long, Samantha Schlieve
4. Temporary Class B License: Waupun Festival Inc for Celebrate Waupun on June 28-30, 2019 to be located at the Waupun Community Center, 510 E. Spring Street, Waupun
5. Solicitor Permit: Bradley Kicinski, Greg Lee, Zachary Beatty of Dish Network to soliciting door to door in our residential area until approximately June 1, 2019.
6. Authorize the Payment of Expenses
7. Future Meetings of the body of the Common Council:
Thursday, May 30, 2019 Waupun Utility Open House of the Waste Water Treatment Facility at 10:00am
Tuesday, June 11, 2019 Common Council Meeting at 6:00pm
Tuesday, June 25, 2019 Committee of the Whole at 5:30pm

CLOSED SESSION

The Waupun Common Council will adjourn in closed session under Section 19.85 (1) (e) of the WI Statutes for the following:

(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

8. Consideration of Developer's Agreement with Summit Credit Union for property located on the former Meadow View Primary School Site
9. Discussion of Land Negotiations for City owned land along Oak and Fern Streets
10. Potential Redevelopment of 331 Bly Street
11. Potential Redevelopment of 520 McKinley Street
12. Discussion of land negotiations for Tanager Street

OPEN SESSION

The Waupun Common Council will reconvene in open session under Section 19.85(2) of the WI Statutes.

ACTION FROM CLOSED SESSION

ADJOURNMENT

cc:

Mayor and Common Council

Department Managers

Media

Seth Hudson, Cedar Corporation

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



AGENDA SUMMARY SHEET

MEETING DATE: 5/28/19

TITLE: **Consideration to Award a Request for Proposal
for the Support of Municipal Facilities Projects**

AGENDA SECTION: Action

PRESENTER: Sarah Van Buren

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Create a facility plan based on the findings of the 2018 facility study.	\$48,775 (2019 budget includes \$50,000 dollars for this project)	

The City issued an RFP for facilitation services to capture input and public support for future municipal facilities projects within the City. The basis for this work is the 2018 Strategic Facilities study and the public participation plan adopted in 2018 to pursue a CDBG Public Facilities grant to address needed work on the Waupun Senior Center. While we have no history with this vendor, reference checks have been completed by staff and are very favorable. The Facilities Advisory Committee reviewed this proposal in response to the RFP and unanimously endorsed the proposal for recommendation to the Waupun Common Council for approval. The only outstanding question from that group's recommendation was about the number of buildings being assessed. The Facility Study identifies two sites as possible solutions to our needs while the Cedar Corp. proposal suggests that eight buildings be analyzed to develop a feasible plan. Cedar Corporation feels that all options need to be explored at this stage of the process to ensure we develop the most complete and fiscally sound plan but agrees that if fewer buildings are reviewed and/or other cost saving opportunities identified through the process that they will bill for actual time spent on the project.

STAFF RECOMENDATION: Approve contract for Cedar Corporation as presented with a dollar amount not to exceed \$48,775

ATTACHMENTS:

Cedar Corporation Proposal

RECOMENDED MOTION:

Motion to approve proposal from Cedar Corporation as presented in an amount not to exceed \$48,775.

AGENDA ITEM: #

DATE: [EnterDate]



WAUPUN+WISCONSIN
ECONOMIC DEVELOPMENT

Proposal
to provide
Facilitation Services
for
Municipal Facilities Projects
in Waupun, Wisconsin



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engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

1695 Bellevue Street
Green Bay, WI 54311

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www.cedarcorp.com

May 17, 2019

Angela Hull
Clerk, City of Waupun
201 E. Main Street
Waupun, WI 53963

Dear Ms. Hull:

Thank you for the opportunity to assist the City of Waupun by providing facilitation services to capture input and public support for future municipal facilities projects within the City. We have assembled an in-house team able to draw upon many years of experience with new building design, building renovation, community planners, economic development specialists as well as grant writers. We are very excited to team with the City's Staff and Facility Advisory Committee to incorporate public input on strategies for future public facilities in Waupun.

Cedar is prepared to begin working with the City of Waupun upon notification of selection. The project shall generally be undertaken over an 18-week period. Ideally, the project will occur between June 2019 and October 2019. Major milestones and dates are provided in our scope of services.

Cedar is proposing a Core Team of three senior level leaders supported by additional planning and architectural staff as needed. Mr. Seth Hudson, who leads our Economic Development Service Group, will be our contact during the proposal process and will also serve as lead facilitator. He and others on our Core and Support Teams have extensive facilitation experience. Corey Scheidler, Director of Architectural Services, will be another member on our Core Team. He will also act as a project lead. Jim Frymark is the third member on our Core Team.

- Seth Hudson, Certified Economic Development Finance Professional/Lead Facilitator, has over 19 years of economic development experience working with public and private entities on business attraction, expansion, and retention projects along with community facilitation and strategy development.
- Cory Scheidler, Director of Architectural Services, has more than 20 years of architectural design and construction experience with a wide variety of municipal and commercial facilities.
- Jim Frymark, Senior Grants Specialist/Facilitator, has 38 years of grant related experience and was formerly the CDBG Program Manager for the Wisconsin Department of Commerce. Jim is thoroughly familiar with CDBG Programs and other many grants/financing programs that would apply to each building project.

Support Team - Full resumes of Core and Support Teams are provided in the proposal.

1. Ken Jaworski, Senior Planner—Community Development
2. Jim Loreti—Strategic Planning/Client Services Group
3. Kristopher Dressler—Architectural Associate

Qualifications

Our architectural team provides more than 50 architectural projects (study, design, analysis, construction, etc.) annually for communities and businesses across Wisconsin. We also have an extensive resume of planning projects (approximately 30 annually) in the areas of community development and economic development. We have provided project descriptions for your review.

Project Management

We plan to use the Consensus Organizing Model for this project. This approach helps accomplish the following:

- Bring all the participants to the table
- Agree upon a purpose statement for the group to help focus efforts
- Ensure all participants are operating from the same knowledge base
- Seek to enable everyone to have their say and input
- Identify a process to move forward and track progress

Funding

It is our understanding that the city would like to position their highest priority building projects for Community Development Block Grant (CDBG) funding. It should be noted that the City's Low to Moderate Income (LMI) score is 37.62%, which is below the 51% LMI community-wide threshold required to be immediately eligible for funding. That said, there is potential for CDBG funding support for the Senior Center. To qualify, a survey of residents would be necessary to determine the income level as part of determining the project's eligibility. Our grant staff, led by former CDBG State Program Manager, Jim Frymark, will be able to assist the City with these options. In addition, we can provide guidance for other grants and financing programs that would apply to each building project. Cedar Corporation helps communities secure millions of dollars in grant supported projects annually.

We are confident the City of Waupun will benefit from our experience in architecture, economic development, and grant strategy/writing services for similar communities throughout Wisconsin. Per your request, Cedar Corporation accepts all terms and conditions contained in the request for proposal.

Please consider our team members; each of them brings facilitation expertise and relevant technical skill sets to your project. We look forward to meeting with you to further discuss this exciting project!

If you have any questions, please contact Seth Hudson directly at 800-472-7372.

Sincerely,



Seth Hudson, EDFP
Project Manager and Facilitator
seth.hudson@cedarcorp.com

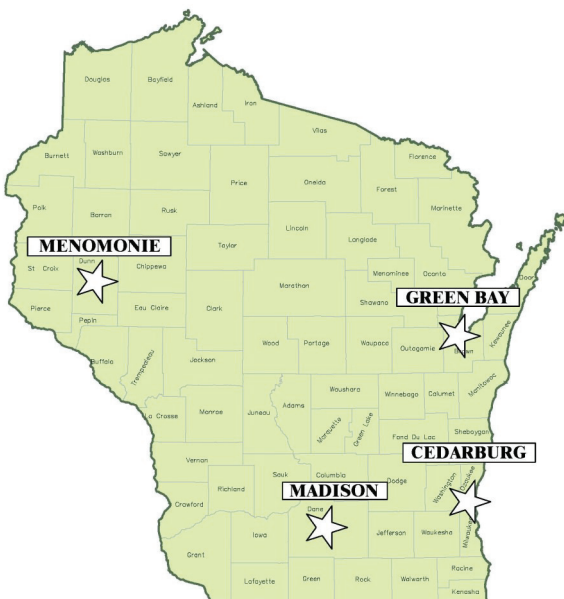


Team Qualifications



PROFESSIONAL SERVICES

Since 1975
85 Employees
4 Office Locations
Full-Service Design Firm



- CIVIL/MUNICIPAL ENGINEERING
- SURVEYING/GPS/GIS
- ARCHITECTURE
- WASTEWATER SERVICES
- TRANSPORTATION
- STRUCTURAL ENGINEERING
- WATER RESOURCE SERVICES
- ENVIRONMENTAL SERVICES
- LANDSCAPE ARCHITECTURE
- GRANTS/FUNDING ASSISTANCE
- PLANNING/ECONOMIC DEVELOPMENT

Corporate Profile

OVERVIEW

Our mission, as a full service design and engineering firm, is to provide the highest standards of design excellence and service to our clients. Our goal is to develop a team relationship between our clients and our staff. We possess the technical expertise necessary to meet the demands of our clients on a timely basis and within budget guidelines.

Repeat business with numerous public and private clients attests to our ability to assemble a team concept with our clients working within their guidelines. Confident of this, we respectfully submit this summary of Cedar Corporation for your review.

SERVICES

Cedar Corporation is a professional service firm with disciplines in engineering, architecture, environmental repair, planning, landscape architecture, and land surveying. Founded in 1975, the company has grown in size and stature to its present staff of 85. Our staff is dedicated to the principles on which the firm was developed: professionalism, state-of-the-art technology, and exemplary service to clients. We have continued to grow because of our commitment to comprehensive service and good communication with our clients.

STAFF RESOURCES

Our staff resources include 18 Professional Engineers, 3 Licensed Wastewater Treatment Facility Operators, 2 Licensed Water System Operators, 3 Professional Land Surveyors, 6 Planners, 1 Economic Development Specialist, 2 Registered Architects, 1 Interior Designer, 1 Registered Landscape Architect, 3 Professional Geologists, 4 Environmental Specialists, 1 Hazardous Materials Manager, and a strong support staff of technicians and administrative personnel. All of these individuals take pride in continuing education course work to stay abreast of current developments within their professions. To provide a work setting that meets the challenges of the industry, as well as the skill levels of the employees, the company maintains a state-of-the-art computer network and related technology.

LOCATION

Cedar Corporation's corporate headquarters is located in Menomonie, Wisconsin. To better serve our clients, we have additional offices located in Madison, Green Bay, and Cedarburg, Wisconsin.

PHILOSOPHY

Cedar Corporation undertakes each project with a pledge to our clients that they will receive the best value-per-dollar spent on their projects. We recognize that our clients are most concerned with three major issues as they engage the services of consultants – quality, timeliness, cost.

Quality

Cedar Corporation is committed to providing our clients with the best solutions, satisfying the programmatic parameters. We strive to provide the best service to our clients by promoting excellence within our own firm.

Timeliness

Equal in importance to quality is timeliness. This is critical for the client in making swift and accurate decisions regarding project development. The success or demise of a project is tied directly to the timing of the documents necessary for funding, municipal approvals, and construction. As important as any design issue is scheduling; we have the flexibility to mobilize our resources according to the demands of the project and maintain continuity of its development.

Cost

The project budget is based on the scope of services provided. Cost estimating will verify compliance with the established budgets or, in some cases, point out programmatic or design deficiencies. Through our experience and industry aids, we have an exemplary record of predicting costs of our services and of construction costs—well within industry standards.

The issues of timeliness and cost are interlocked with each one influencing the project as a whole, as well as each other. We recognize this relationship and consider each to be critical to the success of the project while also being the judge of our performance. It is this attention to our clients' concerns that sets Cedar Corporation apart from our peers—we pledge to you our commitment to excellent service.

Professional Services

CIVIL/MUNICIPAL ENGINEERING

- Streets, Roads, and Highways
- Water Supply, Storage, Distribution
- Municipal Engineering
- Site Selection Studies
- Traffic Studies
- Storm Water Management
- Industrial Park Layout
- Flood Control Analysis
- Solid Waste
- Cost Estimating

STRUCTURAL ENGINEERING

- Bridge Design
- Bridge Inspections
- Construction Inspection
- Dam Design and Analysis
- Building Design and Analysis
- Structural Assessments
- Foundation Design and Analysis

WASTEWATER SERVICES

- Facility Planning
- Wastewater Treatment Facility Design
- Construction Services

PLANNING / ECONOMIC DEVELOPMENT

- Municipal Comprehensive Plans
- Block Grants
- Public Facility Grants
- Feasibility Studies
- Relocation Plans
- Redevelopment Planning
- Economic Development Strategies
- Identification of Project Funding
- Public Information Surveys
- Mapping/GIS
- Funding Assistance/Project Proformas
- Impact Fees
- Tax Incremental Finance Districts

SURVEYING

- Plats and Subdivisions
- Property Surveys
- GPS Surveys
- Topographic and Site Surveys
- Aerial Control Surveys
- Re-Monumentation Surveys
- Right-of-Way Plats
- County and Transportation Project Plats (TPP)

ARCHITECTURE

- Industrial, Commercial, Retail Design
- Municipal Buildings
- Libraries
- Educational
- Religious
- Recreation
- Multi-family Residential
- Nursing Homes and Congregate Care
- EMS and Fire Stations
- Fire Protection Systems
- Fire Alarm Design
- Building Envelope/Energy Retrofit
- Heat Recovery Systems
- Energy Management Studies
- Plumbing and HVAC Design
- Adaptive Re-use
- Retrofit Design

ENVIRONMENTAL SERVICES

- Phase I and Phase II Site Assessments
- Environmental Investigations
- Asbestos and Lead Assessment and Monitoring
- Soil and Groundwater Remediation Design
- Monitoring - Air, Water, Noise, Particulate
- Hazardous Building Materials Assessments and Abatement Oversight
- Building Deconstruction Planning and Oversight
- Spill Prevention Control and Countermeasure Planning

LANDSCAPE ARCHITECTURE

- Site Design
- Park/Recreation Planning and Design
- Urban Streetscapes
- Planting Design
- Hydraulic Analysis
- Erosion Control Design

WATER RESOURCE SERVICES

- Analytical Modeling
- Water Quantity, Quality
- Wetland Delineation, Mitigation and Monitoring
- Storm Water Erosion Control
- Shoreline Restoration
- Storm Water: Best Management Practices
- Storm Water Pollution Prevention Planning

Additional Experience and Background

Cedar Corporation has been helping communities, both large and small, with Economic and Community Development projects for 44 years. These projects have promoted economic growth and community development by providing more options for jobs, increased tax base, and housing while improving the quality of place for residents.

