



Common Council Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Tuesday, May 19, 2026 - 6:00 PM

**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.**

Please click the link below to join the webinar:

<https://teams.microsoft.com/meet/29508693503716?p=1AMyIlgH7LZOyMe9dQe>

Meeting ID: 295 086 935 037 16

Passcode: Aj9kz2nP

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+1 929-229-5663,,961778606# United States,

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A councilmember can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Council to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

1. Approval of Common Council meeting minutes from April 20, 2026, April 21, 2026 and May 05, 2026.

- [2.](#) CDA Minutes of October 16, 2025, CDA Minutes of November 20, 2025, CDA Minutes of December 18, 2025, CDA Minutes of January 15, 2026, CDA Minutes of February 19, 2026 and CDA Minutes of March 19, 2026.
- [3.](#) Public Works Committee meeting minutes from April 14, 2026.
- [4.](#) Landmarks Minutes of April 13, 2026.
- [5.](#) The award of the City Hall Roofing Project.
- [6.](#) The award of Contract 5-2026, Universal Boulevard Water Main.
- [7.](#) Task Order 26-08, 2026 Street and Utility Construction Related Services.
- [8.](#) Plan & Architectural Review Commission Minutes of April 13, 2026.
- [9.](#) Memo regarding GO Borrowing for Lifetime Manufacturing, LLC Project.

CITY MANAGER REPORT

- [10.](#) City Manager Report.

STAFF REPORTS

- [11.](#) 2026 Spring Splash Report.- **PD**
- [12.](#) Storm After Action Report.- **Public Works**

HEARING OF CITIZEN COMMENTS

No formal Council action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

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RESOLUTION

- [13.](#) **2026-R-14** Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$9,200,000 General Obligation Promissory Notes, Series 2026A- **Finance**
- [14.](#) **2026-R-15** Resolution authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,275,000 Waterworks and Sewer System Revenue Bonds, Series 2026B - **Finance**

ORDINANCES

First Reading

- [15.](#) **2026-O-12** an ordinance repealing Chapter 2.44 Equal Opportunities Commission.- **City Attorney**

CONSIDERATIONS

- [16.](#) Discussion and Possible Action regarding options for holding Common Council meeting in the Community.- **City Clerk**
- [17.](#) Discussion and Possible Action regarding Twin Oaks Mobile Home Park 2026-2027 Mobile Home License. - **Municipal Code Enforcement.**
- [18.](#) Discussion and Possible Action regarding incorporating the Public Arts Committee with the Whitewater Arts Alliance.- **City Manager**
- [19.](#) Discussion and Possible Action regarding the Purchasing of Shelving for PD Evidence Garage.- **PD**
20. Councilmember Requests for Future Agenda Items or Committee items. Questions

FUTURE AGENDA ITEMS

21. Update on MOU between the City of Whitewater and Downtown Whitewater, Inc.- **Q1 Finance, Q2 Council**
22. Whitewater Comparative Analysis. - **Finance**
23. Discussion on Flock Cameras- **Police Department**
24. Squirrel Trapping in the City of Whitewater- *Urban Forestry*-**Schanen Q3**
25. Helmets for Scooters and E-Bikes- *Bicycle and Pedestrian Committee*- **M. Smith Q2**
26. Update on Food Pantry Lease- *Parks & Rec.* -**O. Smith Q2**
27. Potential of Consolidating Polling Locations for Low Turnout Elections- **Hicks Q3**

CLOSED SESSION Adjourn to Closed Session, TO RECONVENE to OPEN SESSION, pursuant to Wisconsin Statutes Chapter 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. **AND** 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. **AND** 19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Items to be discussed:

- CS-28. City Manager Employment Agreement, specifically Section 8 – Vacation, Holidays, Sick Leave and Administrative Leave.
- CS-29. Claim against the City of Whitewater.
- CS-30. Offers to Purchase North Hospital Hill site.

CONSIDERATIONS

31. Discussion and Possible Action regarding City Manager Employment Agreement, specifically Section 8 – Vacation, Holidays, Sick Leave and Administrative Leave.

32. Discussion and Possible Action regarding Claim against the City of Whitewater.
33. Discussion and Possible Action regarding Approval of Offer to Purchase North Hospital Hill site. - **Community Development**

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

The City of Whitewater's strategic goals for 2026–2028 are: expanding single-family home development, strengthening community communication, supporting a thriving business community, increasing access to healthcare resources, improving staff recruitment and retention efforts, advancing transportation options, and prioritizing expenditures based on available resources.



Special Common Council Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, April 20, 2026 - 6:00 PM

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Citizen participation is welcome during topic discussion periods.**

Please click the link below to join the webinar:

Join: <https://teams.microsoft.com/meet/254480663517093?p=L8aexM64JkR57jXSQM>

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AGENDA

MINUTES

CALL TO ORDER

ROLL CALL

PRESENT

Council President Patrick Singer
Councilmember Greg Majkrzak
Councilmember Michael M.Smith
Councilmember Orin O.Smith
Councilmember Steven Sahyun
Councilmember Brian Schanen
Councilmember Neil Hicks

City Manager John Weidl
City Attorney Steven Chesebro
Public Works Director Brad Marquardt
City Clerk - Heather Boehm

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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Motion to Approve the Agenda made by Councilmember Majkrzak, Seconded by Councilmember O.Smith.

Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember M.Smith, Councilmember O.Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks

HEARING OF CITIZEN COMMENTS

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Al Stanek (415 Douglas Ct) spoke about the fiscal status of the City.

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Items to be discussed:

- CS-1. Development Agreement for Stonehaven Development on Bluff Road- **Community Development**

CONSIDERATIONS

- 2. Development Agreement for Stonehaven Development on Bluff Road- **Community Development**

Statement - Councilmember Brian Schanen 4/20/26

Over the last two years on council, I've tried to be a listener first, a learner second, and a speaker third. Tonight, I want to take a moment to do that third role-and speak more fully about my perspective and how I arrived at it.

First, I want to express my appreciation for the time and effort that city staff, Tim, and Ehlers have put into this proposal. The housing challenges we face are real, and they require creative solutions. We heard that clearly from leaders across Walworth, Jefferson, Washington, and Sheboygan counties. This proposal reflects that kind of creativity-though it also brings real challenges.

Decisions like this should be grounded in policy, data, and careful deliberation-not social media noise, personal attacks, or rushed conclusions.

This weekend, I spent time listening to a wide range of residents, reviewing the materials, and reflecting on my own values and responsibilities as a council member.

In his FAQ memo, Tim posed several important questions that helped frame my thinking:

Is the level of risk justified by the public benefit?

Is the plan realistic?

Is the compensation to the developer reasonable?

As I considered these questions, I arrived at the same conclusion I reached previously: / do not believe that risking utility funds for this project is an appropriate use of ratepayer dollars. For that reason, I will be voting no on any proposal that uses

wastewater utility funds for housing development.

I believe strongly that utility funds are enterprise funds, intended specifically for maintaining critical infrastructure. This proposal introduces market risk that falls outside the core mission of the wastewater utility-providing safe, reliable service. One of my primary fiduciary responsibilities is to protect those funds and ensure they are used appropriately.

I also want to acknowledge the real housing challenges in our community. When I first ran for council, it was in part because of my own experience navigating Whitewater's tight housing market. My wife and I feel fortunate to have found a home when we did. I understand firsthand the pressure that many residents are facing.

And while I remain committed to working toward solutions that increase housing supply and improve affordability, I do not believe this approach is the right one.

Finally: if this proposal is approved, I will oppose future wastewater rate increases until the loan fund is fully closed. I will also explore if any interest generated could be returned to ratepayers, whether through bill credits or another appropriate mechanism.

Al Hutchison (414 S Douglas Ct) spoke about the Stonegate project.

Al Stanek (415 S Douglas Ct) spoke about the Stonegate project.

Bob Freiermuth (Whitewater) spoke about the Stonegate project.

Jeff Knight (405 Panther Ct) spoke about the Stonegate project.

Brad Ceranski (N9503 Woodward Rd) spoke about the Stonegate project.

Larry Kachel (457 S Buckingham Blvd) spoke about the Stonegate project.

James Hartwig (164 N Franklin St) spoke about the Stonegate project.

Andrea Svec (W7679 Shereda Rd) spoke about the Stonegate project.

Jeff Hale (599 S Franklin St) spoke about the Stonegate project.

Guy Ledwell (N7841 Kettle Moraine Dr) spoke about the Stonegate project.

Chuck Mills (336 S Whiton St) spoke about the Stonegate project.

Bob Freiermuth (Whitewater) spoke again about the Stonegate project.

Tim Vanderville Jr (Stone Haven Development) spoke about the Stonegate project.

Motion to approve the Stonegate agreement option 2b made by Councilmember Majkrzak, Seconded by Councilmember Sahyun.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember O.Smith, Councilmember Sahyun, Councilmember Hicks

Voting Nay: Councilmember M.Smith, Councilmember Schanen

Resolution

- 2026-R-007** Resolution to approve borrowing from City of Whitewater Wastewater Utility for Stonehaven Development Project.- **Community Development**

Motion made to about Resolution 2026-R-007 with 3.5% interest made by Councilmember Majkrzak, Seconded by Councilmember Sahyun.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember Artsmith, Councilmember Sahyun, Councilmember Hicks
Voting Nay: Councilmember M.Smith, Councilmember Schanen

ADJOURNMENT

Motion to adjourn at 8:10pm made by Councilmember Majkrzak, Seconded by Councilmember Schanen.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks

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Common Council Meeting

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Join: <https://teams.microsoft.com/meet/281185701128636?p=MoXZJGnpZaSDkRWdFo>

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Dial in by phone

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AGENDA

MINUTES

CALL TO ORDER

1. Swearing in of Newly Elected Council Members. Gavin Kelleher, Aldermanic District 2, Brian Schanen, Aldermanic District 4, Orin Smith, Councilmember At Large, - **City Clerk**
City Clerk Heather Boehm swore in new Councilmember Gavin Kelleher, Aldermanic District 2, Councilmember Brian Schanen, Aldermanic District 4 and Orin Smith, Councilmember At Large.

ROLL CALL

PRESENT

Council President Patrick Singer
Councilmember Michael M. Smith
Councilmember Orin Smith
Councilmember Steven Sahyun
Councilmember Brian Schanen
Councilmember Neil Hicks
Councilmember Gavin Kelleher

City Manager John Weidl
City Attorney Steven Chesebro
Public Works Director Brad Marquardt
City Clerk Heather Boehm

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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Motion to remove items #35, #36, and #37 from the Agenda and move items #19 and #20 to the Consent Agenda made by Councilmember Schanen, Seconded by Councilmember O. Smith.
Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

2. Election of Council President and Pro Tem- **City Manager**

Motion to elect Patrick Singer as the Council President made by Councilmember Hicks, Seconded by Councilmember Schanen.

Voting Yea: Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Voting Abstaining: Council President Singer

Motion to elect Orin Smith as the Protem made by Councilmember Schanen, Seconded by Councilmember Sahyun.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Voting Abstaining: Councilmember O. Smith

PRESENTATION

3. Presentation of America 250 Flag.

Pat Blackmer presented the America 250 Flag on behalf of the Walworth County Board of Supervisors, Pat Blackmer read a proclamation on celebrating the 250th Anniversary.

4. Presentation on Comprehensive Plan Update by RDG Planning & Design.

Charlie Cowell from RDG gave a presentation on the Comprehensive Plan Update.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

Motion to approve the Consent Agenda with items #19 and #20 added made by Councilmember O. Smith, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

5. Approval of Common Council Meeting Minutes from March 17, 2026.
6. Landmarks Minutes of March 4, 2026.
7. Public Works Committee Meeting Minutes from March 10, 2026.
8. Plan & Architectural Review Commission Minutes of March 9, 2026. Plan & Architectural Review Commission Minutes of March 30, 2026 Special Meeting.
9. Park and Recreation Board Meeting Minutes from January 21, 2026.
10. Pedestrian and Bicycle Advisory Commission Meeting Minutes from December 11, 2025.
11. Urban Forestry Commission Meeting Minutes from September 29, 2025 and February 2, 2026.
12. Purchase approval for Digital Sign.
13. Purchase approval for fishing piers at Cravath and Trippe Lakes.
14. Skate Park update.
15. Wastewater maintenance quotes for televising (CCTV), Cured in Place Pipe (CIPP)- Spot Repairs, and CIPP- Manhole to Manhole.

CITY MANAGER REPORT

16. City Manager Report.
City Manager Weidl gave his bi-monthly update of City events and accomplishments, including reports from the following departments: Public Works, IT, Police, Fire & EMS, Library, Community Development, Parks & Recreation, and Human Resources, Media Services and gave recognition to employment anniversaries.
17. Asian American and Pacific Islander Heritage Month Proclamation.- **City Manager**
City Manager John Weidl gave a proclamation for the Asian American and Pacific Islander Heritage Month.
18. Arbor Day Proclamation.- **City Manager**
City Manager John Weidl gave a proclamation about Arbor Day.

STAFF REPORTS

19. Recommendation on incorporating public safety on Boards and Committee structures.- **City Manager**
This item was moved to the Consent Agenda.
20. Coordination of Public Arts Committee with Whitewater Arts Alliance.- **City Manager**
This item was moved to the Consent Agenda.
21. Squirrel Trapping in the City of Whitewater.- **PD**
Police Chief Meyer gave a staff report on squirrel trapping in the City of Whitewater.

22. Update on Food Pantry Lease.-Parks

Parks and Rec Director Kevin Boehm gave a staff report on the Food Pantry Lease.

Motion made to provide direction to defer any revenue efforts with the Whitewater Food Pantry and their space and also to work towards a policy and costing for occupancy of the first floor and bring that back for consideration at the latest the second Council meeting in June made by Councilmember Schanen, Seconded by Councilmember O. Smith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

HEARING OF CITIZEN COMMENTS

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Denay Trykowski (248 Woodland Dr) spoke about the squirrel trapping.

Brad Marquardt, Public Works Director read the following statement into record:

Council and Community Members

I just want to take a few minutes and make everyone aware of operations at the Wastewater Facility that nobody typically sees or hears about.

As you are aware, the city received a tremendous amount of rain last week. At the Wastewater Facility, the total was just under 9 ½ inches for the week. During the evening of Friday, April 17, the Wastewater Facility was pumping close to 10 million gallons a day, or about 7,000 gallons a minute, which is near the capacity of the plant. Knowing the collection system was being overwhelmed, the Wastewater team had the forethought and made a difficult, yet prudent decision, in discharging approximately 120,000 gallons of wastewater, which at • time was mainly rainwater, from the sanitary system on to the ground. This decision was made to prevent the likelihood of basement backups from occurring.

Later that evening, staff responded to an alarm in the grit removal/screening building. The bar screens which remove grit and stones and other debris that should not be coming through the sanitary sewer pipes became clogged due to an excessive amount of these materials and became inoperable. The clogging caused the influent wastewater in the building to rise from the basement to the first floor. This resulted in all available Wastewater staff reporting to the facility Friday night. Through quick and creative

thinking, the staff was able to sandbag all entrances and direct the flow to a drain on the first floor to get it back into the system. All staff remained on site overnight to monitor the situation. The quick action helped contain the wastewater inside the building diverting an unexpected overflow situation. On Saturday, staff took turns monitoring the situation. Available pumps and piping were located in Oshkosh and delivered on Saturday afternoon. Sunday morning, all available staff again reported to set up the 2 pumps and connect the 8 inch hoses to bypass the wastewater around the bar screens. Bypassing operations began early Monday morning and continued into

Tuesday.

I am happy to report that as of tonight, staff was able to assess the damage and make adequate repairs to one of the bar screens to put it back into operation. All bypass pumping has been completed and the plant is back to, semi-normal, operations. With the amount of rain water, grit and stones that went through the entire system, staff will be spending the next couple of months monitoring and tweaking flows and operations, and cleaning other operational systems of the plant.

And with that, I just want to give a big thank you to the Wastewater Utility staff for their diligence, perseverance, critical and creative thinking and the long hours they put in over the weekend to keep the wastewater plant operational.

RESOLUTION

- 23. 2026-R-08-** Resolutions to accept offer to purchase from Lifetime Manufacturing LLC for Tax parcel numbers /A444300002 and /A444200002 in Technology Park. - **Community Development**
- Motion to adopt resolution 2026-R-08 made by Councilmember M.Smith, Seconded by Councilmember O. Smith.
- Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher
- 24. 026-R-09-** Resolution to Remove the Deed Restrictions for the following Tax Parcel numbers: /A503200002, /A323600001, /A323600002, /A503200001, /A410400001, /A410400002 /A414000003 and /A410400004 located along Bluff Road. - **Community Development**
- Motion made to approve resolution 2026-R-09 made by Councilmember O. Smith, Seconded by Councilmember Sahyun.
- Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher
- 25. 2026-R-11-**Resolution approving Whitewater CDA to Repurchased Property located at 1212 E Bluff Road-**Community Development**
- Motion to approve resolution 2026-R-11 made by Councilmember O. Smith, Seconded by Councilmember Schanen.
- Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

CONSIDERATIONS

- 26. Boards and Commission Council Appointments by Council President and City Manager.- City Manager**
- Motion to approve the slate of appointments with the amendment of removing O. Smith from Board of Review and moving the Whitewater Fire Department from Singer to O. Smith. made by Councilmember O. Smith, Seconded by Councilmember Sahyun.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

27. Discussion and Possible Action regarding Crypto ATM ban in the City of Whitewater.- **City Attorney**
No action taken. Cannot ban. Future Staff Report for education awareness on the topic.
28. Discussion and Possible Action regarding Recommendation from Innovation Center Advisory Panel to approve connection of AT&T fiber optic service to Innovation Center. - **Community Development**
Motion to approve AT&T fiber optic service to the Innovation Center made by Councilmember Hicks, Seconded by Councilmember O. Smith.
Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher
29. Discussion and Possible Action regarding setting a date for Council Visioning Session.- **HR**
Meeting set for Thursday, May 14th, 2026 at 5:30pm.
30. Councilmember Requests for Future Agenda Items or Committee items. Questions
Councilmember Hicks - Looking at our low turnout Elections for both polling locations and combining them to be held at the Starin Park Community Building.
Councilmember M. Smith - Look into a requirement for helmets for scooters and e-bikes.
Councilmember Schanen - Send trapping to Urban Forestry. Short after action report on last week's storm.
Councilmember O. Smith - Staff Report from the Police Department and the Food Pantry item. Review our current requirement to have the campus council meeting both fall and spring, incorporating both University and School District as well as one of the assisted living facilities in the area to hold a meeting.

FUTURE AGENDA ITEMS

31. Update on MOU between the City of Whitewater and Downtown Whitewater, Inc.- **Q1 Finance, Q2 Council**
32. Whitewater Comparative Analysis. - **Finance**
33. Discussion on Flock Cameras- **Police Department**

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Items to be discussed:

34. City Manager Employment Agreement, specifically Section 8 – Vacation, Holidays, Sick Leave and Administrative Leave.

Motion to go into Closed Session at 7:50pm made by Council President Singer, Seconded by Councilmember O. Smith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Motion to come out of Closed Session at 8:45pm made by Councilmember Schanen, Seconded by Councilmember O. Smith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

35. Development Agreement for Stonehaven Development on Bluff Road- **Community Development** (if necessary)

This item was removed from the Agenda.

CONSIDERATIONS

36. Discussion and Possible Action regarding the Development Agreement for Stonehaven Development on Bluff Road.- **Community Development** (if necessary)

This item was removed from the Agenda.

37. Discussion and Possible Action regarding the approval borrowing from City of Whitewater Wastewater Utility for Stonehaven Development Project.- **Community Development** (if necessary)

This item was removed from the Agenda.

ADJOURNMENT

Motion to adjourn at 8:46pm made by Councilmember Schanen, Seconded by Councilmember O. Smith. Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember O. Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

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AGENDA

MINUTES

CALL TO ORDER

ROLL CALL

PRESENT

Council President Patrick Singer
Councilmember Michael M. Smith
Councilmember Orin Artsmith
Councilmember Steven Sahyun
Councilmember Brian Schanen
Councilmember Neil Hicks
Councilmember Gavin Kelleher

City Manager John Weidl
City Attorney Steven Chesebro
Public Works Director Brad Marquardt
City Clerk Heather Boehm

PLEDGE OF ALLEGIANCE**APPROVAL OF AGENDA**

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Motion to move item numbers #14, #15, #17 and #21 to the Consent Agenda made by Councilmember Schanen, Seconded by Councilmember Artsmith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Motion to Approve the Agenda with those modifications made by Councilmember Artsmith, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

Motion to approve the Consent Agenda removing item #6 and adding items #14, #15, #17 and #21 made by Councilmember Artsmith, Seconded by Councilmember Hicks.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

1. Approval of Common Council Meeting Minutes from April 9, 2026.
2. Approval of Finance Committee Meeting Minutes from March 24, 2026.
3. Library Board of Trustees Minutes from March 30, 2026.
4. Approval of the Fire/EMS Down Payment Assistance Program
5. Approval of the Fire/EMS Department Recruitment & Advancement Incentive Program
6. Our Rescue Grant Opportunity - GrayKey
Police Chief Meyer gave an update on GreyKey.
7. Update on Population Trends from RDG-Community Development
8. 2026-R-13 amendment number 3 of the 2026 Salary Resolution.- **Finance**
9. Update regarding review of City's primary GIS application and accessibility. **IT**
10. Memo regarding UW-Whitewater CEO Warhawk Business Pitch Competition
11. Memo regarding aggregate storage and dredging spoils removal for Lifetime Manufacturing LLC project in Technology Park

CITY MANAGER REPORT

12. City Manager Report.

City Manager Weidl gave his bi-monthly update of City events and accomplishments, including reports from the following departments: Public Works, Police, Fire & EMS, Library, Community Development, Parks & Recreation, Human Resources and Media Services.

13. Historic Preservation Month Proclamation.

City Manager John Weidl gave a proclamation on Historic Preservation Month.

STAFF REPORTS14. Review of Recommendation to Dissolve the Equal Opportunities Commission. - **Chief of Staff**

This item was moved to the Consent Agenda.

15. Update on Proactive Scam Education.- **PD**

This item was moved to the Consent Agenda.

16. Update on proposed financing for Lifetime Manufacturing LLC project in Technology Park.-**Community Development**

Community Development Director Mason Becker gave an update on financing for Lifetime Manufacturing LLC.

17. Interfund Loan between the Sewer Utility and TID 11- **Finance**

This item was moved to the Consent Agenda.

18. Update to the Capital Improvement Project List and Borrowing Recommendations - **Finance**

Finance Director Rachelle Blich gave an update on the Capital Improvement Project List and Borrowing Recommendations.

HEARING OF CITIZEN COMMENTS

No formal Council action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

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Calvin Fisnek (Fort Atkinson) spoke on Flock cameras.

RESOLUTION

- 19. **2026-R-12** Resolution to discontinue public alley way bounded by Jefferson St, E. North St., E. Main St., and the Whitewater Creek.- **Public Works**

Motion to approve Resolution 2026-R-12 made by Councilmember Hicks, Seconded by Councilmember Artsmith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

ORDINANCES

First Reading

- 20. **2026-O-10** an ordinance creating Section 14.17 Razing of Buildings.-**Community Development**

Motion to approve the first reading of Ordinance 2026-O-10 made by Councilmember Schanen, Seconded by Councilmember Artsmith.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Motion to waive the second reading of Ordinance 2026-O-10 made by Councilmember Hicks, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Second Reading

CONSIDERATIONS

- 21. Discussion and Possible Action regarding the appeal of Beverage Operator's License for Olivia Jost.- **City Clerk**

This item was moved to the Consent Agenda.

- 22. Discussion and Possible Action regarding incorporating public safety on Boards and Committee structures. - **City Manager**

Council instructed staff to come back to council with an ordinance.

- 23. Discussion and Possible Action regarding the Purchase of Police Department Vehicle.- **PD**

Motion to approve the purchase of the Police Department Vehicle from Carl Emergency Vehicles and Apparel made by Councilmember Hicks, Seconded by Councilmember Kelleher.

Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

- 24. Councilmember Requests for Future Agenda Items or Committee items. Questions

Councilmember Sahyun - Greenery Park for the Alley Way
Councilmember Artsmith - Staff Report for process of submissions for the Iron Park sign
Councilmember Hicks - Staff Report on Spring Splash

FUTURE AGENDA ITEMS

25. Update on MOU between the City of Whitewater and Downtown Whitewater, Inc.- **Q1 Finance, Q2 Council**
26. Whitewater Comparative Analysis. - **Finance**
27. Discussion on Flock Cameras- **Police Department**
28. Squirrel Trapping in the City of Whitewater- *Urban Forestry*-**Schanen Q3**
29. Helmets for Scooters and E-Bikes- *Bicycle and Pedestrian Committee*- **M. Smith Q2**
30. Storm After Action Report-**Q2**
31. Options for Common Council meetings to be held in the Community- **O. Smith Q2**
32. Update on Food Pantry Lease- *Parks & Rec.* -**O. Smith Q2**
33. Potential of Consolidating Polling Locations for Low Turnout Elections- **Hicks Q3**

CLOSED SESSION

CONSIDERATIONS

ADJOURNMENT

Motion to adjourn at 6:50pm made by Councilmember Schanen, Seconded by Councilmember Artsmith.
Voting Yea: Council President Singer, Councilmember M.Smith, Councilmember Artsmith,
Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks, Councilmember Kelleher

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

The City of Whitewater's strategic goals for 2026–2028 are: expanding single-family home development, strengthening community communication, supporting a thriving business community, increasing access to healthcare resources, improving staff recruitment and retention efforts, advancing transportation options, and prioritizing expenditures based on available resources.



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Memo regarding CDA meeting minutes and approvals
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

BACKGROUND

(Enter the who, what when, where, why)

As council members may recall, shortly after the hiring of the new Community Development Director (formerly known as the Economic Development Director) in late August 2025, the former Neighborhood Services and Office of Economic Development were restructured into the Community Development Department. As part of this process, a new Economic Development Coordinator was hired in November 2026. That position is responsible for recording the Community Development Authority (CDA) board meeting minutes and then transmitting them for approval.

While the minutes were being reviewed by the Community Development Director and then approved by the CDA board at subsequent meetings, they were not being transmitted to the appropriate City personnel and placed on the Common Council agendas for final approval. This issue was noticed in early May 2026.

Staff have now been given clear direction on how to process these minutes going forward to ensure timely review by the Common Council. All past meeting minutes approved by the CDA board are available for review on the City website. We have continued to provide copies of past meeting minutes to anyone when requested.

This meeting includes minutes from six previous CDA Board meetings requiring Common Council approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- N/A

STAFF RECOMMENDATION

- Staff recommend that the Common Council approve the CDA meeting minutes as presented.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Copies of previous CDA meeting minutes requiring Common Council approval



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, October 16, 2025 - 5:30 PM

MINUTES

CALL TO ORDER

Meeting called to order.

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Council Representative Orin O.Smith
Board Member Christ Christon
Council Representative Brian Schanen

STAFF

Economic Development Director (EDD) Mason Becker

APPROVAL OF AGENDA

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Motion made by Board Member Coburn, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Board Member Coburn, Seconded by Council Representative Schanen.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

1. Approval of September 18, 2025 Minutes.
2. Approval of August Financial Statements.
3. Approval of September Financial Statements.

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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None.

CONSIDERATIONS / DISCUSSIONS / REPORTS

4. Review and discussion presentation on single family housing program proposal. **(Becker)**

EDD Becker stated that last month he gave a presentation on the current housing programs and current housing developments. This month I wanted to share a proposal for a loan program focused on single-family housing in Whitewater. This will be presented next week at Common Council.

We will go over the Affordable Housing Extension briefly, our current housing assistance programs and go over two proposal options so that you can provide general feedback on what you think of the proposed programs and if you have an opinion on which way you would like to go.

Current programs we have are Affordable Housing Policy, Down Payment Assistance Program we have 7 users to date. The Developer Assistance Program has not been utilized to date and the Home Rehab Revolving Loan Fund that is an older program that was funded by Community Development Block grant and has very little funding left and was administered by MSA Professional Associates.

Kachel asked if the Development Assistance program is just for single family or is that for an 8 unit.

EDD Becker stated that I believe it was only for single-family housing.

Kachel asked if that would include a condo.

EDD Becker stated it could either attached or detached, I believe those qualified under the program. What we are proposing is keep the down payment assistance program as is. There seems to be a desire to assist existing homeowners and encourage maintenance of properties in the city. About 75% of our housing stock is more than 25 years old and actually more than 50% of existing housing stock was built prior to 1980. Costly repairs can be a barrier of turning over housing stock.

The two options that we are proposing are Option A is to take the feedback we have already received and apply all of it to a home renewal program. Option B is to apply \$720,000 in Home Renewal Program and \$480,000 to Developer Assistance Loan

Program. Both programs are called for in the Affordable Housing Policy document, but neither have been activated to date.

Home Renewal Program reinvest in single-family, owner-occupied homes. Reconvert former rentals to compliant single-family layouts.

Kromholz stated how many people actually own homes that would meet the 80% and the less than 150% HUD income limit.

EDD Becker stated I don't have that information for you. That would be through the application processes.

Kromholz asked what is the HUD income limit.

EDD Becker I can pull those up for you later.

Kromholz stated I'm just trying to understand if one we are setting aside funds that will never get used if we don't have enough people there and what level of income are we actually talking about.

Kachel asked if it is the city's want and needs to fix up the properties in Whitewater or is it to bring single family housing here or is it both. What is the priority.

EDD Becker stated that we need both. There has been some vocalness from council and residents that we need to bring in new development. But there absolutely is a need to rehab existing homes.

Kachel stated it would be great if we had a third category for Landlord owned-single family homes for single families.

EDD Becker stated there has been a lot of talk about the balance in the community of the percentage of owner-occupied compared to rentals in the City of Whitewater and we have the inverse of what you typically find in the state with roughly 70% of the homes are rented.

Smith stated sorry if I missed this but what are the exact limitations of the city ordinance regarding this. My understanding is that these programs we're talking about are tied to that ordinance. Do they require owner-occupied.

EDD Becker stated that they don't require owner-occupied necessarily, they do require 75% of the funds be allocated to affordable housing programs. That's tied to state law regarding the affordable housing extensions.

Kromholz stated I think John's point on converting student housing to single family housing that would be something worth exploring.

EDD Becker stated that the summary detail of the programs is in the packet.

The second program that we are layout is the Developer Assistance Loan Program. Encourage new single-family, owner-occupied home construction. Address gaps in developer funding.

Schanen stated so the developer would apply for these funds and would the money go to the occupant.

EDD Becker confirmed developer would apply and the developer would receive the funds.

Kachel stated now can you go back, can it be any homeowner, can it be a purchase with cash or a purchaser with a loan or a purchases that qualifies for subsidized income. How is a building going to qualify for this if they don't have a tenant that qualifies.

Kromholz well I agree with you John there because it says affordable units up to \$25,000 per dwelling unit and buyer has to have less than 150% of the HUD county median income. I mean being generous there maybe that's \$50,000 maybe it's \$60,000.

Schanen stated that I have some numbers here, so this is based on 80% of the limit in Walworth County for a 4 person household is \$87,700. It is \$87,700 in Jefferson as well.

EDD Becker stated that CDA will oversee program with Economic Development Director and with Thrive ED assisting with reviewing and recommending applications. The goal is to launch the program at the end of first quarter 2026.

Kachel asked about what the definitions of clear title is.

EDD Becker stated it just needs to show clear ownership.

Kachel wants a expiration term.

Price the second option would be beneficial.

Smith the second option is directly responsive to community feed back.

Schanen likes the home restoration side and the developers side and getting that out there.

Thayer stated this is directly responsive to feedback. Would like to see more spread out to developers.

Kromholz the track record we already have with the developer program of funds not been used. I think we need to communicate it really well. Wants it to be put to good use and not languish.

Christon leans more towards option B.

5. Update on Letter of Intent for Lot 7 B in the business Park. Tax Parcel # 292-0515-3432-000. **(Becker)**

EDD Becker we did get a letter of intent for that parcel. I had been asked to work on a clean copy with the applicant. At the time it seemed like their representative was agreeable to that. Since that time we have not heard back from the buyer or the real estate agent. I did make several inquires through Anderson with no response. On October 6 there was consideration in another community with the same buyer. From what I heard they are moving forward in the other community

6. Review and discuss memo regarding city attorney and CDA. **(Becker)**

EDD Becker this was a question that came up last month. Very recently in July, the City hired Steven Cheseboro to be the new City Attorney. And I am aware that the CDA has been using Stafford and Rosenbaum. I wanted the CDA Board to be aware that I was directed by the City Manager to direct legal matters to the City Attorney going

forward. That said Stafford and Rosenbaum will continue working on cases they are already involved with for the CDA. The City Attorney does have discretion if his work load doesn't allow to take on more things from the CDA or there would be a conflict of interest he would still be able to outsource those situation. It will be a cost savings for the CDA based on what we have already spent this year on outside legal review.

7. Update on ongoing legal matter pertaining to Fine Food Arts, LLC.

EDD Becker stated that this was a matter that the board wanted some follow up on. The letter from Stafford and Rosenbaum outlines their process of serving the individuals in this case. After the packet was completed we did receive an update from Stafford and Rosenbaum. They did get an answer from KLD one of the entities in this manner. They provided a one page handwritten note denying any responsibility relating to this case.

EDD Becker stated that Stafford and Rosenbaum is available in to come in person in November if the board wishes.

Kromholz stated that written updates are fine.

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

8. Negotiation of lease at the Whitewater Innovation Center.

RECONVENE INTO OPEN SESSION

FUTURE AGENDA ITEMS

9. Wind Up End of Year Update.

ADJOURNMENT

Meeting adjourned.

Motion made by Council Representative O.Smith, Seconded by Council Representative Schanen.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon, Council Representative Schanen



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, November 20, 2025 - 5:30 PM

MINUTES

CALL TO ORDER

Meeting called to order

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Kelsey Price
Council Representative Orin O.Smith
Board Member Christ Christon
Council Representative Brian Schanen

Staff Members: Mason Becker, Economic Development Director
Ashwini Rao, Economic Development Coordinator

ABSENT

Board Member Joseph Kromholz

APPROVAL OF AGENDA

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Motion made by Board Member Kachel, Seconded by Council Representative Schanen.
All present voted in favor.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Council Representative O.Smith, Seconded by Council Representative Schanen. All present voted in favor.

1. Approval of October 16, 2025 Minutes.

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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None

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

Board member Coburn moved to move to Executive Session. Council Representative Smith seconded. All present voted in favor.

2. Approve the Term Sheet and recommend to Plan and Architectural Review Commission pending full offer to purchase agreement.

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

CONSIDERATIONS / DISCUSSIONS / REPORTS

Board Member Coburn proposed a motion to accept the offer of \$169,360 for Lot 5b located in the Whitewater Business Park (Buyer: Jason Burke of Somerset Marine Shoreline Restoration, Sullivan, WI) with the condition they commence construction of the building on the property within three years and complete construction within four years. Board Member Christon seconded. All present voted in favor.

3. Discussion and possible action on Down Payment Assistance Loan request for 255 N Park Street (/PA 00010).

Approximately \$475,000 will be left if both proposals are approved.

Board member Coburn moved to approve Down Payment Assistance Loan request for 255 N Park Street (/PA 00010). Board member Kachel seconded. All present voted in favor.