In addition to Strategic Planning, the following offers a list of the services Cedar Corporation provides to communities that we will bring to your Strategic Planning project to ensure a useful and quality planning document.

Economic Growth and Development

At Cedar Corporation, Economic Development is not an afterthought, rather a driver to a community's success. Through Cedar Corporation's integrated economic development offering, we assist communities in understanding what drives their local economy and how best to position the community for future growth and success.

Economic Development Services include:

- Facilitation
- Economic Development Strategy Creation
- Industrial Park Development
- Business Retention and Expansion Program Development
- Business Attraction Strategies
- Tax Increment Finance (TIF) Analysis, Creation, and Amendments
- Market Analysis and Trends
- Economic Impact Modeling
- What-If Scenarios
- Economic Development Marketing/Recruitment
- Employment Trends and Workforce Analysis
- Cluster/Target Industry Analysis and Development
- Project Proformas Development
- Facilitation and Community/Stakeholder Communications
- Gold Shovel, Industrial Sites Documentation Program
- State of Wisconsin, Certified Sites Program Designation
- Incentives for Economic Development Projects

Financing and Deal Structuring

Cedar Corporation has extensive experience in identifying and obtaining funding for both public and private clients. This experience includes working with most state agencies and several federal agencies in presenting client proposals, showing the funding agency the merits of the proposal, and how it also meets both the goals and objectives of the agency and the clients. This allows us to develop timelines and implementation strategies to best position our clients for success.

Structuring of Public/Private Development

Cedar Corporation has a long history of structuring public/private development projects. We work closely with staff, the municipal board, and the private developer to determine the best approach to making a project a reality. This involves understanding the project, determining the amount of GAP financing needed working to reduce the GAP through value engineering, and other means while ensuring the project is still viable and of high quality. Once the GAP is determined, we work to identify available public incentives that can be used to eliminate any remaining financial GAP.

Grants and Loans

To date, Cedar Corporation has assisted over 50 clients in obtaining over \$80 million in grants and low interest loans. We also administer state and federal grants that require timely and accurate reporting and file management. Currently, Cedar is administering 30 Housing grants and six (6) open Public Facilities grants along with two (2) Planning Grants obtained through the State's Community Development Block Grant Program.

Grant Experience Includes:

- Community Development Block Grants for Housing, Public Facilities, Planning, and Economic Development
- Community Development Investment Grants – WEDC
- WisDOT Transportation Alternative Program Grants
- WisDOT Transportation Economic Assistance Grants
- WisDOA Transportation Planning Grants

Experience and Background

- WisDNR Clean Water Fund and Safe Drinking Water Grants
- WisDNR Water Resources Grants and Knowles-Nelson Stewardship Grants
- WisDNR Brownfield Grants
- Rural Development Grants
- Assistance to Firefighter Grants
- Business Incentives for Economic Development Projects

Tax Increment Financing

Cedar Corporation has worked on a wide range of TIF projects over the past 40 years. This includes working on over 100 TIF projects in the past 10 years that involved either creating new districts and amending existing ones in support of community and economic development opportunities. We have also negotiated and drafted hundreds of development agreements on behalf of our clients while running just as many TIF impact calculations.

Tax Credits

Cedar Corporation has assisted multiple projects over the years in gaining tax credits to support private sector's investment. The projects have ranged in size from \$3.5M for a 300,000 SF distribution center to \$350,000 for an existing manufacturing company that has decided to stay in the State and double the size of its facility. These State incentive dollars go directly to the company in support of its project.



Cedar Corporation has obtained and administered the following Community Development Block Grants (CDBG) for municipalities:

VILLAGE OF ALMA CENTER

\$300,000 Housing rehabilitation and homebuyer assistance

CITY OF AMERY

\$500,000 New water tower, well, and watermain improvements

\$720,730 Upgrade existing mechanical wastewater treatment plant

CITY OF AUGUSTA

\$490,000 Housing rehabilitation and site improvements for development of single-family homes

VILLAGE OF BALDWIN

\$350,000 Sanitary sewer and watermain improvements

VILLAGE OF BALSAM LAKE

\$399,939 Housing rehabilitation and homebuyer assistance

\$162,000 Loan to industry for construction and working capital

\$733,000 Loan to industry for construction of manufacturing facility and working capital

CITY OF BLACK RIVER FALLS

\$402,000 Housing rehabilitation assistance

\$307,625 Housing rehabilitation and homebuyer assistance

\$313,000 Watermain improvements

\$345,425 Street and storm sewer construction

\$498,000 Housing rehabilitation, site improvements

\$623,063 Emergency Grant: Levee reconstruction

\$400,000 Emergency Grant: Housing rehabilitation for flood-damaged properties

\$720,600 Storm sewer, street, water, and sewer reconstruction

\$422,545 Housing rehabilitation, site improvements

CITY OF BLAIR

\$362,172 Housing rehabilitation assistance

\$230,000 New library/municipal building

\$566,200 Sanitary sewer and watermain replacement and storm sewer and street reconstruction

VILLAGE OF BOYCEVILLE

\$500,000 Housing rehabilitation and homebuyer assistance

\$117,000 New well

\$428,684 Water system improvements

\$194,900 Flood mitigation and street reconstruction

\$538,500 Flood mitigation and housing rehabilitation

\$638,000 Economic Development loan, flood mitigation, expansion of Mobile Home Park, and housing rehabilitation

VILLAGE OF BOYD

\$408,510 Community-wide street reconstruction program

\$372,668 Water tower, housing rehabilitation, sidewalk construction

\$534,520 Well improvements, corrosion control, water lateral replacements, sidewalk construction, and housing rehabilitation

CITY OF CHETEK

\$201,000	Housing rehabilitation and homebuyer assistance
\$750,000	Housing rehabilitation, homestead opportunity, and park accessibility improvements

VILLAGE OF CLAYTON

\$300,000	Housing rehabilitation
\$300,000	Housing rehabilitation
\$139,000	Street and utility improvements for economic development
\$265,160	Street reconstruction and storm sewer
\$300,000	Street reconstruction, storm sewer, and sidewalk
\$440,840	Wastewater treatment plant upgrade
\$489,770	Water tower, well, and watermain loops

VILLAGE OF CLEAR LAKE

\$250,000	New library/municipal building
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TOWN OF COLBY (Clark County)

\$266,419	Housing rehabilitation
\$188,946	Housing rehabilitation

VILLAGE OF COLFAX

\$696,300	Water system improvements, including new tower
\$500,000	Housing rehabilitation and site improvements for new housing construction

CITY OF CORNELL

\$450,445	Safety and infrastructure improvements
\$500,000	Street and utility improvements
\$575,000	Street and water main improvements
\$750,000	Housing rehabilitation, home purchase assistance, and site acquisition for three single-family homes
\$131,032	Sanitary sewer and watermain improvements
\$324,540	Sanitary sewer and water extension to unserved areas

CITY OF DURAND

\$500,000	Sanitary sewer, streets and sidewalk improvements
\$390,000	Street Improvements
\$ 15,000	Waterfront Planning
\$500,000	Housing rehabilitation assistance
\$216,800	Downtown utility improvements
\$585,625	Housing rehabilitation and homebuyer assistance
\$265,541	New Fire Hall
\$223,050	Replace, install, and repair watermain
\$397,070	Watermain improvements, street reconstruction, and housing rehabilitation

VILLAGE OF EDGERTON

\$500,000	Housing rehabilitation
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VILLAGE OF ELEVA

\$300,000	Housing rehabilitation
\$300,000	Housing rehabilitation

VILLAGE OF ELLSWORTH

\$407,000	Street Improvements
\$575,000	Housing rehabilitation, homebuyer assistance, and street improvements

CITY OF FOUNTAIN CITY

\$300,600 Watermain Improvements for STH 95

CITY OF GLENWOOD CITY

\$293,000 Downtown revitalization project

\$250,000 Street and water main improvements

\$255,410 New Fire Hall

\$500,000 Housing rehabilitation and assistance with development of 8 town houses and three single-family homes

\$378,155 Street improvements, including storm sewer, water mains, and sanitary sewer

\$557,990 Housing rehabilitation, water laterals, mobile home park expansion, water tower, and sidewalk construction

\$345,000 Housing rehabilitation, Community Center, sewer and water services

JACKSON COUNTY

\$205,533 Housing rehabilitation and homebuyer assistance

\$499,840 Housing rehabilitation and site improvements for new single-family homes (grant writing only)

VILLAGE OF KNAPP

\$176,950 Housing rehabilitation, drainage improvements, and site improvements for elderly housing complex

VILLAGE OF LUCK

\$333,975 Housing rehabilitation and street improvements

\$165,300 Street and storm sewer improvements

\$464,356 Water system improvements, storm water drainage, street reconstruction, curb and gutter

TOWN AND VILLAGE OF MAIDEN ROCK

\$499,810 Housing rehabilitation of owner-occupied and renter-occupied homes

CITY OF MENOMONIE

\$230,400 Demolition

\$205,000 Street Improvements in Industrial Park

\$650,000 Housing rehabilitation and homebuyer assistance

\$205,000 PFED Grant for expansion of the flow equalization tanks to support the Swiss Miss pudding expansion project at ConAgra Foods.

\$250,000 Economic development loan to local industry for the purchase of equipment.

\$193,000 Housing rehabilitation and homebuyer assistance

\$375,000 Street reconstruction, sewer and water extension to serve a new industry

\$300,000 Street reconstruction, sewer and water extension to serve a new industry

\$375,000 Storm sewer and street improvements

\$552,000 Housing rehabilitation, home purchase assistance, and site acquisition for three single-family homes

\$543,594 Water system improvements, sewer main replacement

\$500,000 Housing rehabilitation and site improvements for new construction.

\$495,661 Storm sewer and street construction

\$345,000 Housing rehabilitation and site improvements for new construction.

\$565,500 Radium removal water system improvements

\$459,000 Radium removal water system improvements

\$330,000 Three Year Comprehensive: Housing

\$600,000 rehabilitation, sidewalk, curb and gutter,

\$635,000 and economic development

\$540,000 Economic development including new water tower

\$402,000 Three Year Comprehensive: Housing rehabilitation

\$407,000 spot acquisition, street closing, sidewalk, curb and

\$375,000 gutter, planting street trees.

VILLAGE OF MILLTOWN

\$139,320	Water system improvements
\$260,000	Two greenhouses and a retail store for the Polk County Adult Development Center
\$299,936	New fire hall
\$500,000	Housing rehabilitation and new housing development
\$722,891	Upgrade wastewater treatment plant
\$650,780	Community-wide street reconstruction program
\$500,825	Housing rehabilitation, sidewalk, and site improvements
\$194,000	Working capital loan (administration only)
\$140,000	Water system improvements
\$178,868	Housing rehabilitation

VILLAGE OF OSCEOLA

\$187,000	Demolition and relocation assistance for flood-damaged housing
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CITY OF OSSEO

\$280,000	City Hall and Community Center
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PIERCE COUNTY

\$550,000	Housing Rehabilitation and homebuyer assistance
\$392,000	Emergency Assistance Program
\$750,000	Housing rehabilitation and homebuyer assistance

CITY OF PRESCOTT

\$231,000	Roundabout and turn lane
\$ 56,000	Utility improvements for economic development

TOWN OF ROCK ELM (Pierce County)

\$300,000	Housing rehabilitation
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COUNTY OF ST. CROIX COUNTY

\$300,000	Emergency Assistance Program
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CITY OF ST. CROIX FALLS

\$500,000	Downtown street reconstruction
\$616,000	Acquisition for manufacturing facility and working capital loan (administration only)

VILLAGE OF SOMERSET

\$142,500	Water main and sanitary sewer improvements
\$ 15,000	Waterfront Planning
\$250,000	Downtown revitalization
\$122,057	Housing rehabilitation
\$ 84,000	Street reconstruction, including redesign of a railroad underpass
\$279,000	Loan to industry for working capital and equipment

VILLAGE OF SPRING VALLEY

\$250,000	Expansion/Upgrade to Wastewater treatment facility
\$261,840	Street and utilities for the Spring Valley Assisted Living and Nursing Home
\$135,000	Safety improvements to bridge, street & sidewalk
\$287,000	Housing rehabilitation and homebuyer assistance
\$446,000	Housing rehabilitation and homebuyer assistance
\$352,650	Street and storm sewer improvements
\$455,752	Watermain looping

TOWN OF SAND LAKE (Sawyer County)

\$112,422 Housing rehabilitation and homebuyer assistance

TOWN OF STONE LAKE (Washburn County)