4. Discussion and possible action on Down Payment Assistance Loan request for 215 E Clay Street (/WE1 00021).
Council Representative Schanen moved to approve the Down Payment Assistance Loan request for 215 E Clay Street (/WE1 00021). Council Representative Smith seconded. All present voted in favor.
5. Introduction of Economic Development Coordinator. **(EDD Becker)**
Ashwini Rao is the new Economic Development Coordinator.
6. Discussion and Possible Action regarding Appointment of a Community Development Authority Commission representative for Comprehensive Plan Update Advisory Committee. **(Becker)**
RDG Planning and Design has been selected to conduct the first update to the State's Comprehensive Plan since 2017. The Council appointed three members, PARC appointed one member to the Advisory Committee.
Board Member Coburn nominated Board Member Christon to serve as the CDA's representative to the Comprehensive Plan Update Advisory Committee. Council Representative Smith seconded. Board Member Christon accepted the nomination. All present voted in favor.
Board Member Coburn left the meeting. New chair was Council Representative Schanen.
7. Update regarding on-going legal matters. **(EDD Becker)**
Stafford Rosenbaum is the law firm that the CDA engages with on certain matters.
Scanalytics: EDD Becker clarified that the owner is in process of selling his business to a local company. Stafford Rosenbaum will be communicating with Scanalytics. Very likely that the CDA will receive all of the principal and some interest.
Inventalator, Inc.: Owner communicated with EDD Becker that a check for the remainder of the balance is forthcoming.
Board member Kachel requested to see all loans that are past due or delinquent on a monthly basis.
8. Update regarding Fund 910. **(Blitch)**
Per EDD Becker request, Rachelle Blitch, Financial Director for the City provided a memo highlighting our current funds. A point of note is that the Action Fund is currently broken down by two separate line items- Business Development and Land Purchases. City recommends combining the two accounts under the Action Fund would provide greater flexibility for future funding projects. City to provide details about the combined Action Fund account for next meeting.
9. Review and possible action of revised Home Renewal Program.
CDA board members will recall that a draft version of a new Home Renewal Program was presented to the CDA, along with a possible Developer Assistance Loan Program, at the

October 16, 2025 CDA board meeting. The board gave feedback on the program drafts and voiced support for both proposed programs.

On October 21, 2025, the same programs were presented to the Common Council. The Common Council preferred to allocate all \$1.2 million of the remaining Affordable Housing Extension funds to the Home Renewal Program, along with some suggested changes. The changes mainly focus on age-eligibility of the homes in this program (the council felt that 20 years was too “recent” a threshold).

Per Council feedback, City staff increased the age-eligibility to 30 years and also implemented a scoring metric for evaluation of proposals.

Council Representative Schanen proposed that City add another tie-breaker criteria specifically catering to use of local contractors and adding more weight to the building code category compliance and better defining life safety vs. code vs structural stability.

Council Representative Smith moved to approve the Home Renewal Program with the discussed amendments. Board member Christon seconded. All present voted in favor.

10. Update from Anderson Commercial regarding Lot 10 B

Informational update provided by EDD Becker.

As board members may be aware, the Plan and Architectural Review Commission recently reviewed and approved requests to rezone and change the future land use of Parcel A444200001, which is currently under contract. The developer is proposing a 60-unit multifamily residential project.

Anderson Commercial Group recently provided an opinion letter on the potential rezoning, as well as the parcel’s suitability for future use as a residential development.

WIND UP YEAR END PRESENTATIONS

11. Barista Cats' Year End Presentation.

Owner provided an update on business operations.

12. Year End Presentations by Stellar Vintage

Owner provided an update on business operations.

FUTURE AGENDA ITEMS

Edgerton loan

ADJOURNMENT

Council Representative Schanen moved to adjourn. Council Representative Smith seconded. All present voted in favor.



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, December 18, 2025 - 5:30 PM

MINUTES

CALL TO ORDER

Meeting called to order at 5:35pm.

ROLL CALL

PRESENT:

Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Board Member Christ Christon
Council Representative Orin O.Smith
Council Representative Brian Schanen

STAFF:

Mason Becker, Economic Development Director
Ashwini Rao, Economic Development Coordinator
Jeremiah Thomas, Comptroller

ABSENT:

Board Member Thayer Coburn

GUEST:

Tim Vandeville, Jr., Stonehaven Development
John Davis, Contractor
Pam Carper, Housing Program Manager, Walworth County Economic Development Alliance
John Marshall, Tincher Realty.

APPROVAL OF AGENDA

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Motion made by Council Representative Schanen, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Council Representative O.Smith, Seconded by Board Member Kromholz.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

1. Approval of November Minutes
2. Review and approval of October financial statements.
3. Review and approval of November financial statements.

HEARING OF CITIZEN COMMENTS

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None

CONSIDERATIONS / DISCUSSIONS / REPORTS

City Comptroller, Jeremiah Thomas, presented a detailed explanation of the financial documents provided to the CDA.

Fund 900 is the Community Development Authority's (CDA) daily operations fund and Fund 910 is the CDA's primary program (loan/grants, property, etc) account. Each month there are a variety of reports prepared by Finance and provided to the CDA to serve as updates on the status of each of the funds.

The monthly financial reports consist of the following reports:

The Rev Exp report is the monthly and Year to Date (YTD) Income statement for each fund.

The Balance Sheet is the monthly and YTD balance sheet for each fund.

The Bank account Reconcile Sheet states each checking account balance for the past 12 months, notes any reconciled differences from the General Ledger system and the month end bank account balance, and the interest rate earned and actual interest paid in each account.

The Loan Balance Report provides a monthly update on all the loans currently on the books for Fund 910 and gives a running balance of the Affordable Housing Loans issued for down payment assistance.

The CDA Monthly Bank Entries Report provides a report of the payments received from CDA Fund 910 loans, other monies collected outside of loan payments and expenses paid from CDA Fund 910 monies.

The Fund 900 Checks Report lists all checks or expenses paid from the CDA Fund 900 operating budget.

Jeremiah, in collaboration with the Economic Development team, will provide recommendations/ideas on best practices regarding administration of CDA's loan programs.

4. Discussion and Possible Action on Outstanding Loans including Black Sheep

The Board asked the Community Development Division to ascertain from Stafford & Rosenbaum (attorneys) if there is a judgement in the Black Sheep case. A decision will be taken by the Board on receipt of that information.

5. Review of Tax Bill and Approval of Payment

Several months ago, the CDA and the city completed a property swap with Faith Tanis Properties, LLC. The CDA took ownership of the former "Wrap & Ship" parcel, located at 116 E Main St, in exchange for a piece of land in the Business Park located at the corner of Bluff Rd and Greenway Ct (Parcel ID /A444200003), where Tanis is currently constructing new commercial contractor buildings.

As part of the settlement statement, the city was paid for a prorated portion of the 2025 property taxes by Tanis. The CDA owes the remainder, which is reflected on the recently received 2025 tax bill.

Motion to approve to pay the taxes using funds from account 910-56500-408.

Motion made by Council Representative Schanen, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

6. Edgerton Loan Update

Community Development Director Becker provided details of the terms and conditions of the Edgerton loan.

7. Update on the WindUp Program

The Board discussed the possibility of continuing the Wind Up program and directed the Community Development team to look at grants that could fund the program.

8. Discussion and Approval of Consolidation of Action Fund Accounts

Motion to approve consolidation of the action funds into one account which would then be used at the discretion of the Board and with the Board's approval.

Motion made by Board Member Kachel, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price,
Council Representative O.Smith, Board Member Christon, Council Representative Schanen

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

Prior to moving to Executive Session, introductions were made by: Tim Vandeville, Jr. of Stonehaven Development; John Davis, contractor; Pam Carper, Housing Program Manager, Walworth County Economic Development Alliance and John Marshall, Tincher Realty.

Motion to Adjourn to Closed Session. Ehlers is to be present in this discussion.

Motion made by Board Member Kromholz, Seconded by Council Representative Schanen.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

- 9. Review and possible action on Stonehaven development assistance request
- 10. Discussion of Becker & Bolton

RECONVENE INTO OPEN SESSION

Reconvene to Open Session to Take Possible Action on Closed Session Item(s).

Motion to instruct the city staff to draft an agreement with all due speed to move forward on the Stonehaven development assistance request for presentation to the CDA and Council for their subsequent approval.

Motion made by Board Member Kromholz, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

FUTURE AGENDA ITEMS

Review and report of Down Payment Assistance Loan Program.

ADJOURNMENT

Motion to adjourn made by Board Member Kachel, Seconded by Board Member Price.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, January 15, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

Meeting was called to order at 5:30pm. Authorization to waive the 72 hour notice period was approved.

Motion made by Board Member Coburn, Seconded by Board Member Kachel.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Board Member Christ Christon
Council Representative Brian Schanen

ABSENT

Council Representative Orin O.Smith

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Agenda was approved.

Motion made by Board Member Coburn, Seconded by Council Representative Schanen.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Consent agenda was approved.

Motion made by Board Member Kachel, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen

1. Review and Approval of December Minutes
2. Preliminary December Financials for review

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

CONSIDERATIONS / DISCUSSIONS / REPORTS

3. Facade Loan Program Update

An update was provided regarding the Facade Loan Program. The recommendations to cap the program at \$15,000 with a lien to the property for a period of three years was approved. The program will be on-going.

Motion made by Board Member Kachel, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen

4. Innovation Center Update

Mason Becker, Community Development Director provided an update.

Richelle Walenton (1004 E Main St), Jeffrey Knight (405 Panther Ct), Brad Ceranske (N9503 Woodward Rd), John Pio (1004 E Main St), Larry Kachel (457 S. Buckingham Blvd.), Jill Gerber (234 S. Pleasant St.,) provided comments.

5. Black Sheep Loan update

Staff recommended to not incur any further legal costs. The additional cost of \$10,000-\$16,000 outweighs any realistically expected potential benefits as there is no substantial collateral to recoup against the legal fees already incurred.

Staff to provide a list of collateral against Fine Food Arts, LLC to the CDA at their next meeting.

6. Discussion and possible action on Down Payment Assistance Loan request for 455 Howard Road (/A518200003)

The CDA approved the Down Payment Assistance Loan request for 455 Howard Road.

Motion made by Board Member Coburn, Seconded by Board Member Kachel.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz,
Board Member Price, Board Member Christon, Council Representative Schanen

7. Discussion and possible action on Down Payment Assistance Loan request for 204 N Queen St (/PC 00012)

The CDA approved the Down Payment Assistance Loan request for 204 N Queen St.

Motion made by Board Member Price, Seconded by Board Member Kachel.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz,
Board Member Price, Board Member Christon, Council Representative Schanen

8. Discussion on CDA-owned parcels BIRW 00003A, BIRW 00002, & BIRW 00001 on Jefferson St

Mason Becker, Community Development Director provided an update regarding CDA-owned parcels BIRW 00003A, BIRW 00002, & BIRW 00001 on Jefferson St.

John Pio (1004 E Main St) provided comments.

9. Update on downtown activities

Mason Becker, Community Development Director provided an update.

Whitewater's downtown remains a central economic and community asset, supported by a diverse mix of businesses, but current data shows a ground-floor vacancy rate of approximately 15 percent—above generally accepted benchmarks for a healthy downtown corridor. In response, the City of Whitewater, through the Community Development Department and Community Development Authority, is actively pursuing targeted redevelopment of underutilized properties, reinvestment through long-standing loan programs, nearby housing development, infrastructure support, resumed business retention efforts, and strengthened partnerships with local and state organizations. These actions reflect a deliberate strategy to stabilize occupancy, return properties to productive use, and position the downtown for sustained reinvestment and long-term vitality rather than relying on market forces alone.

Jeffrey Knight (405 Panther Court) suggested that the CDA review the Bowers House Development Agreement.

10. Pre-3 TIF Request: Review and Discussion

Mason Becker, Community Development Director provided an update. The Common Council will be reviewing the TIF request along with the rezoning and plan amendment recommendations from the PARC at the January 20, 2026 Common Council meeting. If approved at that time, staff will continue working on a full Development Agreement which will come back to the CDA board for review and approval.

Representatives from Ehlers summarized their review of the financial request and made recommendations for the assistance to be provided on the project.

Staff to respond to citizen asked questions: How many projects throughout the state have TIF funding? What's the average amount of TIF that's given to a developer? Who requests

the TIF assistance - the community or the developer? Can the number of units be brought down so it is within budget and not need any TIF assistance?

Bob Murray of Pre/3 provided comments.

Citizen Comments: Brad Ceranske (N9503 Woodward Rd), Richelle Walenton (1004 E Main St), Aubrey Thompson (318 W North St), Chuck Mills (336 Whiton St), Nancy Boyer (1270 E Jakes Way), Jeffrey Knight (405 Panther Ct), Larry Kachel (457 S Buckingham Blvd.) and Jill Gerber (234 S Pleasant St) provided comments.

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

11. Pre-3 TIF: Review and Discussion
12. Community Engagement Center discussion

RECONVENE INTO OPEN SESSION

Motion to reconvene into open session

Motion made by Council Representative Schanen, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen

FUTURE AGENDA ITEMS

Council Representative Brian Schanen requested a cost breakdown of expenses related to the Habitat for Humanity project.

ADJOURNMENT

Motion made by Board Member Kachel, Seconded by Council Representative Schanen.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Schanen



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, February 19, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

The meeting was called to order at 5:30pm.

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Council Representative Orin O. Smith
Board Member Christ Christon
Council Representative Brian Schanen

CITY STAFF

Mason Becker, Community Development Director,
Ashwini Rao, Economic Development Coordinator,
Steven Chesebro, City Attorney

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

Council Representative Brian Schanen recused himself from Item Number 8: Review and discussion of Open Records Request for Closed session meeting minutes (October 2025)

Board Member Kelsey Price clarified that she is recused from the Ethics Committee due to her participation on the CDA Board.

GOOD GOVERNANCE MANUAL

Below is a link to the City of Whitewater's Governance Manual. This document serves as our central guide for operational excellence, outlining our commitment to accountability, transparency, and strategic oversight.

<https://mccmeetingsystem.blob.core.usgovcloudapi.net/session-1145bc051c5b485b9d35d2eb0a5a9e58-read/Governance%20Manual%202024-06-18.pdf?sv=2021-06-08&st=2026-02-05T20%3A23%3A05Z&se=2026-02-05T20%3A53%3A05Z&sr=b&sp=racwdl&sig=PprMOxir4DmqWg3F0%2Fqd3um08BK1ONHkxRRt8qqksis%3D>

Please feel free to refer to this manual often.

APPROVAL OF AGENDA

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Motion made by Board Member Coburn, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Board Member Coburn, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

1. Approval of January Minutes
2. Community Development Dashboard
3. Memo regarding TIF Requests
4. Update on Habitat for Humanity project
5. Update on Innovation Center

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

Mr. Jeffrey Knight of 405 Panther Ct, Whitewater, WI 53190, provided comments on TIF and its impact on taxpayers.

CONSIDERATIONS / DISCUSSIONS / REPORTS

6. DPA loan applicant(s) discussion and approval(s)

a. Down Payment Assistance Loan Application, 815 E North St

b. Down Payment Assistance Loan Application, 202 W North St

Motion made by Board Member Coburn to approve.

Seconded by Council Representative Schanen.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

7. Demo quote for 116 E Main St.

Community Development Director, Mason Becker provided an update regarding the quotes received for demolition of 116 E Main St.

Motion made by Council Representative Schanen to approve the award of contract for demolition in the amount of \$34,277.00 to HM Brand. Seconded by Board Member Kromholz.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

Motion made by Board Member Coburn, Seconded by Council Representative Schanen.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

8. Review and discussion of Open Records Request for Closed session meeting minutes (October 2025)

9. Update on Becker & Bolton

10. Update on Fine Food Arts

11. Update on Royal Hounds

12. Review and Discussion of 136 N. Jefferson St
13. Review and discussion of Stonehaven DA progress

RECONVENE INTO OPEN SESSION

Motion made by Council Representative Schanen, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen

FUTURE AGENDA ITEMS

ADJOURNMENT

Motion made by Board Member Kromholz, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon, Council Representative Schanen



Community Development Authority Monthly Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, March 19, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

The meeting was called to order at 5:30pm.

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Council Representative Orin O.Smith
Board Member Christ Christon

CITY STAFF

Mason Becker, Community Development Director
Ashwini Rao, Economic Development Coordinator
Steven Chesebro, City Attorney

ABSENT

Board Member Kelsey Price
Council Representative Brian Schanen

CONFLICT OF INTEREST

Would any board member wish to declare any know Conflict of Interest with the items presented on today's CDA Board Agenda?

Board Member Jon Kaschel recused himself from voting on Item 10: Discussion and Approval of changes to Capital Catalyst and Action Fund accounts

GOOD GOVERNANCE MANUAL

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APPROVAL OF AGENDA

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Motion made by Board Member Coburn, Seconded by Board Member Kachel.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Board Member Coburn, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

1. Approval of February minutes
2. February Dashboard
3. Edgerton Hospital report

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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None

CONSIDERATIONS / DISCUSSIONS / REPORTS

Item 2.

4. Farmland Lease

The CDA leases its vacant land in the Industrial/Tech Park to Timothy and Rachel Kiel under Cash Rent Farm Lease dated March 1, 2021 (the "Lease"), for tillable land of approximately 120.7 acres at a rate of \$175 per acre per crop year. This Lease auto-renews each year unless either party notifies the other of intent to terminate the Lease. Since March 1, 2021, the Lease has been amended on an annual basis to adjust for parcels that have been sold by the City to a third party for development.

The Fifth Amendment to Cash Rent Farm Lease adjusts the tillable acres covered by the Lease to approximately 58.39+/- acres. Under this Amendment to Cash Rent Farm Lease, rent for the 2026 crop year is in the amount of \$8,758.00 (\$150/ acre).

The CDA Board reviewed and approved the lease.

Motion made by Board Member Coburn, Seconded by Council Representative O.Smith. Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

5. Bowers House Development Agreement

The Board reviewed the Bowers House Development Agreement

6. Redevelopment Resources Presentation

The CDA currently owns three properties, located at the corner of E Main St and N Jefferson St ("the Jefferson Street property"). The parcel IDs for these properties are: /BIRW 00003A, /BIRW 00002, and /BIRW 00001. The most recently obtained property was acquired as part of a property swap with Tanis Properties.

Staff recently requested that Redevelopment Resources, a firm familiar with downtown redevelopment projects throughout Wisconsin, which has also done other analysis work for the City of Whitewater evaluate the site, current market conditions, and the site's future highest and best use.

Kristen Fish-Peterson from Redevelopment Resources presented their findings and recommendations. City staff has reviewed and agrees with the general findings in the Site Analysis. Staff recommended that the CDA board approve publication of a Request for Proposal to developers for proposals to redevelop the site. The CDA board should also instruct staff to move forward with a request to vacate the unused public right-of-way in the middle of same properties.