\$249,105 Housing rehabilitation and homebuyer assistance

SPRINGFIELD SANITARY DISTRICT NO. 1

\$500,000 New sanitary sewer

VILLAGE OF SHARON

\$500,000 Sanitary and storm sewers

VILLAGE OF TAYLOR

\$300,000 Housing Rehabilitation and homebuyer assistance

CITY OF THORP

\$500,000 Housing rehabilitation and homebuyer assistance

\$460,000 Housing rehabilitation and homebuyer assistance

\$357,900 Watermain improvements, well construction

VILLAGE OF WHEELER

\$249,105 Park shelter/restroom facility, and housing rehabilitation

VILLAGE OF WILSON

\$ 45,000 New Community Center

VILLAGE OF WITTENBERG

\$413,000 Well Improvements

VILLAGE OF WOODVILLE

\$172,000 Downtown street improvements

\$119,000 Street reconstruction and storm sewer

\$275,540 Street reconstruction and storm sewer

\$325,000 Watermain improvements, looping, and water tower construction

\$281,209 Street reconstruction, storm sewer and sidewalk

\$285,310 Street reconstruction, storm sewer and sidewalk

\$341,739 Housing rehabilitation, sidewalk, water distribution system improvements, Mobile Home Park expansion

\$632,040 Utility and street improvements, industrial site preparation, development loan, housing rehab, and sidewalk construction

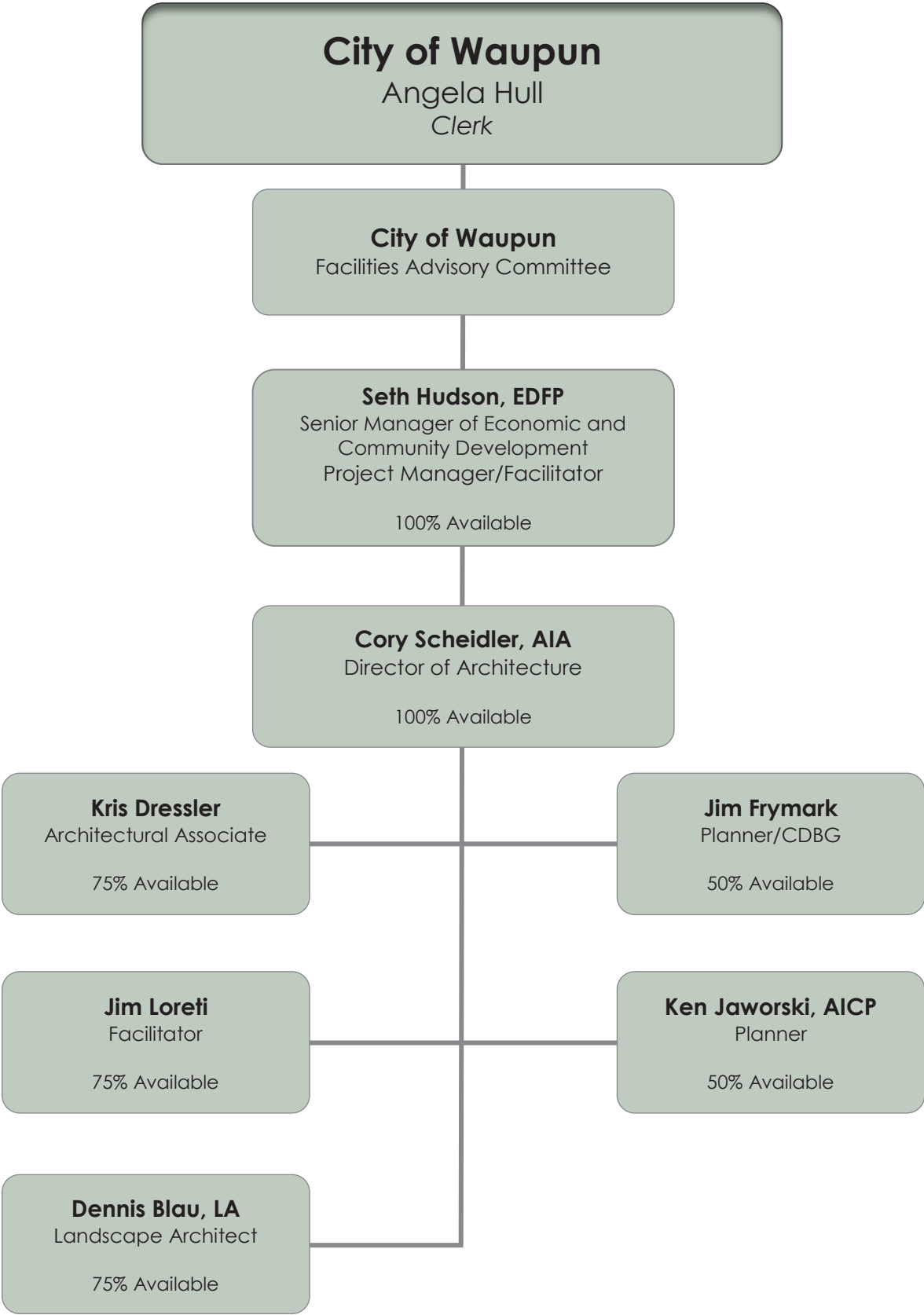
\$242,000 Housing rehabilitation, storm sewer, Mobile Home Park shelter, and sidewalk construction

\$ 45,000 New well construction



Management Structure/Resumes

Project Team





Seth Hudson, EDFP

Senior Manager of Economic and Community Development Services

Education

BA in Economics and Political Science: University of Southern Maine (1996)

Professional Certifications / Training

Certified Economic Development Finance Professional (EDFP), National Development Council, 2003, Graduate of Economic Development Institute (EDI), Certified Economic Developer Program, 2001 IEDC Strategic Planning Course, 2011 & 2019

Professional Affiliations

International Economic Development Council (IEDC)
International Council of Shopping Centers (ICSC)
Wisconsin Economic Development Association (WEDA)
Momentum West
New North
Ignite Wisconsin

Total Experience

Since 1997

Seth Hudson has worked in the field of economic development, redevelopment and real estate development for many years. He has facilitated the expansion, and attraction of hundreds of firms through the site identification, entitlement, and incentive processes. This work has occurred in both rural and urban settings. Seth has also worked on numerous economic development strategies at the city and regional levels.

Most recently, he worked for the Wisconsin Economic Development Corporation covering 17 counties out of Eau Claire. In this position, he worked in coordination with the region's economic development organizations to facilitate the expansion, retention and relocation of business throughout Northwest Wisconsin. He also worked to strengthen the region's economic development organizations value propositions. Prior to moving to Wisconsin, Seth worked as the Pacific Division Development Manager for Western Solutions, where he bought and redeveloped contaminated sites along the west coast out of Portland, Oregon. His prior experience includes; Sr. Economic Development Manager for the Portland (OR) Development Commission, Executive Director of the Napa Valley Economic Development Commission, Senior Development Specialist for the City of San Leandro CA, and Environmental Business Development Manager at the Arizona Department of Commerce.

Areas of Expertise Include:

- Real Estate Development
- Economic Development Strategic Planning
- Tax Increment Financing
- Business Retention and Expansion Program Development
- Site Feasibility Studies
- Real Estate Transactional Pro forma Development
- Property Negotiations and Deal Structuring
- Incentive Identification and Financial Packaging
- Public/Private Partnerships
- Development Agreement Negotiations
- Brownfield Redevelopment
- Administrative Land Use Review/Approval
- Project Management
- Consensus Building
- Grant Writing & Administration
- Stakeholder Community Relations

Committees:

- Board member and past chair of Momentum West, The West Central Regional Economic Development Corporation
- Member and past board member of Wisconsin Economic Development Association
- Member of Wisconsin Economic Developers Association Legislative Committee
- Governor Appointee to Statewide Wetland Study Council

Recent Project Experiences Include:

- Imark Molding Expansion, Woodville WI
- UNFI Attraction Project, Prescott WI
- Downtown Hotel CDI Grant, Menomonie WI
- Diversified Manufacturing Corporation, Prescott WI
- Bayfield County Business Park Development plan, Bayfield WI
- Pierce County EDC Economic Development Strategy, Pierce County WI
- Community Visioning/Facilitation, Clayton WI
- Washburn Housing Development Strategy, Washburn WI
- Hayseed Exchange CDI Grant, Hilbert WI



Dedication, Quality, Success



Cory A. Scheidler, AIA, RID
Director of Architecture

Education

Associate Degree in Civil
 Engineering Technology; Mid-State
 Technical College (2001)

Professional Registrations

Wisconsin Registered Architect
 #10782
 Wisconsin Certified Commercial
 Building Inspector #992581
 Wisconsin Registered Interior
 Designer #623

Professional Affiliations

American Institutes of Architects
 Civil Engineering /
 Structural Technician
 Advisory Committee
 Chippewa Valley Technical
 College
 NCARB IDP

Total Experience

Since 2000

Cory Scheidler is the Director of Architectural Services and Building Design for Cedar Corporation and provides supervision of Professional architects, engineers and technical staff in the design and construction of architectural and structural projects. With extensive experience in Government Facility & Commercial Development planning and design, Cory provides leadership of governmental and commercial development projects for a wide range of clients. Cory is actively involved in the American Institute of Architects as a local chapter treasurer and actively participates in his community. Cory's personal involvement, genuine concern and attention to detail in the development of projects is recognized by our clients.

Areas of Expertise Include:

- Supervision of design and preparation of plans for new structures and alteration of existing buildings for municipal, institutional, commercial, and industrial projects, both traditional bid and design/build approaches
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Code review, schematic design and design development
- Project cost estimating, project scheduling
- Coordination with design disciplines
- Construction contract preparation and contract administration
- Client contact throughout project feasibility, design, bidding and contract administration
- Specialization in project delivery, working directly with Developers, Contractors, Owners and alternative

Recent Project Experiences Include:

- Great River Road Learning Center Complex at Freedom Park, Prescott, WI
- City Hall assessment, Glenwood City, WI
- Public Works Facility Assessment, Village of Jackson, WI
- Government Center Assessment, Pepin County, WI
- Highway Facilities Needs Assessment, Polk County, WI
- Public Works Facility Study, Somerset, WI
- Building analysis, needs assessment, municipal building remodel and contract administration, Blair, WI
- Public Works Facility Assessment, Town of Buchanan, WI
- Highway Facilities Study, Burnett County, WI
- Municipal Facilities & Public Works Facility Study, Village of Cadott, WI
- Eau Claire State Office Building
- Green Bay State Office Building
- UW-Stout Office and Classroom Renovations
- DFD-Green Bay State Office Building
- DFD-UW Stout Pedestrian Corridor Renovation
- DFD-Eau Claire State Office Building
- DFD-UW-River Falls Classroom Improvements
- DFD-UW-Eau Claire – Technology classroom remodeling
- DFD-UW-Stout – Bowman Hall handicap restrooms renovation
- DFD-UW-Stout – Technology classrooms renovation
- DFD-UW-Stout – Classroom renovation /instructional technology
- Infinity Retail Services Office
- Regis Administrative Addition
- Northwest Mutual Office Renovation
- Wilson Creek Office Complex, Menomonie, WI office building
- Red Cedar Medical Center Physical Therapy Addition & Renovation, Menomonie, WI
- Independence State Bank new main facility, Independence, WI
- Administration and maintenance buildings - US Bio Energy, multiple locations in Midwest
- Municipal Building, Osseo, WI
- Municipal Building renovation, City of Prescott, WI



Dedication, Quality, Success



James Frymark
Senior Planner

Education

MS in Urban Geography &
Planning: Western Kentucky
University
BS in Business Administration:
University of Wisconsin-Eau Claire

Professional Affiliations

*Former member of the following
Boards and Committees:*
Wisconsin Funding Resources
Committee [drinking water and
waste treatment facilities]
Wisconsin Transportation
Enhancement Grant Review
Committee
Wisconsin Solid Waste Siting Board
Wisconsin Rural Health Council
Wisconsin Harbor Assistance Grant
Review Committee
Department of Commerce
Management Review Committee
for grant programs

Total Experience

Since 1972

Jim Frymark is a member of Cedar Corporation's planning team, following 38 years of experience with the Wisconsin Department of Commerce. While with Commerce, he administered a wide range of federal and state community and economic development programs that provide financial and technical assistance to local units of government and non-profits undertaking community and economic development activities. The administration of these programs included the review of hundreds of applications for financial assistance and overseeing compliance with governing state and federal regulations. Having worked with hundreds of towns, villages, cities, and counties, he understands the challenges faced by communities in their efforts to grow and prosper and attract new residents and businesses.

He enjoys working at the local government level where he feels most comfortable helping clients navigate through state and federal program procedures and policies. Grant writing is his specialty, creatively applying his prior experiences and observations at the state level and having written several successful grants since joining Cedar.

Areas of Expertise Include:

- Grant Writing
- Grant Administration
- Comprehensive Plan Development
- Training in grant writing / administration
- Downtown and waterfront re-development
- Relocation Plan Preparation
- Zoning Assistance
- Workshop and Conference presentations
- Community Development Surveys
- Project financing, including the Community Development Block Grant Program, Environmental Loan and Grant Programs, Rural Development Programs and other programs having a community and economic development focus.
- Reviewed as well as oversaw the review of hundreds of proposals for CDBG funds. Toured projects to see the variety of ways communities developed and implemented projects as well as observed creative solutions to unforeseen problems. In addition to working with local governments, had counseled many planning, engineering and consulting firms on the packaging of proposals, again observing a wide-range of approaches in addressing local community, housing and economic development needs.



Dedication, Quality, Success



Kris Dressler
Architectural Associate

Education

Associate Degree in Drafting and Design Technology: Herzing College (2007)

Total Experience

Since 2006

Kris Dressler came to Cedar Corporation as an experienced BIM technician and has developed into a keystone of our Building Design team. Kris's experience offers our team state-of-the-art technical capacities in building design and modeling which benefit each of our projects and clients. Kris plays an integral part in many of our projects, working hand in hand with our Architects, Designers and Engineers, providing assistance in design, planning and facility planning for traditional and alternative project delivery methods. Kris has begun the process of preparing for his Architectural examination and planning to one day become a licensed Architect.