Motion made by Board Member Coburn, Seconded by Council Representative O.Smith. Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

7. Discussion and Possible Action on CDA owned Whitewater St. parcels

During staff's review of park parcels in preparation for rezoning, it was identified that two parcels previously believed to be part of Cravath Lakefront Park are, in fact, owned by the Community Development Authority (CDA). The CDA purchased these parcels in August of

1999. These parcels are currently utilized for the placement of carnival rides and vendor operations during the 4th of July Festival.

To ensure the long-term preservation of Cravath Lakefront Park and to maintain consistency in ownership of parkland, staff recommended that the CDA convey these parcels to the City of Whitewater via quit claim deed. A title company will be drawing up the quit claim deed, with CDA approval.

This action would formally place the parcels under City ownership and align their use with the intended purpose of the park.

Motion made by Board Member Kachel, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

8. Discussion and Approval of Down Payment Assistance Loan

One application was submitted to the CDA requesting a down-payment assistance loan in the amount of \$25,000 pursuant to the terms and conditions of the City's Affordable Housing Fund Policy (DPA Application No. 2026-012). Staff recommended approval of the same.

Motion made by Board Member Kromholz, Seconded by Board Member Coburn.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

9. Memo re: Update on Hale Farm Development Project

Mason Becker, Community Development Director provided an update on Hale Farm's Proposed Development Project.

10. Discussion and Approval of changes to Capital Catalyst and Action Fund accounts

The Community Development Department undertook a review of the City's loan and grant programs. Proposed revisions streamline and modernize the program and remove older language that is no longer relevant to the program (such as WEDC reporting requirements).

City staff recommended that the name of this Fund be changed to "Loan Fund" and its balance be moved from Associated Bank to First Citizens Bank where the other accounts are held. Additionally, the name of the Action Fund should be changed to "Grant Fund". In addition to these proposed revisions, staff also recommended that the fund balances for the Loan Fund (aka Capital Catalyst) and Grant Fund (aka Action Fund) essentially be swapped. This will allow for the larger fund balance to be utilized towards loans, while the smaller fund balance could be allocated to potential grants.

Motion made by Board Member Coburn, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

Voting Abstaining: Board Member Kachel

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

Motion made by Board Member Kromholz, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

11. Stonehaven Development Agreement

Brian Roemer from Ehlers, City Attorney Steven Chesebro were present at the meeting. Tim Vandeville Jr. of Stonehaven was present for the initial part of the meeting and left at 6:17pm.

Community Development Director, Mason Becker, provided an update. City Attorney requested feedback regarding the Deed Restriction and Lookback provision.

12. Review and Discussion of Letter of Intent for Lots 1T and 2T in Tech Park

RECONVENE INTO OPEN SESSION

Motion made to reconvene into open session: Motion by Board Member Kromholz, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

Motion 1: CDA recommended to move the Stonehaven DA to the Common Council for approval with provisions discussed with Council and the directions given to Council.

Motion by Board Member Kromholz, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

Motion 2: CDA recommended that the City Staff continue to vet and move toward alignment with the Letter of Intent.

Motion by Board Member Kromholz, Seconded by Council Representative O.Smith.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon

FUTURE AGENDA ITEMS

ADJOURNMENT

Motion made by Board Member Kromholz, Seconded by Board Member Kachel.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Council Representative O.Smith, Board Member Christon



Public Works Committee Meeting

Cravath Lakefront Room, 2nd Floor
312 W. Whitewater St.
Whitewater, WI 53190
*In Person and Virtual

Tuesday, April 14, 2026 - 5:15 PM

MINUTES

CALL TO ORDER

The Public Works Committee meeting was called to order by Board President Hicks at 5:16 p.m.

ROLL CALL

PRESENT: M. Smith, Hicks

ABSENT: Majkrzak

OTHER: Marquardt

APPROVAL OF AGENDA

Motion made by Board Member Hicks to approve the agenda for Tuesday, April 14, 2026, Seconded by Board Member M. Smith.

Voting Yea: all via voice (2)

Voting Nay: None

Absent: Majkrzak

APPROVAL OF MINUTES

1. Approval of Minutes from March 10, 2026

Motion made by Board Member Hicks to approve the minutes from March 10, 2026, Seconded by Board Member M. Smith.

Voting Yea: all via voice (2)

Voting Nay: None

Absent: Majkrzak

HEARING OF CITIZEN COMMENTS

None

NEW BUSINESS

2. **Discussion and Possible Action regarding wastewater maintenance quotes for televising (CCTV), Cured in Place Pipe (CIPP) – Spot Repairs, and CIPP – Manhole to Manhole.**

Marquardt noted that, as part of the ongoing efforts in 2026, the Wastewater Utility will contract for several services to maintain the sanitary sewer collection system. These services include televising (CCTV), installation of cured-in-place pipe (CIPP) spot repairs, and CIPP manhole-to-manhole repairs. As in previous years, quotes have been obtained from qualified contractors who have consistently delivered quality services at the lowest unit cost. It should be noted that the cost per lineal foot for televising has increased significantly.

	Great Lakes	Aqualis	Visu Sewer
CCTV (28,500' sewer/7000' Interceptor)	\$25,720 (\$0.62/ft sewer \$1.15\$/ft interceptor)	\$36,550 (\$0.72/ft sewer \$2.29/ft interceptor)	N/A
CIPP- Spot Repairs	\$19,830 (quoted one more repair than Aqualis)	\$18,991	N/A
CIPP- MH to MH (1,621')	N/A	N/A	\$69,703

Televising will consist of approximately 28,500' of sanitary sewer and about 7,000' of interceptors. The interceptor cost is higher due to increased pipe diameter as well as accessibility issues.

*Please note Aqualis had quoted a larger televising area which is why their quote shows over 60,000' of pipe. Due to their higher cost/foot they were asked to revise their original quote.

Spot Repairs will consist of three spot repairs and grouting and sealing efforts.

1,621 feet of 8" liner will be installed on five sewer sections.

These maintenance activities are funded annually through the Wastewater Utility Sanitary Sewer Repair/Replacement Fund (SRRF). \$125,000 was budgeted into this account for 2026 maintenance items.

Staff recommended a motion to award the CCTV project and CIPP spot repair project to Great Lakes TV Seal in the amount of \$45,550.00 and award the MH to MH CIPP liner project to Visu Sewer in the amount of \$69,703.00 and forward to Council for final approval.

Motion made by Board Member M. Smith to approve the Wastewater maintenance items for televising (CCTV), Cured in Place Pipe (CIPP) – Sport Repairs, and CIP – Manhole to Manhole, Seconded by Board Member Hicks.

Voting Yea: Board Member M. Smith, Board Member Hicks

Voting Nay: None

Absent: Majkrzak

3. Discussion and Possible Action regarding discontinuation of alley bounded by E. Main Street, Jefferson Street, E. North Street and Whitewater Creek.

Marquardt stated the City has acquired most of the property between E. Main Street, Jefferson Street, E. North Street and Whitewater Creek. Within this area, the City owns a dedicated but unpaved alley.

The Community Development Authority is discussing issuing a Request for Proposals for development of this site. To facilitate development, the alley should be vacated/discontinued.

There is no financial impact with discontinuation of the platted alley.

Staff recommended a motion for the Public Works Committee to direct staff to prepare an Initial Resolution to send to Council for the discontinuation of the alley bounded by E. Main Street, Jefferson Street, E. North Street, and Whitewater Creek.

Motion made by Board Member M. Smith to approve the discontinuation of alley bounded by E. Main St., Jefferson Street, E. North Street and Whitewater Creek, Seconded by Board Member Hicks.

Voting Yea: Board Member Hicks, Board Member M. Smith

Voting Nay: None

Absent: Majkrzak

FUTURE AGENDA ITEMS

- 4. E Scooters at other University cities
- 5. Elizabeth Street parking restrictions – May/June 2026
- 6. Highland Street parking restrictions – May/June 2026
- 7. Mid-block pedestrian crossing near Walmart – May/June 2006

ADJOURNMENT

Motion made by Board Member M. Smith to adjourn the Public Works meeting at 5:21 p.m., Seconded by Board Member Hicks.

Voting Yea: all via voice (2)

Voting Nay: None

Absent: Majkrzak

Respectfully submitted,

Alison Stoll

Alison Stoll, Administrative Assistant
Department of Public Works

*Minutes Approved on Tuesday, May 12, 2026



Landmarks Commission

Cravath Lakefront room 2nd floor 312 West
Whitewater Str, Whitewater, WI, 53190 *In Person
and Virtual

Wednesday, April 01, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

ROLL CALL

PRESENT

Council Representative Orin O.Smith
Board Member Pat Blackmer
Board Member Kelsey Reilly
Board Member Jordan Reilly

ABSENT

Board Member Penelope Alwin

STAFF

Llana Dostie, Zoning Specialist

GUEST

Eric Arguelles, Royal Purple Reporter

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Motion made by Council Representative O.Smith, Seconded by Board Member Reilly.

Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Reilly, Board Member Reilly

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

1. Approval of Minutes of March 4, 2026.

Motion made by Board Member Reilly, Seconded by Council Representative O.Smith.

Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Reilly, Board Member Reilly

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

None

CONSIDERATIONS / DISCUSSIONS / REPORTS

2. Discussion and status of collaboration with Whitewater Art Alliance for display for America 250.

Blackmer stated that they have been meeting. And provided an update on the this collaboration display. Display will be a Whitewater Arts Alliances from prior to July 4 to the end of July.

3. Discussion and update on possibly landmarking the Lambda Chi Building.

Smith stated that they are not interested at this time in landmarking their building.

4. Discussion and update regarding the status of the Whitewater Community Foundation Account application for the Starin Park Water Tower.

Blackmer provided an update and has not heard anything at this time.

5. Discussion regarding the 100th Anniversary of the Bassett House Ownership by The Whitewater Federations of Women's Club.

Blackmer provided background information regarding the Bassett House 100th Anniversary. They are under a renovation.

6. Discussion regarding the Stone Stable.

Blackmer provided update to landmark the stone stable need permission from the City to do so.

NEXT MEETING DATE MAY 6, 2026**FUTURE AGENDA ITEMS**

- Stone Stable
- America 25
- May is National Historic Proclamation

ADJOURNMENT

Meeting adjourned at 6:18 p.m.



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Discussion and possible action to recommend award of contract to HP Roofing to replace City Hall Roofs in the amount of \$339,065.
Staff Contact (name, email, phone):	Kevin Boehm, kboehm@whitewater-wi.gov , 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

Building Facilities issued a Request for Bids (RFB) for roofing improvements at City Hall, including the newer addition to City Hall, the Police Department, and the Fire Department facilities. The original project estimate was approximately \$400,000, which included replacement of the Fire Department roof and repairs to the City Hall and Police Department roofs. The overall square footage and age of each section of roof are as follows:

- Section A – Fire, 8,500 sq. ft. (age unknown)
- Section B – Police, 7,850 sq. ft. (age unknown)
- Section C – City Hall, 9,000 sq. ft. (29 years)

As part of the bidding process, contractors were asked to provide pricing for both:

1. Replacement of the Fire Department roof with repairs to the City Hall and Police Department roofs; and
2. Full replacement of all three roofs.

Following review of the bid alternatives, staff is recommending proceeding with the full replacement option for all three roofs. Three sealed bids were received for the complete roof replacement project with the following results:

- HP Roofing — \$339,065
- Quality Roofing — \$406,371
- Top Roofing — \$410,940

HP Roofing submitted the lowest responsive bid for the complete replacement of all three roofs at a total cost of \$339,065, which is below the original project estimate. The replacement comes with a 20 year warranty.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Capital Improvement Project was identified and approved by City Council in the 2026/2027 Budget plan in December of 2025 in the amount of \$400,000. At their May 12, 2026 Public Works Committee meeting, the Committee recommended to proceed with the replacement of all three roofs and recommended for approval at Council, to award the contract to HP Roofing for \$339,065 with a not to exceed cost of \$400,000 contingent upon review of references.

FINANCIAL IMPACT

(If none, state N/A)

\$339,065 for replacement not to exceed \$400,000

STAFF RECOMMENDATION

Staff checked with the provided references and have no issues with awarding the project to HP Roofing.

Facilities staff recommend approval of the contract award to HP Roofing in the amount of \$339,065 for the full replacement of the City Hall, Police Department, and Fire Department roofs, with a total project authorization not to exceed \$400,000.

The additional contingency amount is being requested due to the potential for unforeseen conditions that may be discovered during construction, specifically within the City Hall roof system. The base bid assumes existing insulation will remain in place if determined to be in acceptable condition. However, if damaged or deteriorated insulation or roof decking materials are identified during the project, additional replacement work may be required at unit prices identified in the bid documents, including approximately \$7.00 per square foot for insulation replacement and \$10.00 per square foot for decking replacement.

Approval of the not-to-exceed amount will allow the project to proceed without delay should additional repairs become necessary during construction.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. HP Roofing Bid
 2. Quality Roofing Bid
 3. Top Roofing Bid
 4. Bid Tabulation
 5. Bid Opening Form
-

The undersigned Bidder agrees to perform all Work required under the Contract Documents for the following Base Bid:

Base Bid – Section A (Full Roof Replacement):

\$138,000.00

1.03 ALTERNATES

The Bidder shall provide pricing for all alternates.

Alternate No. 1 – Section B Repair:

\$95 per man hour

Alternate No. 2 – Section B Replacement:

\$127,065.00

Alternate No. 3 – Section C Repair:

\$95 per man hour

Alternate No. 4 – Section C Replacement:

\$74,000.00

1.04 UNIT PRICES

Provide unit prices as required:

1. Removal and replacement of insulation (per square foot):

\$7.00 / SF

2. Roof deck replacement (per square foot):

\$10.00 / SF

1.05 ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following addenda:

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

1.06 BID SECURITY

The Bidder certifies that this bid is accompanied by bid security in the amount of five percent (5%) of the total bid.

1.07 CONTRACT TIME

The Bidder agrees to complete the Work within the Contract Time specified in the Contract Documents.

1.08 NON-COLLUSION

The Bidder certifies that this bid is made independently and without collusion.

1.09 SIGNATURE

Authorized Signature: EDH

Printed Name: Edgar Hernandez

Title: President

Date: 04/21/2026

SECTION 00420 – BIDDER QUALIFICATION STATEMENT

CITY OF WHITEWATER, WISCONSIN

MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

1.01 GENERAL INFORMATION

Legal Name of Firm: HP Roofing & Construction LLC

Address: N5137 Coffee Road

City, State, Zip: Helenville, WI 53137

Phone: 414-708-4930

Email: faby@hproofingandconstruction.com

Years in Business: 11 YEARS

Type of Organization (Corporation, LLC, Partnership, etc.): _____

LLC -S Corporation

1.02 EXPERIENCE

Provide information for at least three (3) projects of similar size and scope completed within the past five (5) years.

Project 1

Project Name: Hunger Task Force

Location: 5000 W Electric Ave, West Milwaukee, WI 53219

Owner Name: Hunger task force

Owner Contact: Matt King

Phone/Email: matt.king@hungertaskforce.org 414.238.6493

Roof System Installed: Mechanically Attached TPO

Project Size (SF): 119,924.14 SF

Year Completed: Three phase sections 2024/2025/2026

Project 2

Project Name: Milwaukee County Zoo

Location: 10001 W Bluemound Rd Milwaukee, WI 53226

Owner Name: Milwaukee County

Owner Contact: Josie Hastings

Phone/Email: 414-841-1181 jhastings@concord-cc.com

Roof System Installed: Fully Adhered TPO

Project Size (SF): 11,070

Year Completed: 2024

Project 3

Project Name: Midcity Foundry

Location: 1521 W Bruce Street Milwaukee, WI 53204

Owner Name: Midcity Foundry

Owner Contact: Rika Petri

Phone/Email: 414-202-4657

Roof System Installed: Mechanically Attached TPO

Project Size (SF): 5,242

Year Completed: 2025

1.03 MANUFACTURER CERTIFICATION

List the roofing system manufacturer proposed for this project:

Manufacturer: Mule Hide

Installer Certification Status: Certified Installer

Years Approved by Manufacturer: 5 years

1.04 PROJECT SUPERVISION

Name of Proposed Project Supervisor: Edgar Hernandez

Years of Experience: 15 years

Number of Similar Projects Supervised: Approx 50

1.05 LITIGATION AND CLAIMS

Has the firm been involved in any litigation, arbitration, or claims related to roofing work within the past five (5) years?

Yes No

If yes, provide a brief description:

1.06 FINANCIAL CAPABILITY

The Bidder certifies that it has the financial resources necessary to complete the Work.

Yes No

1.07 CERTIFICATION

The undersigned certifies that the information provided is true and complete.

Authorized Signature: ED Hernandez

Printed Name: Edgar Hernandez

Title: President

Date: 07/21/2026

Bid Bond

CONTRACTOR:

(Name, legal status and address)
 HP Roofing & Construction LLC
 N5137 Coffee Road
 Helenville, WI 53137

SURETY:

(Name, legal status and principal place of business)
 Old Republic Surety Company
 18500 W. Corporate Drive, Suite 170
 Brookfield, WI 53045

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)
 City of Whitewater
 312 W. Whitewater Street
 Whitewater, WI 53190

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Amount Bid (5%)

PROJECT:

(Name, location or address, and Project number, if any)
 Roof Replacement, Municipal Building, 312 W. Whitewater Street, Whitewater, Wisconsin 53190

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of April, 2026

Faly Olea

 (Witness)

HP Roofing & Construction LLC

 (Contractor as Principal) (Seal)
EDH president

 (Title)

Jenny L. Hirth

 (Witness) Jenny L. Hirth

Old Republic Surety Company

 (Surety) (Seal)
Jonathan Lucas

 (Title) Jonathan Lucas, Attorney-in-Fact



CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

PATRICK A. MCKENNA, JAY A. ZAHN, JENNY L. HIRTH, LYNN E. POTTER, EDWARD F. SOBIESKI, CHRISTOPHER HOVDEN, JONATHAN LUCAS, OF MADISON, WI

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 6TH day of JANUARY, 2026

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 6TH day of JANUARY, 2026, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

24 3933



Signed and sealed at the City of Brookfield, WI this 28th day of April, 2026

OR Item 5.



Assistant Secretary



"The name trusted in roofing since 1906"

April 20, 2026

HP Roofing & Construction LLC
N5137 Coffee Road
Helenville, WI 53137

RE: Warranty Eligibility

To Whom It May Concern:

This letter is to confirm that **HP Roofing & Construction LLC** is an independent roofing contractor eligible to apply for MuleHide EPDM, TPO, PVC, SAMB and APP System Warranties.

Their Warranty Eligible Contractor number is **C042114284**.

All projects must be completed to MuleHide published specifications in order to qualify for a warranty.

Should you have any questions, please feel free to contact the acting MuleHide Territory Manager, Christopher Ronk at 608-778-0274, or myself at the corporate office.

Sincerely,
MULE-HIDE PRODUCTS CO., INC.

Stacie Bennett
Technical Administrative Manager



HP Roofing & Construction LLC
N5137 Coffee Road
Helenville, WI 53137
414-708-4930

04/21/2026

Project Location:
Municipal Building
312 W. Whitewater Street Whitewater, Wisconsin

Scope of Work:

Alternate No. 1 – Section C Repairs (Time & Material)

At the time of inspection, no visible roof leaks were observed or reported by on-site maintenance personnel.

HP Roofing & Construction LLC proposes to perform repair work on a **time and material basis** at a rate of **\$95.00 per man-hour**, plus the cost of materials.

Work will focus on identifying and addressing potential problem areas. This process will include:

- Set aside ballast as necessary to access the roofing system
- Inspecting membrane and components for deficiencies
- Performing necessary repairs to identified areas
- Redistributing ballast upon completion of repairs

Any additional findings or required repairs will be communicated to the Owner prior to proceeding.

Alternate No. 2 – Section C Replacement:

- Remove and dispose of existing gravel from the roof surface using vacuum equipment
- Tear-off of the membrane only
- Inspect existing insulation and replace any damaged or water-saturated insulation at a unit cost.
- Install cover board over existing insulation
- Mechanically Attach new Mule-Hide TPO 60 mil roofing system in accordance with manufacturer specifications
- Install new cleat and edge metal at all roof perimeters
- Clean and remove all job-related debris upon completion

Warranty

- **20-Year Manufacturer Warranty** (Mule-Hide)
- Installation will comply with manufacturer requirements to qualify for warranty coverage

We propose to perform the above-described work for the total sum of:

\$74,000.00



HP Roofing & Construction LLC
N5137 Coffee Road
Helenville, WI 53137
414-708-4930

04/21/2026

Project Location:
Municipal Building
312 W. Whitewater Street Whitewater, Wisconsin

Scope of Work:

Alternate No. 1 – Section B Repairs (Time & Material)

At the time of inspection, no visible roof leaks were observed or reported by on-site maintenance personnel.

HP Roofing & Construction LLC proposes to perform repair work on a **time and material basis** at a rate of **\$95.00 per man-hour**, plus the cost of materials.

Work will focus on identifying and addressing potential problem areas. This process will include:

- Set aside ballast as necessary to access the roofing system
- Inspecting membrane and components for deficiencies
- Performing necessary repairs to identified areas
- Redistributing ballast upon completion of repairs

Any additional findings or required repairs will be communicated to the Owner prior to proceeding.

Alternate No. 2 – Section B Replacement:

- Remove and dispose of existing gravel from the roof surface using vacuum equipment
- Complete tear-off of the existing roofing system down to the concrete roof deck
- Inspect roof deck for damaged or deteriorated areas (repairs, if required, will be addressed as additional work)
- Install new insulation to meet current code-required R-value standards R-30 using low rise adhesive to concrete
- Fully adhere new Mule-Hide TPO 60 mil roofing system in accordance with manufacturer specifications
- Install new cleat and edge metal at all roof perimeters
- Clean and remove all job-related debris upon completion

Warranty

- **20-Year Manufacturer Warranty** (Mule-Hide)
- Installation will comply with manufacturer requirements to qualify for warranty coverage

We propose to perform the above-described work for the total sum of:

\$127,065.00



HP Roofing & Construction LLC
N5137 Coffee Road
Helenville, WI 53137
414-708-4930

04/21/2026

Project Location:
Municipal Building
312 W. Whitewater Street Whitewater, Wisconsin

Scope of Work – Roof Replacement Roof A

- Remove and dispose of existing gravel from the roof surface using vacuum equipment
- Complete tear-off of the existing roofing system down to the roof deck
- Inspect roof deck for damaged or deteriorated areas (repairs, if required, will be addressed as additional work)
- Install tapered insulation system to improve drainage and eliminate ponding water
- Install new insulation to meet current code-required R-value standards
- Install cover board over insulation
- Mechanically attach new Mule-Hide TPO roofing system in accordance with manufacturer specifications
- At taller center walls install membrane flashing up and over the wall and installing new coping
- Install new cleat and edge metal at all roof perimeters
- Clean and remove all job-related debris upon completion

Warranty

- **20-Year Manufacturer Warranty (Mule-Hide)**
- Installation will comply with manufacturer requirements to qualify for warranty coverage

We propose to perform the above-described work for the total sum of:

\$138,000.00

The Bid shall represent the total cost to complete the Work as described in the Contract Documents.

All labor, materials, equipment, supervision, disposal, coordination, and incidental work required for a complete and functional roofing system shall be included in the Bid whether specifically stated or reasonably inferred.

No additional compensation will be allowed for items required to complete the Work.

1.04 ADDENDA ACKNOWLEDGMENT

The Bidder shall acknowledge receipt of all addenda issued for this project.

Failure to acknowledge addenda may result in rejection of the bid.

1.05 SIGNATURE

The Bid shall be signed by an authorized representative of the Bidder.

Unsigned bids may be rejected.

1.06 BASIS OF AWARD

The Contract will be awarded to the lowest responsive and responsible bidder based on the Base Bid.

The Owner reserves the right to include or exclude alternates in determining the final award.

SECTION 00410 – BID FORM

CITY OF WHITEWATER, WISCONSIN

MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

1.01 BIDDER INFORMATION

Bidder Name: QUALITY ROOFING, INC

Address: 1507 LAEMLE AVE

City, State, Zip: MARSHFIELD WI 54449

Phone: 715 384 8887

Email: SERVICE@QROOF.COM

1.02 BASE BID

The undersigned Bidder agrees to perform all Work required under the Contract Documents for the following Base Bid:

Base Bid – Section A (Full Roof Replacement):

\$ 128,897.00

1.03 ALTERNATES

The Bidder shall provide pricing for all alternates.

Alternate No. 1 – Section B Repair:

\$ 3,500.00 NOT TO EXCEED COST

Alternate No. 2 – Section B Replacement:

\$ 164,547.00

Alternate No. 3 – Section C Repair:

\$ 3,500.00 NOT TO EXCEED COST

Alternate No. 4 – Section C Replacement:

\$ 112,927.00

1.04 UNIT PRICES

Provide unit prices as required:

1. Removal and replacement of insulation (per square foot):

\$ 2.10 / SF

2. Roof deck replacement (per square foot):

\$ 14.00 / SF

1.05 ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following addenda:

Addendum No. N/A Date: N/A

Addendum No. N/A Date: N/A

Addendum No. N/A Date: N/A

1.06 BID SECURITY

The Bidder certifies that this bid is accompanied by bid security in the amount of five percent (5%) of the total bid.

1.07 CONTRACT TIME

The Bidder agrees to complete the Work within the Contract Time specified in the Contract Documents.

1.08 NON-COLLUSION

The Bidder certifies that this bid is made independently and without collusion.

1.09 SIGNATURE

Authorized Signature: 

Printed Name: DUSTIN RUDIE

Title: PROJECT MANAGER

Date: 4-27-26

SECTION 00420 – BIDDER QUALIFICATION STATEMENT

CITY OF WHITEWATER, WISCONSIN

MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

1.01 GENERAL INFORMATION

Legal Name of Firm: QUALITY ROOFING, INC

Address: 1507 LAEMLE AVE

City, State, Zip: MARSHFIELD WI 54449

Phone: 715-384-8881

Email: DUCK@QROOF.COM

Years in Business: 82

Type of Organization (Corporation, LLC, Partnership, etc.): CORP.

1.02 EXPERIENCE

Provide information for at least three (3) projects of similar size and scope completed within the past five (5) years.

Project 1

Project Name: _____

Location: _____

Owner Name: _____

Owner Contact: _____

Phone/Email: _____

Roof System Installed: _____

Project Size (SF): _____

Year Completed: _____

Project 2

Project Name: _____

Location: _____

Owner Name: _____

Owner Contact: _____

Phone/Email: _____

Roof System Installed: _____

Project Size (SF): _____

Year Completed: _____

Project 3

Project Name: _____

Location: _____

Owner Name: _____

Owner Contact: _____

Phone/Email: _____

Roof System Installed: _____

Project Size (SF): _____

Year Completed: _____



SEE ATTACHED

1.03 MANUFACTURER CERTIFICATION

List the roofing system manufacturer proposed for this project:

Manufacturer: JOHNS MANVILLE

Installer Certification Status: SUMMIT CONTRACTOR

Years Approved by Manufacturer: 4

1.04 PROJECT SUPERVISION

Name of Proposed Project Supervisor: KYLE SCHULTZ

Years of Experience: 26

Number of Similar Projects Supervised: HUNDREDS

1.05 LITIGATION AND CLAIMS

Has the firm been involved in any litigation, arbitration, or claims related to roofing work within the past five (5) years?

Yes No

If yes, provide a brief description:

N/A

1.06 FINANCIAL CAPABILITY

The Bidder certifies that it has the financial resources necessary to complete the Work.

Yes No

1.07 CERTIFICATION

The undersigned certifies that the information provided is true and complete.

Authorized Signature: Dustin Rudie

Printed Name: DUSTIN RUDIE

Title: PROJECT MANAGER

Date: 4-27-26

LIST OF REFERENCES

1. Company Name: LINCOLN WINDOWS
Contact: PAUL WAGNER
Phone No.: 715 218 4409
E-mail: PWAGNER@LINCOLNWINDOWS.COM
Year Work Performed: 2023, 2024, 2025
Description of Work: FLUTE FILLER ROOF SYSTEM OVER EXISTING METAL ROOF. MEMBRANE TYPE: TPO

2. Company Name: MARATHON SCHOOL DISTRICT
Contact: BRIAN BOEHM
Phone No.: 715 581 2497
E-mail: BBOEHM@MARATHON.K12.WI.US
Year Work Performed: 2025
Description of Work: FLEECE BACK ROOF REPLACEMENT BALLAST SHEET SWAP

3. Company Name: SAPUTO CHEESE
Contact: JASON MILLER
Phone No.: 715 944 6725
E-mail: JASON.MILLER@SAPUTO.COM
Year Work Performed: 2025
Description of Work: TPO REPLACEMENT

4. Company Name: MARATHON COUNTY FACILITIES
Contact: TROY TORGERSON
Phone No.: 715 261 6980
E-mail: TROY.TORGERSON@MARATHONCOUNTY.GOV
Year Work Performed: 2020 - 2025
Description of Work: TPO ROOF REPLACEMENTS TPO ROOF (NEW CONSTRUCTION)

5. Company Name: NORTHCENTRAL TECH COLLEGE
Contact: ROB ELLIOTT
Phone No.: 715 803 1383
E-mail: ELLIOTTR@NTC.EDU
Year Work Performed: 2020 - 2025
Description of Work: PVC ROOF REPLACEMENTS PVC ROOF (NEW CONSTRUCTION)

Bid Bond

CONTRACTOR:

(Name, legal status and address)
QUALITY ROOFING, INC.
1507 Laemle Ave
Marshfield, WI 54449

Bid Bond No. GR36500

SURETY:

(Name, legal status and principal place of business)
Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)
City of Whitewater
312 W Whitewater St
Whitewater, WI 53190

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Bid Amount (5.00% of Bid Amount)

PROJECT:


(Name, location or address, and Project number, if any)
Municipal Building Roof Replacement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.


If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 27th day of April, 2026



(Witness)



(Witness) Karla Heffron

QUALITY ROOFING, INC.
(Principal)  (Seal)

(Title)
Granite Re, Inc.
(Surety)  (Seal)

(Title) Samuel Duchow, Attorney-in-fact

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061110

The Bid shall represent the total cost to complete the Work as described in the Contract Documents.

All labor, materials, equipment, supervision, disposal, coordination, and incidental work required for a complete and functional roofing system shall be included in the Bid whether specifically stated or reasonably inferred.

No additional compensation will be allowed for items required to complete the Work.

1.04 ADDENDA ACKNOWLEDGMENT

The Bidder shall acknowledge receipt of all addenda issued for this project.

Failure to acknowledge addenda may result in rejection of the bid.

1.05 SIGNATURE

The Bid shall be signed by an authorized representative of the Bidder.

Unsigned bids may be rejected.

1.06 BASIS OF AWARD

The Contract will be awarded to the lowest responsive and responsible bidder based on the Base Bid.

The Owner reserves the right to include or exclude alternates in determining the final award.

SECTION 00410 – BID FORM

CITY OF WHITEWATER, WISCONSIN

MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

1.01 BIDDER INFORMATION

Bidder Name: Premier Roofing Design Inc. dba Top Roofing

Address: 2206 N Main St. Ste 204

City, State, Zip: Wheaton, IL 60187

Phone: 630-677-8413

Email: toproofinc@gmail.com

1.02 BASE BID

The undersigned Bidder agrees to perform all Work required under the Contract Documents for the following Base Bid:

Base Bid – Section A (Full Roof Replacement):

\$ 145,560.00

1.03 ALTERNATES

The Bidder shall provide pricing for all alternates.

Alternate No. 1 – Section B Repair:

\$ 3,500.00

Alternate No. 2 – Section B Replacement:

\$ 138,420.00

Alternate No. 3 – Section C Repair:

\$ 3,780.00

Alternate No. 4 – Section C Replacement:

\$ 126,960.00

1.04 UNIT PRICES

Provide unit prices as required:

1. Removal and replacement of insulation (per square foot):

\$ 20.00 / SF

2. Roof deck replacement (per square foot):

\$ 30.00 / SF

1.05 ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following addenda:

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

1.06 BID SECURITY

The Bidder certifies that this bid is accompanied by bid security in the amount of five percent (5%) of the total bid.

1.07 CONTRACT TIME

The Bidder agrees to complete the Work within the Contract Time specified in the Contract Documents.

1.08 NON-COLLUSION

The Bidder certifies that this bid is made independently and without collusion.

1.09 SIGNATURE

Authorized Signature:  _____

Printed Name: Abner Catugy

Title: President

Date: 04/27/2026

SECTION 00420 – BIDDER QUALIFICATION STATEMENT

CITY OF WHITEWATER, WISCONSIN

MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

1.01 GENERAL INFORMATION

Legal Name of Firm: Premier Roofing Design Inc. dba Top Roofing

Address: 2206 N Main St. Ste 204

City, State, Zip: Wheaton, IL 60187

Phone: 630-677-8413

Email: toproofinc@gmail.com

Years in Business: 15 years

Type of Organization (Corporation, LLC, Partnership, etc.): Corp

1.02 EXPERIENCE

Provide information for at least three (3) projects of similar size and scope completed within the past five (5) years.

Project 1

Project Name: Rehabilitate Airport Hangar Roof

Location: 8399 Pyott Rd, Lake in the Hills, IL 60156

Owner Name: Village of Lake in the Hills

Owner Contact: Luis Zaragoza

Phone/Email: lzaragoza@LITH.org

Roof System Installed: TPO

Project Size (SF): 10,801 sqft

Year Completed: 2025

Project 2

Project Name: St. Charles Township Re-Roof Project

Location: 1725 Dean St, St. Charles, IL 60174

Owner Name: St. Charles Township

Owner Contact: Ron Johnson

Phone/Email: 630-584-9342

Roof System Installed: TPO

Project Size (SF): 6,400 sqft

Year Completed: 2024

Project 3

Project Name: Family Recreation Center

Location: 1450 Forest Gate Rd

Owner Name: Village of Oak Brook

Owner Contact: Dave Thommes

Phone/Email: dthommes@obparks.org

Roof System Installed: TPO

Project Size (SF): 40,000 sqft

Year Completed: 2021

1.03 MANUFACTURER CERTIFICATION

List the roofing system manufacturer proposed for this project:

Manufacturer: Versico

Installer Certification Status: Certified Installer

Years Approved by Manufacturer: 6 years

1.04 PROJECT SUPERVISION

Name of Proposed Project Supervisor: Sixto Reyes

Years of Experience: 20

Number of Similar Projects Supervised: Supervises all Top Roofing Projects

1.05 LITIGATION AND CLAIMS

Has the firm been involved in any litigation, arbitration, or claims related to roofing work within the past five (5) years?

Yes No

If yes, provide a brief description:

1.06 FINANCIAL CAPABILITY

The Bidder certifies that it has the financial resources necessary to complete the Work.

Yes No

1.07 CERTIFICATION

The undersigned certifies that the information provided is true and complete.

Authorized Signature: 

Printed Name: Abner Catugy

Title: President

Date: 04/27/2026

DATE AND ATTACH TO ORIGINAL BOND
AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN
POWER OF ATTORNEY

NO. BD163718

KNOW ALL MEN BY THESE PRESENTS: That the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, a Michigan Corporation, having its principal office at Lansing, County of Eaton, State of Michigan, adopted the following Resolution by the directors of the Company on January 27, 1971, to wit:

"RESOLVED, That the President or any Vice President or Secretary or Assistant Secretary of the Company shall have the power and authority to appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity, and other writings obligatory in the nature thereof. Signatures of officers and seal of Company imprinted on such powers of attorney by facsimile shall have same force and effect as if manually affixed. Said officers may at any time remove and revoke the authority of any such appointee."

Does hereby constitute and appoint Niki Conway

its true and lawful attorney(s)-in-fact, to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and the execution of such instrument(s) shall be as binding upon the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

IN WITNESS WHEREOF, the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, has caused this to be signed by its authorized officer this 22nd day of December, 2023.

Brandi Holly

Brandi Holly

Senior Vice President

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

On this 22nd day of December, 2023, before me personally came Brandi Holly, to me known, who being duly sworn, did depose and say that they are Brandi Holly, Senior Vice President of AUTO-OWNERS INSURANCE COMPANY, the corporation described in and which executed the above instrument, that they know the seal of said corporation, that the seal affixed to said instrument is such Corporate Seal, and that they received said instrument on behalf of the corporation by authority of their office pursuant to a Resolution of the Board of Directors of said corporation.