Areas of Expertise Include:

- Preparation of construction drawings for new structures and renovations of existing buildings for municipal, commercial, and industrial projects, for both traditional and alternative delivery methods
- Preparation of mechanical and electrical design plans for building projects.
- Building information modeling aided design
- Assistance in code analysis
- Development of drawings and exhibits for presentations
- Preparation of as-built plans
- Maintenance of CADD/BIM Standards

Recent Project Experiences Include:

- UW-Stout Office Renovation
- Eau Claire State Office 2nd & 3rd Renovations
- Dollar Tree
- Maurices
- Mega Food - Barron, WI
- Milwaukee Retail Center
- Altoona Dance Studio
- Northwest Mutual Office Renovation
- SS Peter & Paul - Independence, WI
- Morrie's Mazda Automotive Renovation - Chippewa Falls, WI
- Travel Centers of America Repair by Addition - Madison, WI
- Schmit Prototypes
- Toy Investments - Union Trailer
- Advanced Laser Addition - Chippewa Falls, WI
- Preferred Sand - Bloomer, WI
- Specialties Pallet - Boyceville, WI
- Public Safety Building - Village of Lake Hallie, WI
- Ellsworth Fire Station
- Osseo Rural Fire Department
- Siren Fire Station
- Weyauwega City Hall
- Town of Daniel Town Hall
- Town of Garfield Shop
- St. Croix County Highway Department Study
- Pepin County Government Center Study
- Woodville Fire Station - Woodville, WI
- Municipal Well house - Osseo, WI
- Weyauwega WWTP, Weyauwega, WI
- Saputo Cheese WWTP
- Elmwood WWTP
- Clayton WWTP
- Pepin WWTP
- Stanley WWTP
- Weyauwega Park Shelter, Weyauwega, WI
- Maribel Caves County Park
- City Hall Façade renovation, Durand, WI
- Dunn County Economic Development Virtual Spec Building
- Northtown Ford renovation and addition, Menomonie, WI



James Loreti
Client Services

Education

BS in Business Administration-
Marketing: University of Wisconsin
-Oshkosh (1979)

Certifications / Training

Project Management
Client Management
Resource Center Management
Capital Improvement Planning
Integrity Selling
Dale Carnegie

Professional Affiliations

Foth Infrastructure Division Strategic
Advisory Team—Wisconsin

Village of Suamico Planning &
Zoning Committee

Total Experience

Since 1981

Jim Loreti is a member of Cedar Corporation's Client Services Group with expertise in the field of Business Planning, Community Development, and Strategic Planning.

Areas of Expertise Include:

- Client Development
- Business Planning and Management
- Strategic Planning
- Resource Planning
- Grant Strategies and Applications

Representative Project Experience Includes:

- **Planning Projects**—provided facilitation support on projects including multi-jurisdictional comprehensive plans, sustainability plans, community plans, economic plans, business plans, and architecture
- **Client Development Plans**—facilitated development of Client Development Plans for Wisconsin and Illinois Department of Transportation clients for professional services firm. Served as team member on Client Development Plan for Metropolitan Council Environmental Services in MN
- **Market Planning**—facilitated development of several professional services/engineering market development plans in WI, IL, and SD. Introduced an approach to shorten the plan development time
- **Community Development and Planning**—Interim Group Leader—Foth Infrastructure and Environment, Green Bay, WI. Helped diversify program by adding strategic planning services to established comprehensive planning strengths
- **Grant Writing and Coordination**—Grants Coordinator in support of project development strategies. Included strategy and grant writing to secure funds for planning, design, and construction of public works projects
- **Resource planning**—short and long term resource planning matching production demand with staff/resource capacity. Initiate solutions including outsourcing of labor and project components as necessary
- **Owner Rep/Consultant**—McDonald Companies, Green Bay, WI. Misc. projects including:
 - ◊ Strategic Plan and Recommendations—Restaurant Business
 - ◊ Grant Writer—Grant application to fund Concept Study for Rock Reef Fisheries and Shoreline Habitat Improvements at South Bay Marina, Green Bay, WI. Funding agency was Trustee Council for Natural Resources Damage Assessment (NRDA) funds
 - ◊ Project Manager—NRDA funded Concept Study of Rock Reef Fisheries and Shoreline Habitat Improvements
 - ◊ Consultant Selection Committee Member—Brown County / Renard Island Development Concept Study
 - ◊ Project Review / Support for potential Bed and Breakfast to locate on South Bay Marina property
 - ◊ Environmental Risk Assessment—I43 Business Park property expansion
 - ◊ Misc. Project Support for businesses interested in locating in McDonald Properties in Green Bay
- **Project Team Member** on Northeast Wisconsin (NEW) Zoo Strategic Sustainability Plan



Dedication, Quality, Success



Ken Jaworski, AICP
Senior Consultant

Education

Bachelor of Science Regional Analysis, Co-Major in Geography: UW-Green Bay (1982)

Certifications / Training

AICP: 2000

Finance & Accounting: 2001

Negotiating Win/Win Outcomes: 2000

Certified Project Manager: 1996

Instructor – Environmental Planning Course, UW-Green Bay: 1994

Professional Affiliations

American Planning Association, National & Wisconsin Chapters

Wisconsin Park and Recreation Association

Wisconsin Towns Association

Total Experience

Since 1983

Ken Jaworski is new to the Cedar Corp team, but brings over 30 years of experience in community comprehensive planning, land use, natural resource management and farmland preservation. He is knowledgeable in zoning ordinance development and zoning administration.

Ken has extensive experience developing fundraising strategies for 501c3 non-profit organizations including planned giving, underwriting, and sponsorships.

Areas of Expertise Include:

- Development of comprehensive plans within Wisconsin's Smart Growth requirements
- Planning and Zoning Administration
- Public meeting facilitation
- Development of comprehensive park and recreation plans
- Intergovernmental agreements
- Farmland Preservation Plan and ordinances (DATCP certified)
- Greenway Corridor and Trail planning
- Grant writing and administration
- School district attendance boundary studies
- GIS mapping
- Environmental Services program supervisor
- Business development
- Contract negotiation and execution

Recent Project Experiences Include:

- Comprehensive Plans for Green Lake County, Village of Little Chute, and the Towns of Clayton, Omro, Watertown, and Winneconne.
- On-going planning and zoning administration services for the Villages of Bonduel, Kekoskee, and Mishicot; and the Towns of Newton, Franklin, and Clayton.

Other Relevant Experience Includes:

- Dog park design
- Development of fund raising strategies for 501c3 organizations
- Conference presenter for WAPA, WTA, and other agencies



Dedication, Quality, Success



Dennis Blau, L.A.
Landscape Architect

Education

Bachelor of Landscape
Architecture: University of
Minnesota (1985)
Royal Melbourne Institute of
Technology: Melbourne, Australia,
Exchange Program

Professional Registrations

Registered Landscape Architect -
WI

Total Experience

Since 1985

Dennis Blau is a Landscape Architect and specializes in site design for municipal, commercial, industrial, educational, and recreational facilities. Dennis has worked on a variety of projects including Athletic fields, multi-purpose trails, signs, boat landings, parks, swimming pools, splash pads, reforestation, and many other projects large and small in size.

Areas of Expertise Include:

- Site design, grading plans, planting plans, and design of exterior environments for municipal, commercial, industrial, and recreational sites
- Urban streetscape
- Park planning/park development/redevelopment
- Boat landing design
- Master planning
- Erosion control plans
- Preparation of presentation graphics for display
- Construction specification
- Assistance with construction supervision

Representative Project Experience Includes:

- Trenton Island Boat Landing reconstruction - Pierce County
- Glenhaven Assisted Living - Glenwood City
- Pleasant Valley Town Hall and Fire Station - Pleasant Valley, Eau Claire County
- Best Maid Cookie Company expansion - River Falls
- Arbor Place Treatment Facility - Menomonie
- Lake Hallie Municipal Building - Lake Hallie
- Markquart Toyota - Lake Hallie
- Wakanda Park Baseball Field - Menomonie
- Chippewa River Beautification Project - Durand
- Mel Wall Amphitheater Renovation - UW River Falls
- Carson Park Message Center Sign - Eau Claire
- McDonough Park - Eau Claire
- Jackson County Fair Park Renovation - Black River Falls
- Black River Falls Foundation Trail - Black River Falls
- UW River Falls Multi-Modal Trail System - River Falls
- Veteran's Peace Memorial Wayside, USH 53, (new facility) Washburn County
- Great River Road Learning Center (new facility) - Prescott
- Luck Public Library and Museum



Dedication, Quality, Success



Proposed Management/Approach

Facilitation Approach

Cedar Corporation has been providing facilitation services to its clients for many years. We believe active consensus building that engages the client is of the utmost importance when facilitating. We use the Consensus Organizing Model.

Consensus Organizing Model:

This model engages participants in a creative and participatory manner. Using this model, participants can develop relationships with each other to collaboratively create their own agenda and develop a joint process for working together in ways that are mutually beneficial and of broad interest to the community as a whole. This approach provides community stakeholders and leaders with a shared sense of empowerment and leverages the talents and expertise of each member. When members have a voice in the process, they are less likely to oppose group decisions and will often develop a vested, sustainable interest in the outcomes.

Depending on the project, we will bring in one or more additional facilitation techniques in order to drive results. Some of the more common techniques are: brainstorming, multi-voting, nominal group, consensus, flow charting, interviews, and strategic doing, to name a few.

In the end, we strive to create a process that is:

1. Compatible, with a community's vision
2. Feasible, within a community's given strengths and weaknesses
3. Implementable, based on available leadership and resources
4. Change making, by addressing difficult and urgent challenges
5. Innovative, that enables forward movement

Communication

Cedar Corporation's trademark quality is to listen to our clients, understand the project from their perspective, and respond in a timely manner. We want to learn and understand your wants, needs, and expectations. We seek to create an environment that allows various stakeholders to work together and develop mutually acceptable solutions. To achieve this goal, our process includes focused discussions and follows a well-defined agenda and encourages open communication. This process allows us to efficiently gather all the available information and ideas and then review them to complete a thorough evaluation of the challenge.

Communication is key to any relationship as is access; our staff is reachable at any time via email, phone (work or cell), or text.

Project Management and Quality Control

- *Team* - Our integrated team will provide a full array of experts in each field to assure the most cost-effective solutions during the facilitation process.
- *Quality* - Quality is achieved through a team work environment which includes peer reviews, state-of-the-art software and equipment, and quality assurance review during the facilitation process.



- *Timeliness* - Proven processes in place to establish realistic milestones and to monitor progress through regular communication among all parties involved and frequent detailed status reports to the client through the facilitation process.
- *Cost* - Structured project management to maintain control of the project, yet have the ability to make modifications so your changing goals can be met.

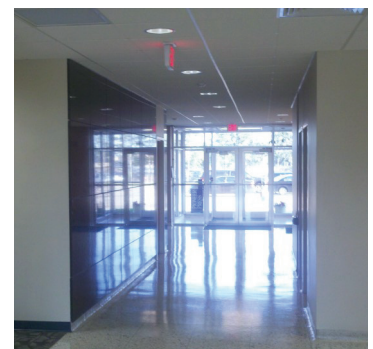
Methodology to Monitor Project Budgets and Schedules

We will closely oversee the project scope, schedule, and budget throughout the entire project. When the next step for this project becomes design and construction, our experience with project management through construction will be of service to you.

- *Budgets and Schedule* - Time is money, and many of our clients are small communities or businesses with very limited funds. We ensure that the project adheres to the stated schedules and budgets while meeting the client's expectations and desires for the project. During construction, we make site visits as needed (typically bi-weekly) to verify construction progress, review monthly payment requests, change orders as requested, and negotiate the value with the contractor and owner.
- *Change orders* - Over the years we have worked on behalf of our client communities to review third party scopes, contracts, and related change orders. Through our experience and experienced staff, we have the in-house experience and knowledge to evaluate change orders and determine the need for them and appropriate corresponding costs

Dispute Resolution

We use consensus building to bring diverse requests from different organizations and departments together, exploring how each influences the others, and guiding clients through a dynamic process that aims to establish goals and directions while gaining consensus throughout all levels of the stakeholder's respective organizations.





Timeline/Workplan

Project Timeline

Our approach to your project includes the following tasks that encompasses facilitation, analysis, discussion, design, and recommendation:

1. Review existing documentation
2. Hold kick-off meeting with the City of Waupun staff to identify key issues and build consensus of what a successful final product will look like
3. Meet with key City staff and representatives from each of the eight facilities identified in the 2018 Strategic Facilities Study ("SFS")
4. Complete a walkthrough of each of the eight facilities to gain an understanding of the overall facility condition
5. Develop a summary report of findings based on the SFS and site visits. This report would summarize primary deficiencies of each facility, outline facility needs into immediate, short term and long term needs, and actions
6. Prepare a summary opinion of costs for each of the eight facilities
7. Develop detailed probable costs and conceptual site plans for the top two selected facilities
8. Facilitate at least six meetings with the Facilities Advisory Committee and two public input meetings, as further described in the Timeline/Workplan section
9. Facilitate all Facilities Advisory Committee meetings, including creating agendas, preparing meeting documents/PowerPoint, and preparing summary minutes

These meetings would generally be broken down as follows:

- **Facilities Advisory Meeting #1** - Introductory meeting building group dynamics, goal setting, looking back/looking forward, and review of the 2018 Strategic Facilities Study
 - **Facilities Advisory Meeting #2** - Tour of all eight facilities with the committee members
 - **Facilities Advisory Meeting #3** - Facilitated discussion on all eight buildings. Topics covered would be; primary deficiencies and goals, needed improvements broken into immediate, short term, and long-term, and prioritize needs at each of the facilities
 - **Facilities Advisory Meeting #4** - Present findings of probable costs for all eight projects based on the 2018 Strategic Facilities Study, facilitate conversation around all projects, weighing pros and cons of each against one another, and discuss possible funding methods
 - **Public input meeting #1** - Share with the public the 2018 Strategic Facility Study along with Cedar's high-level opinion of costs for all eight projects, seek feedback from community on priority of projects
 - **Facilities Advisory Meeting #5** - Share public input meeting feedback, rank eight projects listed in the 2018 Strategic Facilities Study, identification of top two projects
 - **Facilities Advisory Meeting #6** - Prior to meeting, Cedar will develop a more detailed probable cost, site plan, etc. of top two projects, selection of top project by committee
 - **Public input meeting #2** - Presentation to public on the top project including costs and proposed timeline
10. Work with the City to identify sources of potential financial assistance for the top two selected projects
 11. Provide a Report of Findings and final presentation materials to be used to present to groups and organizations per the scope of work.