My commission expires January 26th, 2029.

Jeffrey P. Many
Jeffrey P. Many

Notary Public



STATE OF MICHIGAN } ss.
COUNTY OF EATON }

I, the undersigned First Vice President, Secretary and General Counsel of AUTO-OWNERS INSURANCE COMPANY, do hereby certify that the authority to issue a power of attorney as outlined in the above board of directors resolution remains in full force and effect as written and has not been revoked and the resolution as set forth is now in force.

Signed and sealed at Lansing, Michigan. Dated this 22nd day of April, 2026.



William F. Woodbury
William F. Woodbury, First Vice President, Secretary and General Counsel

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, PREMIER ROOFING DESIGN INC. DBA TOP ROOFING 2206 N MAIN ST STE 204 WHEATON, IL 60187-9140 as Principal, hereinafter called the Principal, and Auto-Owners Insurance Company as Surety, hereinafter called the Surety, are held and firmly bound unto CITY OF WHITEWATER MUNICIPAL COURT 312 W WHITEWATER ST, WHITEWATER WI 53190-1940 as Oblige, hereinafter called the Oblige, in the penal sum of Five percent of bid dollars (5% of attached bid) for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has submitted or is about to submit a proposal to the Oblige on a contract for MUNICIPAL BUILDING ROOF REPLACEMENT AND EVALUATION PROJECT

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, if bond is required, with surety acceptable to the Oblige for the faithful performance of the said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED AND SEALED this 22ND day of APRIL, 2026.

PREMIER ROOFING DESIGN INC.
Principal

Witness

By _____



Auto-Owners Insurance Company
Surety

Susan E. Theisen
Susan E. Theisen
Witness

By Niki Conway
Niki Conway
Attorney-in-Fact



ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

On this 22ND day of APRIL, 2026, before me personally appeared Niki Conway, known to me to be the Attorney-in-Fact of Auto-Owners Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.



Jeffrey P. Many
Jeffrey P. Many
Notary Public in the State of Michigan
County of Ingham

JEFFREY P MANY
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY INGHAM
My Commission Expires Jan 26, 2029
Acting in the County of _____

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
104.015954
105.005929

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2025

LICENSED ROOFING CONTRACTOR
UNLIMITED



PREMIER ROOFING DESIGN INC
DBA TOP ROOFING
ABNER D S CATUGY
2206 N MAIN ST STE 204
WHEATON, IL 60187



MARIO TRETÒ, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

18349931

Cut on Dotted Line



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Elite Insurance Solutions 524 W. State St., Suite F Geneva, IL 60134	CONTACT NAME: Michele King PHONE (A/C No., Ext): (630) 345-6800 E-MAIL ADDRESS: admin@eliteinsurancepros.com	FAX (A/C No.):
	INSURER(S) AFFORDING COVERAGE INSURER A: Auto Owners Insurance INSURER B: Carolina Casualty Insurance Company INSURER C: Artisan and Truckers Casualty Co. INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	X	07927014	07/20/2024	07/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	959661814	07/20/2024	07/20/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			52-810465-00	07/20/2024	07/20/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y	N/A	X	BNUWC0157148	06/08/2024 06/08/2025 <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Proof of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Premier Roofing Design Inc		
	2	Business name/disregarded entity name, if different from above. Top Roofing		
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
	5	Address (number, street, and apt. or suite no.). See instructions. 2206 N. Main St Ste 204	6	City, state, and ZIP code Wheaton, IL 60187
	7	List account number(s) here (optional)	Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
2	7	-	5	2	0	7	9	5	5

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person

Date **2/27/2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Top Roofing
2206 N Main St, Ste 204
Wheaton, IL 60187
LIC: 104.015954

TOP Roofing

Recent Work - 2024



Top Roofing specializes in commercial roofing applications of all types. From low slope to steep slope applications:

We install the following styles:

- Shingles
- Shakes
- Single Ply
- Metal
- Coatings
- ModBit

Here is some of our work:



Shingle removal and replacement with a standing seam roof with matching snowguards.
The flat roof was installed for 25 year NDL warranty - fully adhered EPDM.
Project size: 15,000sf



Top Roofing

2206 N Main St, Ste 204. Wheaton, IL 60187 • Office: 630-677-8413 • Fax: 630-344-0992
IL License No. 104.015954 | toproofinc@gmail.com

Two examples of ballasted roofing completed by Top Roofing:

Middle School in Wisconsin - removed old ballasted roof installed coverboard and new ballasted roof.
Project size: 65,000sf



Top Roofing

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IL License No. 104.015954 | toproofinc@gmail.com

Single plies are what we mostly do - PVC, TPO, EPDM:

TWO locations in Madison Wisconsin for the College of Madison
Cole Hall and Stovall Hall - Project size: 24,500sf



Top Roofing

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IL License No. 104.015954 | toproofinc@gmail.com



Other images of work completed

Deck replacement, difficult site conditions, assorted repairs as needed for roofing work to take place.



Top Roofing

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IL License No. 104.015954 | toproofinc@gmail.com

Two examples of white EPDM projects:

VA Danville - Federal facility in Danville IL - Project size: 70,000sf Firestone

Tennis Club Highland Park - sports facility in Highland Park - Project size: 40,000sf shingles 16,000sf white EPDM Genflex



Top Roofing

2206 N Main St, Ste 204, Wheaton, IL 60187 • Office: 630-677-8413 • Fax: 630-344-0992

IL License No. 104.015954 | toproofinc@gmail.com

COMPANY NAME	BASE BID SECTION A (REPLACEMENT)	ALTERNATE 1 SECTION B (REPAIR)	ALTERNATE 2 SECTION B (REPLACEMENT)	ALTERNATE 3 SECTION C (REPAIR)	ALTERNATE 4 SECTION C (REPLACEMENT)	UNIT PRICE INSULATION SQFT	UNIT PRICE DECKING SQ FT	BOND	Total Base Bid (Repairs)	Total Base Bid (Replacement)
Quality Roofing	\$ 128,897.00	\$ 3,500.00	\$ 164,547.00	\$ 3,500.00	\$ 112,927.00	\$ 2.10	14.00	5%	\$ 135,897.00	\$ 406,371.00
Top Roofing	\$ 145,560.00	\$ 3,500.00	\$ 138,420.00	\$ 3,780.00	\$ 126,960.00	\$ 20.00	30.00	5%	\$ 152,840.00	\$ 410,940.00
HP Roofing	\$ 138,000.00	\$95 per hour	\$ 127,065.00	\$95 per hour	\$ 74,000.00	\$ 7.00	10.00	5% Unknown	\$	\$ 339,065.00

Roof Project Bid Opening Form

Project Name:	
Project Location:	
Bid Opening Date:	4/28/20
Bid Opening Time:	2:00pm
Location of Opening:	Crown Lakefront Room

#	Company Name	Representative	Base Bid	Alt #1	Alt #2	Addenda (Y/N)	Bond (Y/N)	Notes
1	Quality Roofing	none	143,897					
2								
3	HP Roofing	yes	138,000					
4								
5	Top Roofing	yes	145,560					

See attached.

Lowest Responsible Bidder:	
Base Bid Amount:	

Opened By:	Michael Dugan
Witnessed By:	[Signature]



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Universal Blvd Water Main Project
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

The water main on Universal Blvd and Prospect Drive between Industrial Drive and Executive Drive has had four breaks within the last year, including one just last week. The project will replace the water main from Industrial Drive to Executive Drive. The project will also address groundwater issues in the area with the installation of drain tile and a beefed-up base course section. The project was advertised on April 16 and 23 with a bid opening on May 7. Three bids were received.

- RR Walton & Company \$520,125.00
- CJP Excavating \$555,087.20
- Fischer Excavating \$592,881.00

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The Universal Blvd Water Main replacement project was approved in the 2026-2027 CIP budget. Task Order 26-05 for the design was approved at the February 10 Public Works Committee meeting and the February 17 Common Council meeting. Public Works approved the low bid from RR Walton & Company and recommended to Council to award the contract to RR Walton & Company at the May 12, 2026 Public Works Committee meeting.

FINANCIAL IMPACT

(If none, state N/A)

A total of \$809,400 (\$449,400 – Wastewater and \$360,000 – Storm Utility) was budgeted in the CIP. Based on a revised cost estimate from Strand, the proposed borrowing was reduced to \$704,875 (\$427,000 – Wastewater and \$277,875 – Storm Utility). \$38,000 has been allocated for the design (Task Order 26-05) and \$75,000 is being estimated for the construction oversight (Task Order 26-08). The low bid of \$520,125 brings the estimated grand total of the project to \$633,125, within the budget of \$704,875.

STAFF RECOMMENDATION

RR Walton & Company was prequalified to bid on this project. Staff recommends a motion to award Contract 5-2026 to RR Walton & Company.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Bid Recommendation
 2. Bid Tab
-



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

May 7, 2026

Mr. Brad Marquardt, Public Works Director
City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Re: Universal Boulevard Water Main Replacement
Contract 5-2026
City of Whitewater, Wisconsin

Dear Brad,

Bids for the above-referenced Project were opened on May 7, 2026. Three Bids were received with the resulting Bid tabulation enclosed.

RR Walton & Company LTD (RR Walton) of Whitewater, Wisconsin, was the apparent low Bidder at \$520,120.00. The Bid included a Bid Bond for 10 percent. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with RR Walton on projects.

If you determine that RR Walton is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®


Andrew B. Constant, P.E.

Enclosure

Universal Boulevard Water Main										
Contract 5-2026										
City of Whitewater, Wisconsin										
Solicitor: Strand Associates, Inc.										
May 7, 2026 1 P.M. Central Time										
					RR Walton & Company LTD		CJP Excavating LLC.		Fischer Excavating, Inc.	
Section Title	Line Item	Item Description	UoFM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Water Main										
	1	12-IN C900 PVC Water Main (DR 18) INCL Hauled-In Granular Backfill	LF	865	\$135.00	\$116,775.00	\$203.39	\$175,932.35	\$170.00	\$147,050.00
	2	8-IN C900 PVC Water Main Service (DR 18) INCL Hauled-In Granular Backfill	LF	55	\$130.00	\$7,150.00	\$165.81	\$9,119.55	\$137.00	\$7,535.00
	3	6-IN C900 PVC Water Main Service or Fire Hydrant Lead (DR 18) INCL Hauled-In Granular Backfill	LF	80	\$125.00	\$10,000.00	\$159.47	\$12,757.60	\$158.00	\$12,640.00
	4	12-IN Water Valve and Valve Box	EA	3	\$5,900.00	\$17,700.00	\$6,210.00	\$18,630.00	\$6,295.00	\$18,885.00
	5	8-IN Water Valve and Valve Box	EA	1	\$3,500.00	\$3,500.00	\$3,687.00	\$3,687.00	\$3,528.00	\$3,528.00
	6	6-IN Water Valve and Valve Box	EA	1	\$3,200.00	\$3,200.00	\$2,828.00	\$2,828.00	\$2,500.00	\$2,500.00
	7	Fire Hydrant W/ Auxiliary Valve and Road Box	EA	2	\$9,300.00	\$18,600.00	\$10,520.00	\$21,040.00	\$9,611.00	\$19,222.00
	8	Water Hammer Arrestor and 5-FT DIA MH	EA	1	\$20,000.00	\$20,000.00	\$15,822.45	\$15,822.45	\$10,044.00	\$10,044.00
	9	Salvage Existing Hydrant to OWNER	EA	2	\$1,000.00	\$2,000.00	\$1,200.00	\$2,400.00	\$950.00	\$1,900.00
	10	Connect to Existing Water Main	EA	2	\$4,500.00	\$9,000.00	\$4,450.00	\$8,900.00	\$6,570.00	\$13,140.00
	11	Utility Insulation	SF	100	\$35.00	\$3,500.00	\$2.50	\$250.00	\$5.00	\$500.00
	12	Utility Trench Special Bedding	CY	155	\$35.00	\$5,425.00	\$36.70	\$5,688.50	\$89.00	\$13,795.00
	13	Abandon Existing Water Main	LS	1	\$3,000.00	\$3,000.00	\$523.00	\$523.00	\$3,336.00	\$3,336.00
Storm Sewer										
	14	6-IN Perforated Underdrain	LF	1400	\$35.00	\$49,000.00	\$17.37	\$24,318.00	\$28.00	\$39,200.00
	15	2-FT by 3-FT Storm Sewer Inlet	EA	4	\$3,000.00	\$12,000.00	\$3,483.00	\$13,932.00	\$5,872.00	\$23,488.00
Street Construction										
	16	Common Excavation	LS	1	\$51,000.00	\$51,000.00	\$46,705.00	\$46,705.00	\$63,000.00	\$63,000.00
	17	Concrete Curb and Gutter Removal	LF	225	\$4.00	\$900.00	\$3.75	\$843.75	\$6.00	\$1,350.00
	18	EBS	CY	475	\$20.00	\$9,500.00	\$24.00	\$11,400.00	\$26.00	\$12,350.00
	19	EBS Backfill	T	950	\$17.00	\$16,150.00	\$21.00	\$19,950.00	\$27.00	\$25,650.00
	20	Geotextile Roadway Subgrade Stabilization	SY	1400	\$3.00	\$4,200.00	\$3.50	\$4,900.00	\$2.00	\$2,800.00
	21	Dense-Graded Base Course	T	2450	\$22.00	\$53,900.00	\$21.00	\$51,450.00	\$29.00	\$71,050.00
	22	30-IN Concrete Curb and Gutter	LF	225	\$55.00	\$12,375.00	\$60.50	\$13,612.50	\$61.00	\$13,725.00
	23	Asphaltic Concrete Pavement, Lower Course	T	475	\$95.00	\$45,125.00	\$95.15	\$45,196.25	\$86.50	\$41,087.50
	24	Asphaltic Concrete Pavement, Upper Course	T	375	\$99.00	\$37,125.00	\$102.11	\$38,291.25	\$85.50	\$32,062.50
Miscellaneous										
	25	Traffic Control	LS	1	\$3,000.00	\$3,000.00	\$3,200.00	\$3,200.00	\$3,750.00	\$3,750.00
	26	Erosion Control	LS	1	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$4,165.00	\$4,165.00
	27	Turf Restoration (Topsoil, Seed, and Mulch)	LS	1	\$4,000.00	\$4,000.00	\$2,710.00	\$2,710.00	\$5,128.00	\$5,128.00
Base Bid Total:						\$520,125.00		\$555,087.20		\$592,881.00

Universal Boulevard Water Main										
Contract 5-2026										
City of Whitewater, Wisconsin										
Solicitor: Strand Associates, Inc.										
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Base Bid Total:						\$520,125.00		\$555,087.20		\$592,881.00



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Task Order 26-08 Construction Services
Staff Contact (name, email, phone):	Brad Marquardt, bmarquardt@whitewater-wi.gov , 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

Strand Associates provides construction related services to the City for on-going construction projects. These services include preconstruction meetings, reviewing shop drawings, conducting construction observation and measuring quantities, reviewing pay requests, construction staking, and project closeout.

These services pertain to the following projects for 2026-2027: Putnam Street (2026), Jefferson Street (2026, 2027), Main and Franklin Street (2026), Universal Blvd Watermain (2026), and the Detention Maintenance (2026). Instead of providing five separate Task Orders, all five projects have been incorporated into one Task Order.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

All projects were approved as part of the 2026-2027 CIP in November 2025. The Putnam Street and Jefferson Street Projects were awarded at the February 17, 2026 Council meeting. The Main/Franklin Street Project was awarded at the March 17, 2026 Council meeting. The Universal Blvd Project is scheduled to be awarded at the May 19 Council meeting. The Detention Maintenance Project has not been bid out yet. The Public Works Committee recommended approval of Task Order 26-08 at their May 12, 2026 meeting.

FINANCIAL IMPACT

(If none, state N/A)

The estimate fee not to exceed is \$603,000. This is based on a worst-case scenario where separate inspectors would be needed at each of the five projects. It is the intention, however, that one inspector can oversee a number of these projects at the same time, reducing this cost significantly. These estimates have already been included in the updated borrowing memo the Finance Director provided at the May 5, 2026 Council meeting.

The estimated breakdown per project is:

Putnam Street: \$98,500 (General, Water, Storm Sewer)

Jefferson Street: \$351,000 (General, Water, Wastewater, Storm Sewer)

Main Street/Franklin Street: \$44,000 (General)

Universal Blvd: \$75,000 (Water, Storm Sewer)

Detention Basin Maintenance: \$34,000 (Storm Sewer)

A monthly invoice will be sent with individual breakouts for each project.

STAFF RECOMMENDATION

Staff recommends a motion to approve Task Order 26-08 for Construction Services.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Strand Task Order 26-08



Task Order No. 26-08
City of Whitewater, Wisconsin (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated January 6, 2026

Project Information

Project Name: 2026 Street and Utility Construction

Project Description: Reconstruction of street and utility infrastructure on Jefferson Street, Putnam Street, Main Street/Franklin Street Intersection, and Universal Boulevard; and maintenance of three detention basins.

Services Description: Provide construction-related services. ENGINEER has previously provided project design and bidding-related services for OWNER.

Scope of Services

ENGINEER will provide the following services to OWNER.

- 1. Provide contract administration services for each of the five construction contracts, including conducting the preconstruction conference, reviewing up to two iterations of contractor's shop drawing submittals, reviewing contractor's periodic pay requests, conducting observation and measurement of constructed quantities, attending monthly construction progress meetings, responding to contractor's requests for information, reviewing and preparing of change orders, periodic site visits, and participating in project closeout.
2. Provide one iteration of construction staking for sanitary sewer, water main, storm sewer, street subgrade, sidewalk, curb and gutter, and finished base course. Up to 30 staking site visits are included. Any additional iterations of construction staking required will be considered additional services.
3. Provide resident project representative for up to 2,300 hours of full-time construction observation for the following construction contracts:
a. Putnam Street Reconstruction
b. Jefferson Street Reconstruction
c. Main Street and Franklin Street Intersection Improvements
d. Universal Boulevard Water Main
e. 2026 Detention Basin Maintenance
4. Provide record drawings in electronic format from information compiled from contractor's records. ENGINEER is providing drafting Services only for record drawings based on the records presented to ENGINEER by contractor and OWNER. ENGINEER will not be liable for the accuracy of the record drawings information provided by contractor and OWNER.

ABC:\mids\R:\MAD\Documents\Agreements\WI\Whitewater, City of (WI)\ATS 2025\TO\2026\1407.164.26-08.docx

OWNER REVIEW

Strand Associates, Inc.®

City of Whitewater, Wisconsin
Task Order No. 26-08
Page 2
April 30, 2026

DRAFT

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses an estimated fee not to exceed \$603,000.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of May 11, 2026. Services are scheduled for completion on December 31, 2027.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF WHITEWATER, WISCONSIN

DRAFT

DRAFT

Joseph M. Bunker
Corporate Secretary

Date

John Weidl
City Manager

Date



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, April 13, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Vice Chairman Lynn Binnie
Board Member Sherry Stanek

ABSENT

Board Member Carol McCormick

STAFF

Mason Becker, Community Development Director
Allison Schwark, Zoning Administrator
Llana Dostie, Zoning Specialist

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Motion made by Board Member Stanek, Seconded by Board Member Miller.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

None

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any commission member requests that an item be removed for individual consideration.

- 1. Approval of Minutes of March 9, 2026.
 Binnie had two corrections to minutes March 9 **be the** eliminate. PARC
 March 30, 2026 Todd Rizzo architect add more identification info
 Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek
- 2. Approval of Minutes of March 30, 2026 Special Meeting.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 3. Discussion and possible approval of a Conditional Use Permit for Sale of Alcohol by the Drink located at 204 W Main Street, Parcel ID #/OT 00026 for Jerman Properties LLC.
 Aftin Hill provided a background on the application.
 Jeffrey Schellpfeffer, operator of Ground Zero stated occupancy has been assigned already at 175.
 Motion to approval with planner's recommendations.
 Motion made by Board Member Miller, Seconded by Board Member Parker.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek
- 4. Discussion and possible approval of a Conditional Use Permit for an Adult Daycare located at 1202 E Bluff Road for Kori Gainey d/b/a Camp Buckaroos. Tax Parcel # /A323600001
 Aftin provided a background for application.
 Stanek asked about if there would be more than 1 restroom.
 Parker asked if the building inspector had reviewed this yet.
 Motion to approve the conditional use with planner's recommendations
 Motion made by Vice Chairman Binnie, Seconded by Board Member Miller.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek
- 5. **ITEM REMOVED DUE TO PUBLICATION REQUIREMENT**
 Discussion and possible approval of a Conditional Use Permit for Automotive Sales and Repair shop for Jordan Green. Located at 415 E Main Street. Tax Parcel #WUP 00269.
- 6. Discussion and possible recommendation to Common Council the creation of a Razing Buildings Ordinance.
 14.110 third line typographical ether change to either

Parker asked about concrete floor of foundation. And retracted his question since it is further in the paragraph.

David Stone 303 Ann Street 14.17.080 request. Would like the ability to appeal to common council.

Motion to recommend to Council with typographical correction.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

- 7. Discussion and possible recommendation to Council an ordinance creating section 19.09.291 Family Child Care Centers, and subsections 19.19.030 (H), 19.33.030 (T), and 19.48.020(E), amending subsections 19.15.030(H) and 19.18.030(H) to define permitted and conditional uses for Family Child Care Centers and Amending definition sections 19.09.177 and 19.09.173 Group Child Care Center and Adult Day Care Center.

Binnie state that he thinks that he needs to bring this to Steven.

Motion to postpone to have a opportunity to have discussion with City Attorney.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

CONSIDERATION/DISCUSSION/REPORTS

- 8. Discussion and possible approval of a land split Certified Survey Map for Tax Parcel #/WUP 00305 located at 631 W Harper Street for Watson Family Trust.

Aftin provided background regarding the application.

Steve Watson 605 W Harper Street, owner stated there is an easement for lot 2.

Motion to approved CSM with Planner's Conditions.

Motion made by Chairman, Councilmember Hicks, Seconded by Board Member Parker.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

- 9. Discussion and possible recommendation to Common Council the sale of Parcel #'s /A444300002 and /A444200002 located in the Whitewater Technology Park on Innovation Drive and Greenway Court.

Becker provided a background regarding offer to the purchase.

Binnie clarified his tech park comments from last meeting.

Parker asked about the Main Street parcel zoning.

Motion to recommend to Common Council sale of properties.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stoneman.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

- 10. Discussion and possible recommendation to Common Council the removal of the Deed Restrictions for the following Tax Parcel #'s /A503200002, /A323600001, /A323600002, /A503200001, /A410400001, /A410400002 /A414000003 and /A410400004 located along Bluff Road.

Becker provided a background regarding the deed restrictions. One of the restriction is residential building on the these partials.

Motion to recommend to council with correction of spelling error in word Declaration.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek

FUTURE AGENDA ITEMS

None

NEXT MEETING DATE MAY 11, 2026

ADJOURNMENT

Meeting was adjourned at 6:47 p.m.

Motion made by Board Member Stanek, Seconded by Board Member Miller.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Memo re GO Borrowing for Lifetime Manufacturing LLC Project
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

BACKGROUND

(Enter the who, what when, where, why)

At the May 5, 2026 Common Council meeting, staff updated the Common Council on the proposed General Obligation (GO) borrowing to support this project. Such borrowing will be covered as part of a Development Agreement.

Good progress is being made on the Development Agreement, which will be brought to the CDA and Common Council for review at future meetings. As discussions have developed, it has become clear the earliest the City would need the funds from the GO Bond would likely be in October 2026. In other words, we have time before the borrowing needs to be executed, which is why it is not being presented at this council meeting.

As a reminder, it is important to note that this General Obligation Bond will be repaid through a dedicated revenue stream, the tax increment generated by this project within TID #10, not by the general property tax levy. Additionally, if a mutually agreed to Development Agreement is not completed or not approved by the Common Council, or if the developer does not close on the property, Ehlers has confirmed that the city is not obligated to complete the proposed borrowing.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The Offer to Purchase was approved unanimously by the Common Council on April 21, 2026.
- The Finance Committee reviewed this proposed borrowing at the April 28, 2026 meeting and recommended approval, along with recommending that interim financing be used.
- The Common Council was briefed on this proposed borrowing at the May 5, 2026 council meeting.
- The Plan & Architectural Review Commission approved the applicant’s Conditional Use Permit on May 11, 2026.

FINANCIAL IMPACT

(If none, state N/A)

- The city has owned these parcels for many years, and they are currently tax-exempt. This development project will generate significant new increment within TID #10 and the Tech Park.
- The retention of existing area jobs and creation of new jobs in the future will have a positive economic benefit to the City of Whitewater.
- A Development Agreement is being worked on and will contain terms and obligations of both the developer and the city that will ensure the project moves forward appropriately.

STAFF RECOMMENDATION

- None at this time. This memo is for informational purposes only.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Financing review from Ehlers



Summerset Marine – TID #10

May 5, 2026

Projected Increment from project

Tax Increment Projection Worksheet - Walworth County Summerset Marine							
Type of District	Mixed Use		Base Value				
District Creation Date	August 3, 2021		Appreciation Factor				
Valuation Date	Jan 1,	2021	Base Tax Rate				
Max Life (Years)	20		Rate Adjustment Factor (3 years)				
Expenditure Period/Termination	15	8/3/2036					
Revenue Periods/Final Year	20	2042					
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate			N/A	
Eligible Recipient District	No		Taxable Discount Rate			N/A	

Construction	Valuation	Inflation	Total				
Year	Value Added	Year	Increment	Revenue Year	Tax Rate	Tax Increment	
4 2024		2025	0	2026	\$17.95	0	
5 2025		2026	0	2027	\$17.95	0	
6 2026	7,500,000	2027	0	7,500,000	2028	\$17.95	134,613
7 2027	7,500,000	2028	0	15,000,000	2029	\$17.95	269,226
8 2028	0	2029	0	15,000,000	2030	\$17.95	269,226
9 2029	0	2030	0	15,000,000	2031	\$17.95	269,226
10 2030	0	2031	0	15,000,000	2032	\$17.95	269,226
11 2031	0	2032	0	15,000,000	2033	\$17.95	269,226
12 2032	0	2033	0	15,000,000	2034	\$17.95	269,226
13 2033	0	2034	0	15,000,000	2035	\$17.95	269,226
14 2034	0	2035	0	15,000,000	2036	\$17.95	269,226
15 2035	0	2036	0	15,000,000	2037	\$17.95	269,226
16 2036	0	2037	0	15,000,000	2038	\$17.95	269,226
17 2037	0	2038	0	15,000,000	2039	\$17.95	269,226
18 2038	0	2039	0	15,000,000	2040	\$17.95	269,226
19 2039	0	2040	0	15,000,000	2041	\$17.95	269,226
20 2040	0	2041	0	15,000,000	2042	\$17.95	269,226
Totals	15,000,000		0		Future Value of Increment		3,903,781

\$2.5 million cash incentive financing options

Year Ending	Taxable G.O. Notes (Dated 7/1/2026)						TIF Revenue Bond (Dated 7/1/2026)						TIF Revenue Bond (Dated 7/1/2026)						
	Principal (3/1)	Est. Rate ¹	Interest	Total	Increment	Surplus/Shortfall	Principal (3/1)	Est. Rate	Interest	Total	Increment	Surplus/Shortfall	Principal (3/1)	Est. Rate	Interest	Total	Increment	Surplus/Shortfall	
2026																			
2027			151,492	151,492	0				206,413	206,413	0				176,925	176,925	0		
2028			129,850	129,850	134,613	4,763			176,925	176,925	134,613	(42,312)			151,650	151,650	134,613	(17,037)	
2029	135,000	4.20%	127,015	262,015	269,226	7,211	112,082	7.00%	173,002	285,084	269,226	(15,858)	120,271	6.00%	148,042	268,313	269,226	914	
2030	140,000	4.30%	121,170	261,170	269,226	8,056	119,928	7.00%	164,882	284,809	269,226	(15,583)	127,487	6.00%	140,609	268,096	269,226	1,130	
2031	150,000	4.40%	114,860	264,860	269,226	4,366	128,322	7.00%	156,193	284,516	269,226	(15,289)	135,136	6.00%	132,730	267,867	269,226	1,360	
2032	155,000	4.50%	108,073	263,073	269,226	6,154	137,305	7.00%	146,896	284,201	269,226	(14,975)	143,245	6.00%	124,379	267,624	269,226	1,603	
2033	165,000	4.60%	100,790	265,790	269,226	3,436	146,916	7.00%	136,948	283,865	269,226	(14,638)	151,839	6.00%	115,526	267,366	269,226	1,861	
2034	170,000	4.70%	93,000	263,000	269,226	6,226	157,201	7.00%	126,304	283,505	269,226	(14,279)	160,950	6.00%	106,143	267,092	269,226	2,134	
2035	180,000	4.80%	84,685	264,685	269,226	4,541	168,205	7.00%	114,915	283,120	269,226	(13,893)	170,607	6.00%	96,196	266,803	269,226	2,424	
2036	190,000	4.90%	75,710	265,710	269,226	3,516	179,979	7.00%	102,729	282,708	269,226	(13,481)	180,843	6.00%	85,653	266,496	269,226	2,731	
2037	195,000	5.05%	66,131	261,131	269,226	8,095	192,577	7.00%	89,689	282,267	269,226	(13,040)	191,693	6.00%	74,477	266,170	269,226	3,056	
2038	210,000	5.05%	55,905	265,905	269,226	3,321	206,058	7.00%	75,737	281,795	269,226	(12,569)	203,195	6.00%	62,630	265,825	269,226	3,401	
2039	220,000	5.25%	44,828	264,828	269,226	4,399	220,482	7.00%	60,808	281,290	269,226	(12,064)	215,387	6.00%	50,072	265,459	269,226	3,767	
2040	230,000	5.25%	33,015	263,015	269,226	6,211	235,916	7.00%	44,834	280,750	269,226	(11,523)	228,310	6.00%	36,762	265,072	269,226	4,155	
2041	240,000	5.45%	20,438	260,438	269,226	8,789	252,430	7.00%	27,742	280,172	269,226	(10,946)	242,009	6.00%	22,652	264,661	269,226	4,566	
2042	255,000	5.45%	6,949	261,949	269,226	7,278	270,100	7.00%	9,453	279,553	269,226	(10,327)	256,529	6.00%	7,696	264,225	269,226	5,001	
Total	2,635,000		1,333,909	3,968,909	3,903,781	86,364	2,527,500		1,813,471	4,340,971	3,903,781	(230,777)	2,527,500		1,532,142	4,059,642	3,903,781	21,064	

Notes:

1) Estimated Rate: Current taxable rates plus 25 basis points.

2) Will be paid from TID #10 increment/fund balance.

DIFFERENCE TO G.O. OPTION

372,061

DIFFERENCE TO G.O. OPTION

90,733

TID #10 Incremental Value Assumptions

Construction Year		Actual Jefferson	Actual Walworth	Lavelle Expansion (Jefferson)	Tanis Contractor Shops (Jefferson)	Bolton Project (Jefferson) Parcel 292-0515-3434-001	Summerset Marine (Walworth)	Annual Total	Construction Year	
1	2021	227,900	(77,200)					150,700	2021	1
2	2022	608,200	13,093,200					13,701,400	2022	2
3	2023	(144,800)	(7,030,200)					(7,175,000)	2023	3
4	2024	382,900	8,310,900					8,693,800	2024	4
5	2025							0	2025	5
6	2026			3,000,000	600,000	450,000	7,500,000	11,550,000	2026	6
7	2027						7,500,000	7,500,000	2027	7
8	2028							0	2028	8
9	2029							0	2029	9
10	2030							0	2030	10
11	2031							0	2031	11
12	2032							0	2032	12
13	2033							0	2033	13
14	2034							0	2034	14
15	2035							0	2035	15
16	2036							0	2036	16
17	2037							0	2037	17
18	2038							0	2038	18
19	2039							0	2039	19
20	2040							0	2040	20
Totals		1,074,200	14,296,700	3,000,000	600,000	450,000	15,000,000	34,420,900		

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TID #10 Increment Projection

Tax Increment Projection Worksheet - Jefferson County

Type of District	Mixed Use	Base Value	4,777,200
District Creation Date	August 3, 2021	Appreciation Factor	
Valuation Date	Jan 1, 2021	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor (3 years)	-1.50%
Expenditure Period/Termination	15 8/3/2036	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20 2042	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2021	227,900	2022		227,900	2023	\$19.76	4,503
2 2022	608,200	2023		836,100	2024	\$17.88	14,946
3 2023	(144,800)	2024		691,300	2025	\$17.10	11,822
4 2024	382,900	2025		1,074,200	2026	\$18.66	20,040
5 2025	0	2026	0	1,074,200	2027	\$18.38	19,740
6 2026	4,050,000	2027	0	5,124,200	2028	\$18.10	92,751
7 2027	0	2028	0	5,124,200	2029	\$17.83	91,359
8 2028	0	2029	0	5,124,200	2030	\$17.83	91,359
9 2029	0	2030	0	5,124,200	2031	\$17.83	91,359
10 2030	0	2031	0	5,124,200	2032	\$17.83	91,359
11 2031	0	2032	0	5,124,200	2033	\$17.83	91,359
12 2032	0	2033	0	5,124,200	2034	\$17.83	91,359
13 2033	0	2034	0	5,124,200	2035	\$17.83	91,359
14 2034	0	2035	0	5,124,200	2036	\$17.83	91,359
15 2035	0	2036	0	5,124,200	2037	\$17.83	91,359
16 2036	0	2037	0	5,124,200	2038	\$17.83	91,359
17 2037	0	2038	0	5,124,200	2039	\$17.83	91,359
18 2038	0	2039	0	5,124,200	2040	\$17.83	91,359
19 2039	0	2040	0	5,124,200	2041	\$17.83	91,359
20 2040	0	2041	0	5,124,200	2042	\$17.83	91,359
Totals	5,124,200		0			Future Value of Increment	1,442,835

Tax Increment Projection Worksheet - Walworth County

Type of District	Mixed Use	Base Value	45,859,100
District Creation Date	August 3, 2021	Appreciation Factor	
Valuation Date	Jan 1, 2021	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 8/3/2036	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20 2042	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2021	(77,200)	2022		(77,200)	2023	\$19.03	
2 2022	13,093,200	2023		13,016,000	2024	\$17.15	223,188
3 2023	(7,030,200)	2024		5,985,800	2025	\$16.43	98,337
4 2024	8,310,900	2025		14,296,700	2026	\$17.95	256,603
5 2025	0	2026	0	14,296,700	2027	\$17.95	256,603
6 2026	7,500,000	2027	0	21,796,700	2028	\$17.95	391,216
7 2027	7,500,000	2028	0	29,296,700	2029	\$17.95	525,829
8 2028	0	2029	0	29,296,700	2030	\$17.95	525,829
9 2029	0	2030	0	29,296,700	2031	\$17.95	525,829
10 2030	0	2031	0	29,296,700	2032	\$17.95	525,829
11 2031	0	2032	0	29,296,700	2033	\$17.95	525,829
12 2032	0	2033	0	29,296,700	2034	\$17.95	525,829
13 2033	0	2034	0	29,296,700	2035	\$17.95	525,829
14 2034	0	2035	0	29,296,700	2036	\$17.95	525,829
15 2035	0	2036	0	29,296,700	2037	\$17.95	525,829
16 2036	0	2037	0	29,296,700	2038	\$17.95	525,829
17 2037	0	2038	0	29,296,700	2039	\$17.95	525,829
18 2038	0	2039	0	29,296,700	2040	\$17.95	525,829
19 2039	0	2040	0	29,296,700	2041	\$17.95	525,829
20 2040	0	2041	0	29,296,700	2042	\$17.95	525,829
Totals	29,296,700		0			Future Value of Increment	8,587,560

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TID #10 Cash Flow G.O. Debt (with future costs)