Project Timeline

Cedar Corporation is proposing the following tentative project schedule and will work with Staff to solidify a mutual, agreeable timeline based on the date of consultant selection:

Step 1 Project Kick-Off Meeting (Two weeks from award)

- Hold a kick-off meeting with the appropriate individuals that represent each of the eight structures listed in the 2018 Strategic Facilities Study and key City staff to discuss the desired outcomes and establish project milestones
- Complete a walkthrough of each facility to gain an understanding of overall facility condition
- Develop a future meeting schedule so that everyone can accommodate their schedule in advance

Step 2 Staff Level Meeting - Analysis of 2018 Strategic Facility Study (Four weeks from award)

- Provide a summary report of findings based on the initial review of the SFS and site visits
- Summarize primary deficiencies and goals for each facility
- Outline facility needs into immediate, short term, or long term goals
- Prepare high level summary opinion of costs for each facility

Step 3 Facilities Advisory Committee (Six weeks from award)

- Introductory meeting - build group dynamics
- Look back and forward, where we came from, and why we are here
- Review the 2018 Strategic Facilities Study and other pertinent plans such as the City's Comprehensive Plan and Capital Improvement Plan

Step 4 Facilities Advisory Committee (Eight weeks from award)

- Touring all eight facilities to gain an on the ground understanding of the buildings deficiencies and needs

Step 5 Facilities Advisory Committee (Nine weeks from award)

- Facilitated discussion on all eight facilities
 - ◊ Primary deficiencies and goals
 - ◊ Needed improvements; immediate, short term, or long term
 - ◊ Discuss corresponding summary opinion of costs

Step 6 Facilities Advisory Committee (Eleven weeks from award)

- Prior to meeting, Cedar will prepare high-level opinion of costs for all eight projects based on square foot needs
- Cedar will present findings of probable costs to committee
- Facilitated discussion around all projects weighing pros and cons of each against one another
- Discuss possible funding methods

Step 7 Public Input Meeting #1 (Thirteen weeks from award)

- Share with public the 2018 Strategic Facility Study along with Cedar's high-level opinion of costs for all eight projects

Step 8 Facilities Advisory Committee (Fourteen weeks from award)

- Share public input meeting feedback
- Rank eight projects listed in the 2018 Strategic Facilities Study
- Identify the top two projects

Step 9 Facilities Advisory Committee (Sixteen weeks from award)

- Prior to meeting, Cedar will develop a more detailed probable cost, site plan, etc.
- Selection of top project

Step 10 Public Input Meeting #2 (Eighteen weeks from award)

- Presentation to public on top project including costs and timeline

Project Approach/Schedule

Deliverables

Cedar will meet the requested deliverables stated in the request for proposal. We understand that all documentation will become the property of the City of Waupun and will provide them upon request. Additionally, Cedar will provide copies of all reports and supporting documents created to support the project in a final bound and electronic formatted document.

Expectations from the City of Waupun

As the study progresses, many questions will arise from both the City and our design team. Cedar will work with you to address those questions in a thorough and timely manner. The following is a brief list of potential questions and items that may be needed to complete the project in a timely manner.

- Availability of staff for discussions of facility requirements
- Coordinate Cedar's access to the existing facilities and sites
- Provide previous studies, space needs summaries, and site and building data
- Provide building plans, site plans, and surveys of existing facilities
- Provide information regarding existing and proposed equipment inventories and types



Anticipated Costs of Service And Charge Out Rates

Anticipated Costs of Service

Our scope of services is based on a lump sum approach. We have combined the tasks needed to ensure that each step in the proposed timeline can be completed as stated. However, we can shift dollar amounts between the steps as needed to meet the overall needs of the project.

The fees for the scope of services are based on a lump sum fee basis of \$48,775 as outlined below:

Step 1	Project Kick Off Meeting	\$5,237
Step 2	Staff Level Meeting	\$10,847
Step 3	Facilities Advisory Committee	\$5,594
Step 4	Facilities Advisory Committee	\$3,372
Step 5	Facilities Advisory Committee	\$3,372
Step 6	Facilities Advisory Committee	\$7,744
Step 7	Public Input Meeting #1	\$4,235
Step 8	Facilities Advisory Committee	\$2,812
Step 9	Facilities Advisory Committee	\$2,812
Step 10	Public Input Meeting #2	\$2,750
Total		\$48,775

<u>TITLE</u>	<u>RATE</u>
Principal	\$175.00
Director	\$165.00
Senior Project Manager	\$155.00
Lead Project Manager / Lead Senior Planner	\$145.00
Senior Architect	\$140.00
Lead Engineer / Senior Consultant	\$135.00
Project Manager III	\$130.00
Senior Construction Manager	\$128.00
Project Manager II	\$120.00
Landscape Architect / Technician V	\$110.00
Project Engineer III / Project Manager I / Environmental Specialist IV	\$110.00
Senior Planner	\$105.00
Project Engineer II / Environmental Specialist III	\$102.00
Architect / Technician IV / Technical Specialist	\$ 95.00
Professional Land Surveyor II / Project Engineer I	\$ 95.00
Construction Manager	\$ 95.00
Environmental Specialist II	\$ 91.00
Professional Land Surveyor I	\$ 90.00
Staff Engineer II	\$ 88.00
Technician III	\$ 85.00
Environmental Specialist I	\$ 81.00
Staff Engineer I	\$ 80.00
Planner II / Technician II	\$ 75.00
Planner I / Administrative Assistant II	\$ 70.00
Technician I	\$ 69.00
Administrative Assistant I	\$ 65.00
Intern-Coop	\$ 62.00

Reimbursable Expenses (in addition to compensation for professional services if not included in contract):

Photocopying (24" x 36")	\$7.00/sheet
Photocopying (11" x 17")	\$2.00/sheet
Photocopying (8½" x 11")	\$0.50/sheet
Vehicle Mileage	\$0.58/mile ¹
GPS/Robotic Survey Equipment	\$30/hour

¹ Mileage reimbursement is subject to adjustment during the calendar year based on the IRS standard mileage rate

Field supplies are charged to the project at cost. Review fees required by approving authorities shall be paid directly by the Owner.

THIS RATE SCHEDULE, APPENDED TO ANY CONTRACT, IS SUBJECT TO ANNUAL ADJUSTMENT.



Similar Projects

Project Experience

PROJECT: Village Wide Development Plan
CLIENT: Village of Hilbert
LOCATION: Village of Hilbert, Calumet County, Wisconsin
COST: \$50,000
CONTACT: Dennis DuPrey, Village Administrator/Clerk

DESCRIPTION: Cedar Corporation was hired by the Village of Hilbert to create a comprehensive Village Wide Development Plan to provide a clear vision for the continued development and growth of the community, engaged community members and stakeholders to help cultivate a community wide vision for growth and development, and identified reasonable implementation steps and strategies that could be carried out.

Through this planning process, Cedar Corporation created a road map for the Village to build off of the strengths of the existing industries and downtown improvement and redevelopment successes in a way that enhances the desirable characteristics of the Village so that it may attract new residents, generate business and industrial growth, and strengthen the downtown corridor.

Key components of the Village-Wide Development Plan are:

Workforce Housing: Cedar Corporation provided residential development concepts for Village-owned land that integrated affordable housing options, identified state and federal affordable housing programs, housing developers, and Village incentives that could be combined to increase housing options in the Village of Hilbert.

Industrial Land Development: Cedar Corporation developed a concept for the continued development of the Village Industrial Park that identified state and federal funding programs to offset costs for infrastructure improvements, local incentives to attract new business and industry, created partnerships with economic development agencies to promote industrial development, and identified promotional materials to assist with business and industry attraction.

Downtown Redevelopment: Performed a Market Analysis of Hilbert's retail market, identified ways to encourage downtown reinvestment using Village incentives, assistance from economic development agencies, state and federal grants for downtown redevelopment, improvements, and job creation.

Cedar Corporation provided the following services in support of the project:

- Conducted a downtown commercial business and land use inventory
- Performed a Market Analysis of the Hilbert retail market
- Performed a Housing Market Review to determine demand and costs by product type
- Reviewed and interpreted the Village's community survey
- Held multiple Community input sessions to share concepts and gain community insight and support
- Facilitated conversations with leading housing, commercial, and industrial real-estate agents
- Development concepts for the expanded village industrial park and housing development
- Determined potential new development value and corresponding tax increment of proposed development
- Identified potential funding mechanisms to support the actions items in the plan
- Developed a list of action-oriented strategies for the three components of the Development Plan



VILLAGE-WIDE DEVELOPMENT PLAN

Village of Hilbert, Calumet County, Wisconsin



Final Draft September 10, 2018



Project Experience

PROJECT: Multiple Strategic Planning Exercises
CLIENT: Momentum West – 10 County Regional Economic Development Corporation
LOCATION: West Central Wisconsin
CONTACT: Steve Jahn, Executive Director
COST: \$14,000
COMPLETED: See list below

DESCRIPTION: Cedar Corporation has provided Strategic Planning services to Momentum West over the past four years at the Executive Committee, Board, and Committee levels. This work has included working with diverse groups from the public and private sectors across the 10-county west central Wisconsin region.

Summary of Projects/Activities:

- Update to the 2015 Strategic Plan
- Creation of a new 2-year 2018-2020 Strategic Plan
- Facilitated Strategic Planning Session for Momentum West's 2019 Regional Workforce Talent Committee
- Facilitated Strategic Planning Session annually for Momentum West's Business Attraction Committee

Services Include:

- Group Facilitation
- SWOT Analysis
- Development of Key Performance Indicators
- Training on key economic development programs and initiatives (TIF, what Site Selectors look for, Certified Sites, etc.)
- Identification and sharing of best practices in community and economic development
- Development of Mission and Vision statements
- Analysis of local and regional economic trends
- Identification of issues and formulation of realistic goals, objectives and strategies
- Development of action plans
- Creation of monitoring processes to evaluate identified outcomes



Project Experience

PROJECT: Community and Economic Development Strategic Plan
CLIENT: Village of Marshall
LOCATION: Marshall, Wisconsin
CONTACT: Adam Ruechel, Administrator/Treasurer
COST: \$9,800
COMPLETED: In progress

DESCRIPTION: Cedar Corporation is providing economic development services to create an overarching Community and Economic Development Strategic Plan. The objective of the plan is to assist the Village in consolidating numerous planning documents, Tax Increment plans, and other strategic documents into a usable document that guides the Village over the next several years. Additionally, the plan is intended to look at the Village and how it fits into the larger regional context relative to economic development opportunities.

The Creation of the Community and Economic Development Strategic Plan includes the following steps:

1. Review of existing planning documents, including comprehensive plan, TIF plans, corridor studies etc.
2. Analyze the local economy and present trends impacting local economic development such as workforce and site development drivers
3. Facilitate visioning and SWOT Analysis with the Plan Commission, Village Board and Redevelopment Authority members
4. Frame the key issues most affecting the Village's economic development
5. Develop strategic goals and objectives based on this framework
6. Identify, evaluate, and prioritize projects
7. Develop benchmarks to measure future performance and define what is successful
8. Development of action plans/steps to accomplish explicit goals and objectives
9. Creation of the Community and Economic Development Strategic Plan Document



Project Experience

PROJECT: 3-Year Economic Development Strategic Plan
CLIENT: Pierce County Economic Development Corporation
LOCATION: Pierce County, Wisconsin
CONTACT: Paul Schwebach, former Executive Director
COST: \$11,000
COMPLETED: 2015

DESCRIPTION: Cedar Corporation provided economic development services to create a 3-Year Economic Development Strategic Plan for the Pierce County Economic Development Corporation. Two regional listening sessions were held with 30 municipal leaders, businesses, education leaders, and other community stakeholders to create a shared vision for economic development and strategies for achieving that vision.

The regional listening sessions incorporated a number of activities that helped create the long-term vision for economic development in Pierce County and which became the focus in the 3-Year Economic Development Strategic Plan.

The creation of the 3-Year Economic Development Strategic Plan included the following steps:

- Visioning Exercise and Strengths/Weaknesses/Opportunities/Threats (SWOT) analysis as it pertained to economic development in Pierce County
- Identification of issues and formulation of realistic goals, objectives, and strategies for economic development
- Identification, evaluation, and prioritization of projects identified to improve economic development activities
- Development of action plans
- Creation of a process by which the organization can monitor and evaluate identified outcomes
- Creation of economic development strategic planning document



"This was a very good and beneficial experience for our county officials, town boards, communities and business leaders. There was great discussion during the initial planning stage which lead to what I consider a very valuable and workable plan. The document gives our EDC direction and a path of how to get the results we need to promote the type of economic development desired in Pierce County." **Paul Schwebach, Pierce County EDC**

References

Village of Hilbert

Dennis DuPrey
Administrator, Clerk, Treasurer
26 N. 6th St. PO Box 266
Hilbert, WI 54129
(920) 853-3241

Village of Marshall

Adam Ruechel
Administrator
130 South Pardee Street, PO Box 45
Marshall, WI 53559-0045
(608) 655-4017

Momentum West

Steve Jahn
Executive Director
2322 Alpine Road, Suite 7
Eau Claire, WI 54703
(715) 874-4673

Project Experience

Studies/Analysis/Feasibility Studies

Amery Library Space Planning
Camp Douglas Community Center Assessment, Grant Application, and Design
City of Blair Pool Feasibility Study
City of Blair Re-evaluation Study
City of Glenwood City Municipal Building Feasibility Study
City of Menomonie Leisure Services Facility and Needs Assessment
City of Menomonie Library Facility and Needs Assessment
City of Osseo Community Center Assessment, Grant Application, and Design
City of Weyauwega Municipal Building Space Needs Analysis
Clear Lake Community Center Assessment, Grant Application, and Design
Colby Library Space Planning
Dunn County Office Remodeling Wilson Avenue
Freedom Sanitary District Administrative Facility Addition
Glenwood City Hall Community Center Study and Physical Assessment
Luck Library Assessment, Grant Application, and Design
Milltown Library Assessment and Design
New Richmond Civic Center Facility Assessment
New Richmond Public Works Facility Planning
Pepin Community Center Assessment, Grant Application, and Design
Pepin County Government Facility Assessment
Pepin County Government Center Remodel
Polk County Highway Facility Assessment
St. Croix County Highway Department Hammond Facility Study
Study DR Moon Facility Assessment and Conceptual Planning
University of Wisconsin - Stout Pedestrian Overpass Feasibility Study
Village of Boyceville Municipal Building Study
Village of Boyceville Fire Hall Study
Village of Cadott Library and Village Facilities
Village of Jackson Municipal Facilities Space Needs and Facility Condition Assessment
Village of Jackson Public Works Assessment
Village of Somerset Public Works Feasibility Study
Village of Somerset Police Department Feasibility Study
Washburn County Ed Elliot Building Remodel
Washburn County Venture Building Space Study
Wisconsin Farmer's Union State Office Facility Assessment



Project Experience

PROJECT: Municipal Facilities Assessment and Feasibility Study
CLIENT: Village of Camp Douglas
LOCATION: Camp Douglas, Juneau County, Wisconsin
CONTACT: Earl Ells, Village President, 608-427-3104
COMPLETED: Completed
KEY STAFF: Cory Scheidler, AIA; Kris Dressler; Troy Peterson, PE; Dan Peterson (APEX)

DESCRIPTION: Cedar Corporation was retained by the Village of Camp Douglas to provide assessment of the existing Village Hall, Community Center, Fire Station, and Rescue Squad Facilities. The existing facilities ranged in age from 50 to 90 years of age and were in varying conditions and offered limited functionality for the Village, Community Center, and the Fire and Rescue Departments. The Village determined that the existing facilities were no longer meeting the needs of the Village and were in need of improvements. Based on our assessment of the existing facilities, it was determined that while some of the facilities are in fair structural condition and may be candidates for renovation, the facilities have become functionally obsolete.

Cedar assessed the space needs requirements of each department to evaluate options of renovating the facilities, portions of the facilities, and constructing portions of a new facility to be an effective approach or if razing both buildings and constructing a new combined facility was a more effective long term solution.

As part of the assessment and study, Cedar reviewed the condition and suitability of the existing facilities, assessing the space needs as compared to the large amount of space available, and the cost for operating and maintaining those facilities. Additionally, Cedar reviewed options for cost saving opportunities by space sharing and how grant opportunities would affect the overall project cost. The renovated or new facility would be intended to provide a minimum 50 year opportunity for the Villages municipal facilities. These facilities will include increased building envelope efficiency, long term durable finishes, and high efficiency mechanical system with individual HVAC zones for optimum comfort to the varying occupants and departments. The plumbing systems will incorporate low flow and sensor type fixtures to reduce maintenance and water usage. The electrical and lighting systems will include more sophisticated controls and high efficiency fixtures to reduce the long term energy and maintenance needs for the Village and include more sophisticated technology systems to provide a facility that will meet the needs of the community.

Cedar completed the assessment and study with a recommendation to the Village Board in early 2018. Upon selecting the most effective option for the Village, Cedar began a preliminary design and reviewed further options for grant opportunities and prepared grant applications for the project.



Project Experience

PROJECT: Town Hall Facility Needs Study and Space Analysis
CLIENT: Town of Buchanan
LOCATION: Buchanan, Outagamie County, Wisconsin
CONTACT: Joel Gregozeski, Administrator, 920-734-8599
SIZE: 10,000 sq. ft.
COMPLETED: February 2016
KEY STAFF: Cory Scheidler, Kris Dressler, Bruce Romitti

DESCRIPTION: Cedar Corporation was retained to provide a facility assessment, space needs analysis, and Feasibility Study of existing Town Hall, including the Administrative, Police, and Fire Departments. The evaluation included an evaluation of the existing facility condition and suitability for future use, improvements, and expansion, review of accessibility, conduciveness for the current use and efficiency. The analysis found several opportunities for facility improvements, flow of staff and visitors, opportunity for shared uses and opportunities for increased security, and wayfinding. The evaluation took a look at parking and drop off areas, accessible path of travel and entrance, emergency exiting, horizontal circulation, employee work areas, operations, seating, ADA compliance, and miscellaneous spaces. Cedar found that the most appealing option was to develop a phased approach of additions, small projects, and renovations. This approach allowed the community to plan, budget, and grow organically in the current space, until the time that future offices and functions are needed.



Project Experience

PROJECT: Government Center Facility Condition Assessment
CLIENT: Pepin County
LOCATION: Durand, Pepin County, Wisconsin
CONTACT: Pamela Dewitt, Finance Director/Administrative Coordinator, 715-672-8704
SIZE: 50,000 sq. ft.
COMPLETED: 2016
KEY STAFF: Cory Scheidler, AIA; Kris Dressler; Rita Liddell, AIA; Troy Peterson, PE;
Dan Peterson; Curt Clausing, PE; Carl Kinkenberg, PE

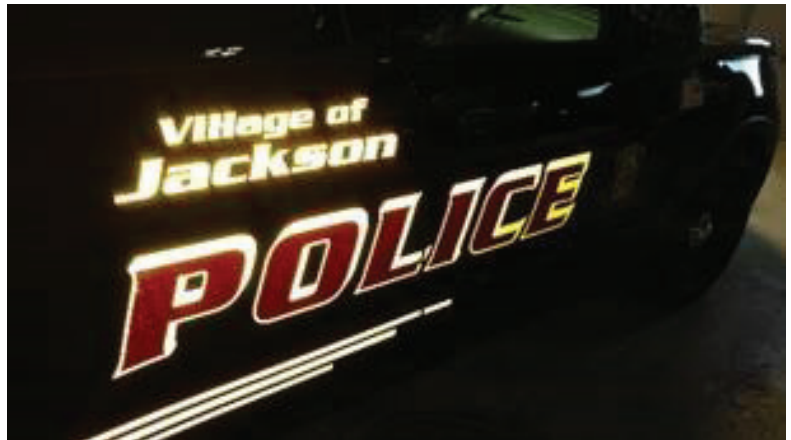
DESCRIPTION: Cedar Corporation was retained by the County of Pepin to provide a Facility Condition Assessment for the Existing Pepin County Government Center. As part of the assessment Cedar worked with county facilities staff to develop a systematic approach to the assessment, including grounds and site, building condition, building envelope, building functionality and general security, mechanical, plumbing, fire suppression, and electrical. The facility condition assessment was intended to provide the county with the necessary insight to develop a capital improvement plan for future years. It was determined the facility was in good condition, however maintenance and upgrades are required throughout. A final assessment was provided to the client with assistance in how to plan a budget for future needs.



Project Experience

PROJECT: Space Needs Analysis Study - Public Safety Building
CLIENT: Village of Jackson
LOCATION: Jackson, Washington County, Wisconsin
CONTACT: Brian Kober, Village Engineer, Director of Public Works, 262-677-9001
SIZE: 46,000 sq. ft.
COMPLETED: 2016
KEY STAFF: Cory Scheidler, Kris Dressler, Rita Liddell, Troy Peterson

DESCRIPTION: Cedar Corporation was retained by the Village of Jackson to complete a space needs analysis study to assess the needs and future growth of the Village. The analysis included the Village Administration, Police Department, and Fire Department and focused on the space needs of the Police and Fire Departments and the feasibility of a new Public Safety Building as well as addressing the needs of the Village Administration. In addition, the analysis included the evaluation of potential sites for the new Public Safety Building. Due to the size and age of the existing Fire Station and Police Station, Cedar recommended a new Public Safety Building to combine the Police and Fire Stations in one location to better serve the community. Cedar provided space needs calculations showing the existing square footage vs. the square footage needed for a modern Fire and Police Department to serve a community of the Villages' size and a cost summary of what a modern Fire and Police Station would cost.



Project Experience

PROJECT: Space Needs Analysis Study - Public Works Building
CLIENT: Village of Jackson
LOCATION: Jackson, Washington County, Wisconsin
CONTACT: Brian Kober, Village Engineer, Director of Public Works, 262-677-9001
SIZE: 27,000 sq. ft.
COMPLETED: 2016
KEY STAFF: Cory Scheidler, Kris Dressler

DESCRIPTION: Cedar Corporation was retained by the Village of Jackson to provide a Building Assessment for a former building material storage and retail facility for the use as a Public Works and Water Utility Garage and Office. As part of the assessment, Cedar worked with Public Works staff to develop a systematic approach to the assessment, including grounds and site, building condition, structural system, building envelope, building functionality, general security, mechanical, plumbing, fire suppression, and electrical. The building assessment was intended to provide the Village with the necessary insight to aid in the Village's decision to purchase the facility and functionality for future use and improvements. It was determined the facility was in good condition, however improvements are required throughout. A final assessment was provided to the client with assistance in how to plan a budget for future needs.



Project Experience

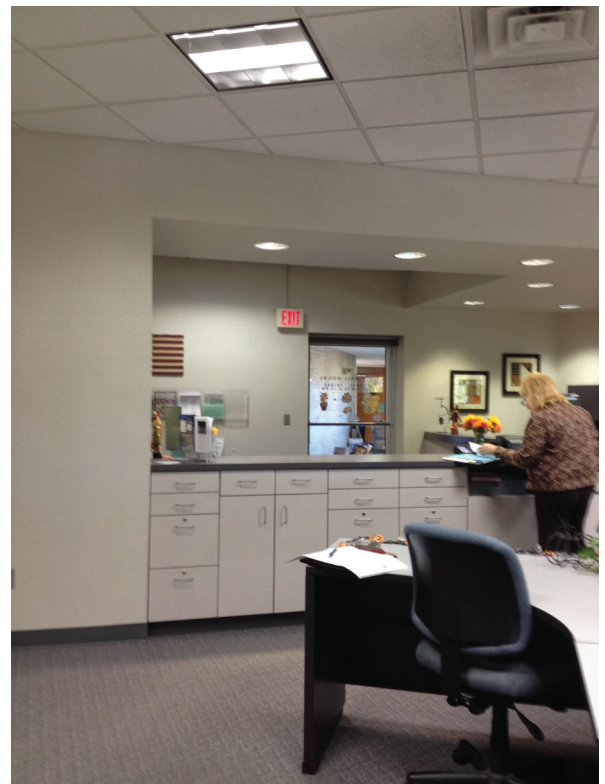
PROJECT: City Hall Renovation 2016
CLIENT: City of Menomonie
LOCATION: Menomonie, Dunn County, Wisconsin
CONTACT: Randy Eide, Director of Public Works, 715-232-2207
SIZE: 3,500 sq. ft.
COST: \$128,500
COMPLETED: 2016
KEY STAFF: Rita Liddell, AIA; Wendy Sander, AICP; Cory Scheidler, AIA; Kris Dressler

DESCRIPTION: This project consists of providing improved security and control at the entry to the Administrative Offices for the City of Menomonie, housed within the Menomonie County Government building on the third floor. Additionally, the offices of Community Development shall be remodeled to provide better flow, sound separation, and convenient workspace for staff and workers. Cedar worked with the City to identify space usage and needs. We identified security measures that could be added to the entry while maintaining the open, welcoming reception to the public the City of Menomonie had previously enjoyed.

The reception counters were replaced with a wall, and counter and security windows at two locations, one for Inspections/Assessor and one for the Treasurer/Administration. Two private offices were added, one for City Clerk and one for City Treasurer.

The Community Development department had been housed in an open office with tall semi-permanent partitions that allowed sound transfer between spaces and provided limited electrical services. A full gut and installation of gyp-board walls to create individual offices provided privacy and improved electrical and HVAC services for these users.

The construction work for this project was phased to allow the departments to each continue operating from this same location while work occurred in the building. There were three separate moves that were coordinated with staff and City IT provider.



Project Experience

PROJECT: City Hall Feasibility Needs Study
CLIENT: City of Weyauwega
LOCATION: Weyauwega, Waupaca County, Wisconsin
CONTACT: Patrick Wetzel, City Administrator, 920-867-2630
SIZE: 15,522 sq. ft.
COMPLETED: 2014
KEY STAFF: Cory Scheidler, Kris Dressler, Bruce Romitti, Rita Liddell, Troy Peterson, Dennis Blau, Dan Peterson, Curt Clausing

DESCRIPTION: Cedar Corporation was retained by the City of Weyauwega to provide a facility assessment, feasibility study, and space needs analysis for existing City Hall and Police Departments, including the adjacent buildings. The study involved reviewing the potential of a new facility on a new site or renovating the existing City Hall and adjacent buildings for a new combined facility. The evaluation and feasibility study included the review of existing structures for potential renovation options to meet the current and future needs of the community. The City of Weyauwega City Hall building included City Offices and a Police Department, however there was no space for meetings and no community center. The expectations of the study were to develop a plan that allowed the City to have all entities in a single building with room for future growth and opportunity for the City. The review of the existing facilities and City needs included extensive evaluation of the buildings to determine their suitability for renovation and re-use and careful consideration of the City's needs and future needs to determine the extent of facility and space that is needed for the City. The conclusion was that keeping City Hall and Police Departments in the downtown with the addition of a community center would be the optimal approach for the City. Upon completion of the study, Cedar was retained to complete the design of the renovated facility which was completed the summer of 2016.



Report Criteria:

Report type: Summary

Check Issue Date	Check Number	Payee	Amount
05/22/2019	97709	ADVANCED DISPOSAL	42,337.12
05/22/2019	97710	AIRGAS USA, LLC	458.49
05/22/2019	97711	BADGER STATE INDUSTRIES	401.28
05/22/2019	97712	BAYCOM	1,195.00
05/22/2019	97713	BEAVER GUNITE	13,865.00
05/22/2019	97714	BEAVER DAM LOCK & SECURITY	25.00
05/22/2019	97715	BEAVER DAM CHAMBER	13.00
05/22/2019	97716	AIR ONE EQUIPMENT INC	11.30
05/22/2019	97717	BLACKSTONE TECHNOLOGIES LLC	1,033.26
05/22/2019	97718	BROWN CAB SERVICE INC	8,208.66
05/22/2019	97719	CAPITAL NEWSPAPERS	647.19
05/22/2019	97720	CAREW CONCRETE & SUPPLY INC	956.46
05/22/2019	97721	CASPER'S TRUCK EQUIPMENT	902.26
05/22/2019	97722	CHARTER COMMUNICATIONS	877.16
05/22/2019	97723	CITIES & VILLAGES MUTUAL INS.	22,827.00
05/22/2019	97724	CNA SURETY	30.00
05/22/2019	97725	COTTINGHAM & BUTLER INSURANCE	2,500.00
05/22/2019	97726	COUNTY MATERIALS CORP.	990.00
05/22/2019	97727	FERGUSON WATERWORKS #1476	2,965.65
05/22/2019	97728	DISPLAY SALES	239.40
05/22/2019	97729	DOBBRATZ, JON	75.00
05/22/2019	97730	EVERBRIDGE INC	4,400.00
05/22/2019	97731	FIVE ALARM FIRE & SAFETY EQUIP	544.99
05/22/2019	97732	FLYWAY SIGNS & GRAPHICS	268.07
05/22/2019	97733	FDL COUNTY HEALTH DEPARTMENT	1,471.00
05/22/2019	97734	FOX VALLEY TECHNICAL COLLEGE	300.00
05/22/2019	97735	GREMMER & ASSOCIATES INC	23,023.66
05/22/2019	97736	GUNDERSON, INC.	193.18
05/22/2019	97737	HAWKINS INC	3,106.97
05/22/2019	97738	HOME CONTRACTORS & SUPPLY INC	48.56
05/22/2019	97739	J & S CARWASH LLC	140.00
05/22/2019	97740	JOHN FABICK TRACTOR CO	77.53
05/22/2019	97741	KATHY'S KUSTOM EMBROIDERY	93.92
05/22/2019	97742	KNIGHT CHEMICALS LLC	2,786.55
05/22/2019	97743	LEAGUE OF WI MUNICIPALITIES	295.00
05/22/2019	97744	LEON METAL WORK LLC	228.00
05/22/2019	97745	LIFESTAR EMERGENCY MEDICAL	315.00
05/22/2019	97746	LITE 11 LLC	2,212.50
05/22/2019	97747	MSA PROFESSIONAL SERVICES INC.	1,252.30
05/22/2019	97748	MILTON PROPANE INC	175.74
05/22/2019	97749	MK CELLULAR	109.98
05/22/2019	97750	MODERN RENTALS, INC.	371.00
05/22/2019	97751	MOLLIEN, FRED	75.00
05/22/2019	97752	MORAINÉ PARK TECHNICAL COLLEGE	79.85
05/22/2019	97753	MORTON SAFETY LLC	3,191.00
05/22/2019	97754	NATIONAL ELEVATOR INSPECTION	96.80
05/22/2019	97755	NAVIS, MIKE	11.54
05/22/2019	97756	NEUMAN POOLS INC	674.06
05/22/2019	97757	OSHKOSH OFFICE SYSTEMS	101.39
05/22/2019	97758	PTASCHINSKI CONSTRUCTION INC	44,770.18

Check Issue Date	Check Number	Payee	Amount
05/22/2019	97759	PETTY CASH-CITY HALL	5,390.00
05/22/2019	97760	PETTY CASH-POLICE DEPT.	35.25
05/22/2019	97761	PIGGLY WIGGLY DISCOUNT FOODS	76.00
05/22/2019	97762	PITNEY BOWES INC	80.74
05/22/2019	97763	POESCHL PRINTING COMPANY, INC	2,210.00
05/22/2019	97764	RADIO PLUS	600.00
05/22/2019	97765	RASMUSSEN, BRAD	39.00
05/22/2019	97766	RENS NURSERY RETAIL	629.65
05/22/2019	97767	ROCK GOLF CLUB	1,798.59
05/22/2019	97768	SAFETY KLEEN	20.00
05/22/2019	97769	SHARE CORPORATION	356.50
05/22/2019	97770	STAPLES CREDIT PLAN	171.83
05/22/2019	97771	STATE OF WISCONSIN	50.00
05/22/2019	97772	STEINBACH, RICHARD	75.00
05/22/2019	97773	STOBB PLUMBING & HEATING, INC.	1,615.50
05/22/2019	97774	SUMMIT AUTOMOTIVE	188.14
05/22/2019	97775	TOTAL BUSINESS PRODUCTS	203.95
05/22/2019	97776	TRAFFIC & PARKING CONTROL CO.	316.25
05/22/2019	97777	US CELLULAR	608.22
05/22/2019	97778	WAUPUN UTILITIES	3,236.06
05/22/2019	97779	WEBER, DYLAN	75.00
05/22/2019	97780	WI MEDIA	1,020.90
05/22/2019	97781	INSIGHT FS	78.00
05/22/2019	97782	HARMSSEN, JAN	75.00
05/22/2019	97783	FEDERAL SIGNAL CORPORATION	3,532.07
Grand Totals:			213,453.65

Report Criteria:

Report type: Summary

Report Criteria:

[Report].Invoice Date = 05/22/2019

Invoice	Description	Invoice Date	Total Cost	GL Account
615 ADVANCED DISPOSAL				
E10001339089	Recycle	05/22/2019	8,749.28	420-70-5436-3-38
E10001339089	Residential Trash	05/22/2019	33,587.84	425-70-5476-3-38
Total 615 ADVANCED DISPOSAL:			42,337.12	
987 AIRGAS USA, LLC				
9088646570	Chemicals - Pool	05/22/2019	458.49	100-20-5523-3-40
Total 987 AIRGAS USA, LLC:			458.49	
3072 BADGER STATE INDUSTRIES				
306-179150	can liners	05/22/2019	401.28	100-70-5410-3-36
Total 3072 BADGER STATE INDUSTRIES:			401.28	
4088 BAYCOM				
SRVCE000000018927-1	portable radio	05/22/2019	1,195.00	410-50-5231-4-00
Total 4088 BAYCOM:			1,195.00	
5019 BEAVER GUNITE				
5-22-19	Down payment - mural project-resurfacing wall - 409 E M	05/22/2019	13,865.00	405-70-5436-3-38
Total 5019 BEAVER GUNITE:			13,865.00	
5022 BEAVER DAM LOCK & SECURITY				
26470	keys	05/22/2019	25.00	100-70-5410-3-36
Total 5022 BEAVER DAM LOCK & SECURITY:			25.00	
5037 BEAVER DAM CHAMBER				
5-22-19	Conference	05/22/2019	13.00	100-10-5141-3-37
Total 5037 BEAVER DAM CHAMBER:			13.00	
5070 AIR ONE EQUIPMENT INC				
143928	new o-rings for cascade system	05/22/2019	11.30	100-50-5232-3-36
Total 5070 AIR ONE EQUIPMENT INC:			11.30	
5538 BLACKSTONE TECHNOLOGIES LLC				
19841	Cold Patch for streets	05/22/2019	1,033.26	100-70-5431-3-36
Total 5538 BLACKSTONE TECHNOLOGIES LLC:			1,033.26	
6252 BROWN CAB SERVICE INC				
1723	April monthly taxi service 2019	05/22/2019	8,208.66	501-10-5154-3-38
Total 6252 BROWN CAB SERVICE INC:			8,208.66	
7058 CAPITAL NEWSPAPERS				
1635635	Notice - Noxious weed control	05/22/2019	135.99	100-10-5110-3-35
1635206	Bd of Review Notice	05/22/2019	21.20	100-10-5110-3-35
5-22-19	Waupun Guide Inside Front	05/22/2019	290.00	100-10-5534-3-36

Invoice	Description	Invoice Date	Total Cost	GL Account
5-22-19/1	Second City	05/22/2019	200.00	450-70-5450-3-40
Total 7058 CAPITAL NEWSPAPERS:			647.19	
7065 CAREW CONCRETE & SUPPLY INC				
1127599	screenings - parking area around tower	05/22/2019	305.94	100-70-5431-3-36
1128636	concrete - Grace & Johnson	05/22/2019	594.00	100-70-5433-3-36
1128290	float/expansion deck	05/22/2019	56.52	100-70-5444-3-36
Total 7065 CAREW CONCRETE & SUPPLY INC:			956.46	
7070 CASPERS TRUCK EQUIPMENT				
0037131-IN	cylinder	05/22/2019	1,281.26	100-70-5411-3-36
0037513-CM	credit - returned item pd 4-25-19	05/22/2019	379.00-	100-70-5411-3-36
Total 7070 CASPERS TRUCK EQUIPMENT:			902.26	
10048 CHARTER COMMUNICATIONS				
64276-MAY19	city hall - voice	05/22/2019	119.97	100-10-5197-3-31
13430-MAY19	city hall - tv, internet, voice	05/22/2019	369.64	100-10-5197-3-31
54053-MAY19	aquatic center - internet	05/22/2019	100.23	100-20-5523-3-38
15199-MAY19	garage - tv, internet, voice	05/22/2019	287.32	100-70-5412-3-38
Total 10048 CHARTER COMMUNICATIONS:			877.16	
10226 CITIES & VILLAGES MUTUAL INS.				
WC-19-1074 REISSUE	2019 Worker's Comp Prem 2nd QTR City Portion	05/22/2019	16,542.00	100-10-5196-3-38
WC-19-1074 REISSUE	2019 Worker's Comp Prem 2nd QTR Utility Portion	05/22/2019	6,285.00	100-13850
Total 10226 CITIES & VILLAGES MUTUAL INS.:			22,827.00	
10338 CNA SURETY				
5-22-19	notary bond - Hull	05/22/2019	30.00	100-10-5141-3-38
Total 10338 CNA SURETY:			30.00	
10555 COTTINGHAM & BUTLER INSURANCE SERVICES				
140692	Compensation Study Payment 4 of 4	05/22/2019	2,500.00	100-10-5191-3-38
Total 10555 COTTINGHAM & BUTLER INSURANCE SERVICES:			2,500.00	
10600 COUNTY MATERIALS CORP.				
3232473-00	parts for storm sewer inlets	05/22/2019	990.00	700-10-5192-3-36
Total 10600 COUNTY MATERIALS CORP.:			990.00	
11013 FERGUSON WATERWORKS #1476				
0270071	parts/supplies - stormwater supplies	05/22/2019	2,965.65	700-10-5192-3-36
Total 11013 FERGUSON WATERWORKS #1476:			2,965.65	
11427 DISPLAY SALES				
INV-019081	american flags/state flags	05/22/2019	239.40	100-70-5410-3-36
Total 11427 DISPLAY SALES:			239.40	
11500 DOBBRATZ, JON				
5-22-19	Board of Review 5-22-19	05/22/2019	75.00	100-30-5152-1-10

Invoice	Description	Invoice Date	Total Cost	GL Account
Total 11500 DOBBRATZ, JON:			75.00	
12617 EVERBRIDGE INC				
M42732	Nixie Engage/Setup Fee	05/22/2019	4,400.00	100-10-5197-3-38
Total 12617 EVERBRIDGE INC:			4,400.00	
13261 FIVE ALARM FIRE & SAFETY EQUIP				
185717-1	turnout gear	05/22/2019	544.99	410-50-5231-4-00
Total 13261 FIVE ALARM FIRE & SAFETY EQUIP:			544.99	
13450 FLYWAY SIGNS & GRAPHICS				
7942	truck decal letters	05/22/2019	268.07	100-70-5411-3-36
Total 13450 FLYWAY SIGNS & GRAPHICS:			268.07	
13590 FDL COUNTY HEALTH DEPARTMENT				
138CKAN-9LUK9J-2019	2019 renewal slides/waterslides	05/22/2019	374.00	100-20-5523-3-38
138CKAN-9LUJW9-2019	2019 renewal public pool	05/22/2019	314.00	100-20-5523-3-38
138CKAN-9LTQDS-2019	2019 renewal concession stand	05/22/2019	433.00	100-20-5523-3-38
138CKAN-9LUL68-2019	2019 pool - water attraction	05/22/2019	350.00	100-20-5523-3-38
Total 13590 FDL COUNTY HEALTH DEPARTMENT:			1,471.00	
13850 FOX VALLEY TECHNICAL COLLEGE				
EC65929	Facility Rental - EVOC Driving Range	05/22/2019	300.00	100-40-5215-3-37
Total 13850 FOX VALLEY TECHNICAL COLLEGE:			300.00	
14791 GREMMER & ASSOCIATES INC				
2/2	Madison St Construction - Water/Sewer	05/22/2019	16,274.00	100-13850
2/2	Madison St - Vehicle - Water/Swr	05/22/2019	102.66	100-13850
2/2	Madison St Construction - Street	05/22/2019	2,414.00	400-70-5436-8-00
11	Madison St SW - Highland Group	05/22/2019	3,950.00	700-10-5192-8-00
2/2	Madison St Construction - Storm	05/22/2019	283.00	700-10-5192-8-00
Total 14791 GREMMER & ASSOCIATES INC:			23,023.66	
15075 GUNDERSON, INC.				
733486	CITY HALL rugs	05/22/2019	21.98	100-70-5410-3-36
735961	Library Rugs	05/22/2019	61.18	100-70-5410-3-36
735252	Garage supplies	05/22/2019	26.29	100-70-5411-3-36
737755	Garage supplies	05/22/2019	42.84	100-70-5411-3-36
735253	Uniform/charges	05/22/2019	20.06	100-70-5412-3-38
737756	Uniform/charges	05/22/2019	20.83	100-70-5412-3-38
Total 15075 GUNDERSON, INC.:			193.18	
15657 HAWKINS INC				
4496511	Pool Chemicals	05/22/2019	3,106.97	100-20-5523-3-40
Total 15657 HAWKINS INC:			3,106.97	
16001 HOME CONTRACTORS & SUPPLY INC.				
29274	forms for concrete sidewalk	05/22/2019	48.56	100-70-5444-3-36

Invoice	Description	Invoice Date	Total Cost	GL Account
Total 16001 HOME CONTRACTORS & SUPPLY INC.:			48.56	
16603 J & S CARWASH LLC				
5-22-19	Car Washes - PD	05/22/2019	140.00	100-40-5212-3-38
Total 16603 J & S CARWASH LLC:			140.00	
16663 JOHN FABICK TRACTOR CO				
C145053	locks - door latches	05/22/2019	77.53	100-70-5411-3-36
Total 16663 JOHN FABICK TRACTOR CO:			77.53	
16910 KATHY'S KUSTOM EMBROIDERY				
7049	embroider polos - PD	05/22/2019	93.92	100-40-5211-3-38
Total 16910 KATHY'S KUSTOM EMBROIDERY:			93.92	
17097 KNIGHT CHEMICALS LLC				
15432	Calcium Chloride Liquid	05/22/2019	2,786.55	100-70-5435-3-36
Total 17097 KNIGHT CHEMICALS LLC:			2,786.55	
17400 LEAGUE OF WI MUNICIPALITIES				
80102	2019 Municipal Attorneys Institute	05/22/2019	295.00	100-10-5161-3-38
Total 17400 LEAGUE OF WI MUNICIPALITIES:			295.00	
17450 LEON METAL WORK LLC				
5191	repair truck cross member/fuel tank repair	05/22/2019	180.00	100-70-5411-3-36
5213	patches for truck cab	05/22/2019	48.00	100-70-5411-3-36
Total 17450 LEON METAL WORK LLC:			228.00	
17759 LIFESTAR EMERGENCY MEDICAL				
19-00113	Heartsaver Cards/AED/CPR renewals	05/22/2019	315.00	100-50-5234-3-38
Total 17759 LIFESTAR EMERGENCY MEDICAL:			315.00	
17827 LITE 11 LLC				
1438	Complete install on new Ford SUV/removal of equipment	05/22/2019	2,212.50	410-40-5211-4-00
Total 17827 LITE 11 LLC :			2,212.50	
18009 MSA PROFESSIONAL SERVICES INC.				
R00212056.0-52	Waupun Storage Site Plan Review	05/22/2019	676.90	100-13840
R00212056.0-52	Meetings - Facilities Comm	05/22/2019	575.40	400-70-5420-8-00
Total 18009 MSA PROFESSIONAL SERVICES INC.:			1,252.30	
19169 MILTON PROPANE INC				
T393556	fork lift cylinders	05/22/2019	175.74	100-70-5411-3-36
Total 19169 MILTON PROPANE INC:			175.74	
19287 MK CELLULAR				
MKSMBIN10777	Public Works Director cell phone	05/22/2019	109.98	100-70-5420-3-31

Invoice	Description	Invoice Date	Total Cost	GL Account
Total 19287 MK CELLULAR:			109.98	
19295 MODERN RENTALS, INC.				
250604	rental of harley rake/skid steer-seed old Washington Scho	05/22/2019	371.00	100-70-5410-3-36
Total 19295 MODERN RENTALS, INC.:			371.00	
19300 MOLLIE, FRED				
5-22-19	Board of Review 5-22-19	05/22/2019	75.00	100-30-5152-1-10
Total 19300 MOLLIE, FRED:			75.00	
19450 MORAIN PARK TECHNICAL COLLEGE				
S0071216	driver/pumper state practical test	05/22/2019	79.85	100-50-5234-3-38
Total 19450 MORAIN PARK TECHNICAL COLLEGE:			79.85	
19512 MORTON SAFETY LLC				
193121-00	CVMIC Safety Grant - Fume Hood System	05/22/2019	1,595.50	100-40-5212-3-38
193121-00	CVMIC Safety Grant - Fume Hood System	05/22/2019	1,595.50	220-40-5210-3-38
Total 19512 MORTON SAFETY LLC:			3,191.00	
20070 NATIONAL ELEVATOR INSPECTION				
0350426	library elevator routine inspection	05/22/2019	96.80	100-70-5410-3-36
Total 20070 NATIONAL ELEVATOR INSPECTION:			96.80	
20252 NAVIS, MIKE				
5-22-19	meal - training	05/22/2019	11.54	100-40-5212-3-37
Total 20252 NAVIS, MIKE:			11.54	
20349 NEUMAN POOLS INC				
0092766-IN	CPO Registration - Harmsen	05/22/2019	325.00	100-20-5523-3-40
0093148-IN	Pool chemicals	05/22/2019	349.06	100-20-5523-3-40
Total 20349 NEUMAN POOLS INC:			674.06	
20900 OSHKOSH OFFICE SYSTEMS				
AR38041	copy machine MPC 3500 - fire dept	05/22/2019	101.39	100-50-5231-3-30
Total 20900 OSHKOSH OFFICE SYSTEMS:			101.39	
20996 PTASCHINSKI CONSTRUCTION INC				
2	Madison St Constr-Pmt 2	05/22/2019	32,645.09	400-70-5436-8-00
2	Madison St Constr-Pmt 2	05/22/2019	12,125.09	700-10-5192-8-00
Total 20996 PTASCHINSKI CONSTRUCTION INC:			44,770.18	
21450 PETTY CASH-CITY HALL				
5-22-19	Celebrate Waupun Start up drawer 2019	05/22/2019	5,390.00	100-11801
Total 21450 PETTY CASH-CITY HALL:			5,390.00	
21550 PETTY CASH-POLICE DEPT.				
5-22-19	Postage - PD	05/22/2019	5.19	100-40-5211-3-33

Invoice	Description	Invoice Date	Total Cost	GL Account
5-22-19	meal - meeting	05/22/2019	20.66	100-40-5211-3-38
5-22-19	IL tolls - software demo	05/22/2019	9.40	100-40-5215-3-37
Total 21550 PETTY CASH-POLICE DEPT.:			35.25	
21665 PIGGLY WIGGLY DISCOUNT FOODS				
1929	garage supplies	05/22/2019	76.00	100-70-5410-3-36
Total 21665 PIGGLY WIGGLY DISCOUNT FOODS:			76.00	
21801 PITNEY BOWES INC				
1012450213	Ink Cartridge	05/22/2019	80.74	100-40-5211-3-33
Total 21801 PITNEY BOWES INC:			80.74	
21920 POESCHL PRINTING COMPANY, INC				
14576	2019 season performance programs	05/22/2019	1,264.00	450-70-5440-3-40
14576	2019 season performance programs	05/22/2019	421.00	450-70-5450-3-40
14575	Second City/Celebrate Waupun flyers	05/22/2019	266.00	450-70-5450-3-40
14611	Janet Planet posters/Celebrate Waupun Posters 2019	05/22/2019	259.00	450-70-5450-3-40
Total 21920 POESCHL PRINTING COMPANY, INC:			2,210.00	
22570 RADIO PLUS				
6276-00120-0000	Second City advertising	05/22/2019	75.00	450-70-5450-3-40
6276-00119-0000	Second City advertising	05/22/2019	100.00	450-70-5450-3-40
6276-00117-0000	Second City advertising	05/22/2019	300.00	450-70-5450-3-40
6276-00118-0000	Second City advertising	05/22/2019	125.00	450-70-5450-3-40
Total 22570 RADIO PLUS:			600.00	
22626 RASMUSSEN, BRAD				
5-22-19	Meal reimbursement - training	05/22/2019	39.00	100-40-5212-3-37
Total 22626 RASMUSSEN, BRAD:			39.00	
22850 RENS NURSERY RETAIL				
5-22-19	Trees at Schlieve Field	05/22/2019	539.70	100-70-5443-3-38
5-22-19	Trees at Schlieve Field	05/22/2019	89.95	100-70-5443-3-38
Total 22850 RENS NURSERY RETAIL:			629.65	
23040 ROCK GOLF CLUB				
5-22-19	Second City Appetizers	05/22/2019	1,798.59	450-70-5450-3-39
Total 23040 ROCK GOLF CLUB:			1,798.59	
23188 SAFETY KLEEN				
78946163	Oil pick-up	05/22/2019	20.00	100-70-5411-3-36
Total 23188 SAFETY KLEEN:			20.00	
23589 SHARE CORPORATION				
90865	weed spray for buildings	05/22/2019	141.28	100-70-5613-3-38
90705	aftereffect/trisel aerosol	05/22/2019	215.22	100-70-5613-3-38
Total 23589 SHARE CORPORATION:			356.50	

Invoice	Description	Invoice Date	Total Cost	GL Account
24108 STAPLES CREDIT PLAN				
5-22-19	breakroom supplies	05/22/2019	14.94	100-10-5110-3-38
5-22-19	office supplies	05/22/2019	156.89	100-10-5141-3-30
Total 24108 STAPLES CREDIT PLAN:			171.83	
24138 STATE OF WISCONSIN				
503108	Elevator permit - Library	05/22/2019	50.00	100-70-5410-3-36
Total 24138 STATE OF WISCONSIN:			50.00	
24291 STEINBACH, RICHARD				
5-22-19	board of review 5-22-19	05/22/2019	75.00	100-30-5152-1-10
Total 24291 STEINBACH, RICHARD:			75.00	
24400 STOBBS PLUMBING & HEATING, INC.				
10167	coating put on gas piping at Aquatic Center	05/22/2019	414.00	100-20-5523-3-36
10168	filters for buildings	05/22/2019	1,201.50	100-70-5410-3-36
Total 24400 STOBBS PLUMBING & HEATING, INC.:			1,615.50	
24530 SUMMIT AUTOMOTIVE				
6058996/2	Oil & Filter Change - PD	05/22/2019	188.14	100-40-5212-3-36
Total 24530 SUMMIT AUTOMOTIVE:			188.14	
25143 TOTAL BUSINESS PRODUCTS				
88999	9/11 Exhibit supplies	05/22/2019	203.95	100-50-5231-3-30
25143 TOTAL BUSINESS PRODUCTS:			203.95	
25250 TRAFFIC & PARKING CONTROL CO.				
633524	signal service	05/22/2019	316.25	100-70-5441-3-36
Total 25250 TRAFFIC & PARKING CONTROL CO.:			316.25	
25760 US CELLULAR				
0305372655	Clerk cell phone	05/22/2019	69.58	100-10-5141-3-31
0305372655	Economic Developer/Administrator	05/22/2019	73.66	100-10-5191-3-31
0305372655	Rec Coordinator monthly cell phone	05/22/2019	68.56	100-20-5513-3-31
0305372655	FIRE DEPT monthly cell phone charges	05/22/2019	205.46	100-50-5231-3-31
0305372655	DPW Director/Foreman monthly cell phone	05/22/2019	130.27	100-70-5420-3-31
0305372655	Library monthly cell	05/22/2019	60.69	210-60-5511-3-31
Total 25760 US CELLULAR:			608.22	
27450 WAUPUN UTILITIES				
4664	Finance Director - Shared labor & benefits	05/22/2019	2,429.76	100-10-5153-1-10
4664	Finance Director - Shared labor & benefits	05/22/2019	403.49	100-10-5153-2-20
4664	Finance Director - Shared labor & benefits	05/22/2019	159.15	100-10-5153-2-22
4664	Finance Director - Shared labor & benefits	05/22/2019	185.88	100-10-5153-2-23
4664	Finance Director - Shared labor & benefits	05/22/2019	14.60	100-10-5153-2-29
4651	Bulb and Ballast recycling	05/22/2019	43.18	100-70-5410-3-36
Total 27450 WAUPUN UTILITIES:			3,236.06	

Invoice	Description	Invoice Date	Total Cost	GL Account
27907 WEBER, DYLAN				
5-22-19	Board of Review 5-22-19	05/22/2019	75.00	100-30-5152-1-10
Total 27907 WEBER, DYLAN:			75.00	
29699 WI MEDIA				
0002458088	Second City Advertising	05/22/2019	1,020.90	450-70-5450-3-40
Total 29699 WI MEDIA:			1,020.90	
300032 INSIGHT FS				
200014395	bullseye	05/22/2019	78.00	100-70-5613-3-38
Total 300032 INSIGHT FS:			78.00	
300226 HARMSSEN, JAN				
5-22-19	Board of Review 5-22-19	05/22/2019	75.00	100-30-5152-1-10
Total 300226 HARMSSEN, JAN:			75.00	
300248 FEDERAL SIGNAL CORPORATION				
7154744	Emergency Comm System	05/22/2019	3,532.07	410-50-5231-4-00
Total 300248 FEDERAL SIGNAL CORPORATION:			3,532.07	
Grand Totals:			213,453.65	

Report GL Period Summary

GL Period	Amount
05/19	213,453.65
Grand Totals:	213,453.65

Vendor number hash: 2507863
Vendor number hash - split: 2972172
Total number of invoices: 103
Total number of transactions: 125

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Open Terms	213,453.65	.00	213,453.65
Grand Totals:	213,453.65	.00	213,453.65

Report Criteria:

[Report].Invoice Date = 05/22/2019