Cash Flow Projection																
Year	Projected Revenues			Expenditures							Balances			Year		
	Tax Increments	PP Aid	Total Revenues	Taxable G.O. Note \$2,635,000 Dated Date: 07/01/26			Reimburse Water Utility 2022 Revenue Bonds	CDA Contribution	Potential Capital outlay	Potential Incentives	Professional Services/Admin.	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
2021			0								18,660	18,660	(18,660)	(18,660)		2021
2022			0								288	288	(288)	(18,948)		2022
2023	4,503		4,503								2,024	2,024	2,479	(16,469)		2023
2024	238,133		238,133				35,000	25,127			23,038	83,165	154,969	138,500		2024
2025	110,159	53,789	163,948				35,000	10,494			25,000	70,494	93,455	231,955	337,391	2025
2026	276,643	53,789	330,432				35,000	20,244	285,000	100,000	25,000	465,244	(134,811)	97,143	2,952,147	2026
2027	276,343	53,789	330,132			151,492	35,000	19,744			25,000	231,235	98,896	196,040	2,932,403	2027
2028	483,967	53,789	537,756			129,850	35,000	19,244			25,000	209,094	328,662	524,702	2,913,159	2028
2029	617,189	53,789	670,978	135,000	4.20%	127,015	35,000	18,744	175,000		25,000	515,759	155,219	679,921	2,759,416	2029
2030	617,189	53,789	670,978	140,000	4.30%	121,170	35,000	18,244	265,000		25,000	604,414	66,564	746,485	2,601,172	2030
2031	617,189	53,789	670,978	150,000	4.40%	114,860	35,000	17,744	125,000		25,000	467,604	203,374	949,860	2,433,428	2031
2032	617,189	53,789	670,978	155,000	4.50%	108,073	35,000	22,119			25,000	345,191	325,787	1,275,646	2,256,309	2032
2033	617,189	53,789	670,978	165,000	4.60%	100,790	35,000	21,444			25,000	347,234	323,744	1,599,390	2,069,866	2033
2034	617,189	53,789	670,978	170,000	4.70%	93,000	35,000	20,844	140,000		25,000	483,844	187,134	1,786,525	1,879,022	2034
2035	617,189	53,789	670,978	180,000	4.80%	84,685	35,000	20,244	410,000		25,000	754,929	(83,951)	1,702,574	1,678,778	2035
2036	617,189	53,789	670,978	190,000	4.90%	75,710	35,000	19,644			25,000	345,354	325,624	2,028,198	1,469,134	2036
2037	617,189	53,789	670,978	195,000	5.05%	66,131	35,000	19,044			25,000	340,175	330,803	2,359,001	1,255,091	2037
2038	617,189	53,789	670,978	210,000	5.05%	55,905	35,000	18,444			25,000	344,349	326,629	2,685,630	1,026,647	2038
2039	617,189	53,789	670,978	220,000	5.25%	44,828	35,000	17,834			25,000	342,662	328,316	3,013,946	788,812	2039
2040	617,189	53,789	670,978	230,000	5.25%	33,015	35,000	22,113			25,000	345,128	325,850	3,339,797	536,700	2040
2041	617,189	53,789	670,978	240,000	5.45%	20,438	35,000	21,275			25,000	341,713	329,265	3,669,062	275,425	2041
2042	617,189	53,789	670,978	255,000	5.45%	6,949	35,000	20,425			25,000	342,374	328,604	3,997,666	(0)	2042
Total	10,030,395	983,838	10,998,597	2,635,000		1,333,909	665,000	373,011	1,400,000	100,000	494,010	7,000,930				Total

Notes:

Projected TID Closure if no other costs incurred

G.O. Borrowing Capacity without incentive

Existing Debt					Proposed Debt				
Year Ending	Projected Equalized		Existing Principal		Combined Principal			Residual Capacity	Year Ending
	Value (TID IN)	Debt Limit	Outstanding	% of Limit	2026 G.O. Notes	Existing & Proposed	% of Limit		
2025	1,102,056,600	55,102,830	25,561,315	46.39%		\$25,561,315	46.39%	\$29,541,515	2025
2026	1,148,381,825	57,419,091	23,671,109	41.23%	8,985,000	\$32,656,109	56.87%	\$24,762,982	2026
2027	1,196,654,343	59,832,717	21,708,741	36.28%	8,720,000	\$30,428,741	50.86%	\$29,403,976	2027
2028	1,246,956,008	62,347,800	19,959,124	32.01%	8,390,000	\$28,349,124	45.47%	\$33,998,676	2028
2029	1,299,372,116	64,968,606	18,145,798	27.93%	8,150,000	\$26,295,798	40.47%	\$38,672,808	2029
2030	1,353,991,548	67,699,577	16,242,194	23.99%	7,860,000	\$24,102,194	35.60%	\$43,597,383	2030
2031	1,410,906,922	70,545,346	14,489,856	20.54%	7,535,000	\$22,024,856	31.22%	\$48,520,490	2031
2032	1,470,214,748	73,510,737	12,707,223	17.29%	7,080,000	\$19,787,223	26.92%	\$53,723,514	2032
2033	1,532,015,593	76,600,780	11,280,000	14.73%	6,690,000	\$17,970,000	23.46%	\$58,630,780	2033
2034	1,596,414,252	79,820,713	9,830,000	12.32%	6,285,000	\$16,115,000	20.19%	\$63,705,713	2034
2035	1,663,519,925	83,175,996	8,430,000	10.14%	5,870,000	\$14,300,000	17.19%	\$68,875,996	2035
2036	1,733,446,402	86,672,320	7,100,000	8.19%	5,440,000	\$12,540,000	14.47%	\$74,132,320	2036
2037	1,806,312,256	90,315,613	5,750,000	6.37%	4,990,000	\$10,740,000	11.89%	\$79,575,613	2037
2038	1,882,241,044	94,112,052	4,390,000	4.66%	4,520,000	\$8,910,000	9.47%	\$85,202,052	2038
2039	1,961,361,518	98,068,076	3,480,000	3.55%	4,035,000	\$7,515,000	7.66%	\$90,553,076	2039
2040	2,043,807,840	102,190,392	2,530,000	2.48%	3,530,000	\$6,060,000	5.93%	\$96,130,392	2040
2041	2,129,719,815	106,485,991	1,705,000	1.60%	3,005,000	\$4,710,000	4.42%	\$101,775,991	2041
2042	2,219,243,120	110,962,156	1,020,000	0.92%	2,455,000	\$3,475,000	3.13%	\$107,487,156	2042
2043	2,312,529,561	115,626,478	665,000	0.58%	1,885,000	\$2,550,000	2.21%	\$113,076,478	2043
2044	2,409,737,320	120,486,866	305,000	0.25%	1,290,000	\$1,595,000	1.32%	\$118,891,866	2044
2045	2,511,031,232	125,551,562	0	0.00%	650,000	\$650,000	0.52%	\$124,901,562	2045
2046	2,616,583,059	130,829,153	0	0.00%	0	\$0	0.00%	\$130,829,153	2046

Notes:
1) Projected TID IN EV based on 5-year average at 4.2% annual inflation.

G.O. Debt Capacity with incentive

Existing Debt					Proposed Debt							
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	2026 G.O. Notes		2026 Taxable Notes		Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
					2025	1,102,056,600	55,102,830	25,561,315				
2026	1,148,381,825	57,419,091	23,671,109	41.23%	8,985,000	2,635,000			\$35,291,109	61.46%	\$22,127,982	2026
2027	1,196,654,343	59,832,717	21,708,741	36.28%	8,720,000	2,635,000			\$33,063,741	55.26%	\$26,768,976	2027
2028	1,246,956,008	62,347,800	19,959,124	32.01%	8,390,000	2,635,000			\$30,984,124	49.70%	\$31,363,676	2028
2029	1,299,372,116	64,968,606	18,145,798	27.93%	8,150,000	2,500,000			\$28,795,798	44.32%	\$36,172,808	2029
2030	1,353,991,548	67,699,577	16,242,194	23.99%	7,860,000	2,360,000			\$26,462,194	39.09%	\$41,237,383	2030
2031	1,410,906,922	70,545,346	14,489,856	20.54%	7,535,000	2,210,000			\$24,234,856	34.35%	\$46,310,490	2031
2032	1,470,214,748	73,510,737	12,707,223	17.29%	7,080,000	2,055,000			\$21,842,223	29.71%	\$51,668,514	2032
2033	1,532,015,593	76,600,780	11,280,000	14.73%	6,690,000	1,890,000			\$19,860,000	25.93%	\$56,740,780	2033
2034	1,596,414,252	79,820,713	9,830,000	12.32%	6,285,000	1,720,000			\$17,835,000	22.34%	\$61,985,713	2034
2035	1,663,519,925	83,175,996	8,430,000	10.14%	5,870,000	1,540,000			\$15,840,000	19.04%	\$67,335,996	2035
2036	1,733,446,402	86,672,320	7,100,000	8.19%	5,440,000	1,350,000			\$13,890,000	16.03%	\$72,782,320	2036
2037	1,806,312,256	90,315,613	5,750,000	6.37%	4,990,000	1,155,000			\$11,895,000	13.17%	\$78,420,613	2037
2038	1,882,241,044	94,112,052	4,390,000	4.66%	4,520,000	945,000			\$9,855,000	10.47%	\$84,257,052	2038
2039	1,961,361,518	98,068,076	3,480,000	3.55%	4,035,000	725,000			\$8,240,000	8.40%	\$89,828,076	2039
2040	2,043,807,840	102,190,392	2,530,000	2.48%	3,530,000	495,000			\$6,555,000	6.41%	\$95,635,392	2040
2041	2,129,719,815	106,485,991	1,705,000	1.60%	3,005,000	255,000			\$4,965,000	4.66%	\$101,520,991	2041
2042	2,219,243,120	110,962,156	1,020,000	0.92%	2,455,000	0			\$3,475,000	3.13%	\$107,487,156	2042
2043	2,312,529,561	115,626,478	665,000	0.58%	1,885,000				\$2,550,000	2.21%	\$113,076,478	2043
2044	2,409,737,320	120,486,866	305,000	0.25%	1,290,000				\$1,595,000	1.32%	\$118,891,866	2044
2045	2,511,031,232	125,551,562	0	0.00%	650,000				\$650,000	0.52%	\$124,901,562	2045
2046	2,616,583,059	130,829,153	0	0.00%	0				\$0	0.00%	\$130,829,153	2046

Notes:

1) Projected TID IN EV based on 5-year average at 4.2% annual inflation.

TID #10 Cash Flow TIF Bond 6% (with future costs)

Cash Flow Projection																
Year	Projected Revenues			Expenditures							Balances			Year		
	Tax Increments	PP Aid	Total Revenues	Taxable TIF Revenue Bond \$2,527,500 Dated Date: 07/01/26			Reimburse Water Utility 2022 Revenue Bonds (TID #10 projects)	Potential Capital outlay	Potential Incentives	Professional Services/Admin.	Total Expenditures	Annual	Cumulative		Liabilities Outstanding	
				Principal	Est. Rate	Interest	CDA Contribution									
2021			0								18,660	18,660	(18,660)	(18,660)		2021
2022			0								288	288	(288)	(18,948)		2022
2023	4,503		4,503								2,024	2,024	2,479	(16,469)		2023
2024	238,133		238,133				35,000	25,127			23,038	83,165	154,969	138,500		2024
2025	110,159	53,789	163,948				35,000	10,494			25,000	70,494	93,455	231,955	337,391	2025
2026	276,643	53,789	330,432				35,000	20,244	285,000	100,000	25,000	465,244	(134,811)	97,143	2,844,647	2026
2027	276,343	53,789	330,132			176,925	35,000	19,744			25,000	256,669	73,463	170,606	2,824,903	2027
2028	483,967	53,789	537,756			151,650	35,000	19,244			25,000	230,894	306,862	477,469	2,805,659	2028
2029	617,189	53,789	670,978	120,271	6.00%	148,042	35,000	18,744	175,000		25,000	522,056	148,921	626,390	2,666,645	2029
2030	617,189	53,789	670,978	127,487	6.00%	140,609	35,000	18,244	265,000		25,000	611,340	59,638	686,028	2,520,914	2030
2031	617,189	53,789	670,978	135,136	6.00%	132,730	35,000	17,744	125,000		25,000	470,611	200,367	886,396	2,368,034	2031
2032	617,189	53,789	670,978	143,245	6.00%	124,379	35,000	22,119			25,000	349,742	321,236	1,207,631	2,202,670	2032
2033	617,189	53,789	670,978	151,839	6.00%	115,526	35,000	21,444			25,000	348,809	322,169	1,529,800	2,029,388	2033
2034	617,189	53,789	670,978	160,950	6.00%	106,143	35,000	20,844	140,000		25,000	487,936	183,042	1,712,842	1,847,594	2034
2035	617,189	53,789	670,978	170,607	6.00%	96,196	35,000	20,244	410,000		25,000	757,046	(86,068)	1,626,773	1,656,744	2035
2036	617,189	53,789	670,978	180,843	6.00%	85,653	35,000	19,644			25,000	346,139	324,839	1,951,612	1,456,257	2036
2037	617,189	53,789	670,978	191,693	6.00%	74,477	35,000	19,044			25,000	345,214	325,764	2,277,376	1,245,520	2037
2038	617,189	53,789	670,978	203,195	6.00%	62,630	35,000	18,444			25,000	344,269	326,709	2,604,085	1,023,881	2038
2039	617,189	53,789	670,978	215,387	6.00%	50,072	35,000	17,834			25,000	343,294	327,684	2,931,769	790,660	2039
2040	617,189	53,789	670,978	228,310	6.00%	36,762	35,000	22,113			25,000	347,184	323,794	3,255,563	540,238	2040
2041	617,189	53,789	670,978	242,009	6.00%	22,652	35,000	21,275			25,000	345,936	325,042	3,580,606	276,954	2041
2042	617,189	53,789	670,978	256,529	6.00%	7,696	35,000	20,425			25,000	344,650	326,328	3,906,933	(0)	2042
Total	10,030,395	983,838	10,998,597	2,527,500		1,532,142	665,000	373,011	1,400,000	100,000	494,010	7,091,663				Total

Notes:

Projected TID Closure if no other costs incurred

TID #10 Cash Flow TIF Bond 7% (with future costs)

Year	Projected Revenues			Expenditures								Balances			Year		
	Tax Increments	PP Aid	Total Revenues	Taxable TIF Revenue Bond \$2,527,500 Dated Date: 07/01/26			Reimburse Water Utility 2022 Revenue Bonds					Total Expenditures	Annual	Cumulative		Liabilities Outstanding	
				Principal	Est. Rate	Interest	CDA Contribution	(TID #10 projects)	Potential Capital outlay	Potential Incentives	Professional Services/Admin.						
2021			0									18,660	18,660	(18,660)	(18,660)		2021
2022			0									288	288	(288)	(18,948)		2022
2023	4,503		4,503									2,024	2,024	2,479	(16,469)		2023
2024	238,133		238,133				35,000	25,127				23,038	83,165	154,969	138,500		2024
2025	110,159	53,789	163,948				35,000	10,494				25,000	70,494	93,455	231,955	337,391	2025
2026	276,643	53,789	330,432				35,000	20,244	285,000	100,000	25,000	465,244	(134,811)	97,143	2,844,647		2026
2027	276,343	53,789	330,132			206,413	35,000	19,744			25,000	286,156	43,976	141,119	2,824,903		2027
2028	483,967	53,789	537,756			176,925	35,000	19,244			25,000	256,169	281,587	422,706	2,805,659		2028
2029	617,189	53,789	670,978	112,082	7.00%	173,002	35,000	18,744	175,000		25,000	538,828	132,150	554,856	2,674,834		2029
2030	617,189	53,789	670,978	119,928	7.00%	164,882	35,000	18,244	265,000		25,000	628,053	42,925	597,781	2,536,662		2030
2031	617,189	53,789	670,978	128,322	7.00%	156,193	35,000	17,744	125,000		25,000	487,259	183,719	781,500	2,390,596		2031
2032	617,189	53,789	670,978	137,305	7.00%	146,896	35,000	22,119			25,000	366,320	304,658	1,086,158	2,231,172		2032
2033	617,189	53,789	670,978	146,916	7.00%	136,948	35,000	21,444			25,000	365,309	305,669	1,391,827	2,062,812		2033
2034	617,189	53,789	670,978	157,201	7.00%	126,304	35,000	20,844	140,000		25,000	504,349	166,629	1,558,457	1,884,768		2034
2035	617,189	53,789	670,978	168,205	7.00%	114,915	35,000	20,244	410,000		25,000	773,363	(102,385)	1,456,071	1,696,320		2035
2036	617,189	53,789	670,978	179,979	7.00%	102,729	35,000	19,644			25,000	362,351	308,627	1,764,698	1,496,697		2036
2037	617,189	53,789	670,978	192,577	7.00%	89,689	35,000	19,044			25,000	361,310	309,668	2,074,365	1,285,076		2037
2038	617,189	53,789	670,978	206,058	7.00%	75,737	35,000	18,444			25,000	360,239	310,739	2,385,105	1,060,574		2038
2039	617,189	53,789	670,978	220,482	7.00%	60,808	35,000	17,834			25,000	359,124	311,854	2,696,958	822,258		2039
2040	617,189	53,789	670,978	235,916	7.00%	44,834	35,000	22,113			25,000	362,862	308,116	3,005,074	564,230		2040
2041	617,189	53,789	670,978	252,430	7.00%	27,742	35,000	21,275			25,000	361,447	309,531	3,314,605	290,525		2041
2042	617,189	53,789	670,978	270,100	7.00%	9,453	35,000	20,425			25,000	359,978	311,000	3,625,605	(0)		2042
Total	10,030,395	983,838	10,998,597	2,527,500		1,813,471	665,000	373,011	1,400,000	100,000	494,010	7,372,992					Total

Notes:

Projected TID Closure if no other costs incurred

Item 9.

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Taxable G.O. Financing Summary

1. TID #10 supports interest payments in 2027.

2. If incremental value of \$15 million is achieved & TID rate is stable, development projected to support G.O. debt service.

3. G.O. debt capacity utilization in 2026 increases from 57.9% to 61.4% (including estimated financing of City projects).

Taxable Revenue Financing Summary

1. TID #10 supports interest payments in 2027.

2. If incremental value of \$15 million is achieved & TID rate is stable at 6% interest debt service is covered after two years.

3. If incremental value of \$15 million is achieved & TID rate is stable at 7% interest there is a shortfall. TID #10 must fill gap.

Other Considerations

- Use of interim financing
 - ✓ Issue Taxable Note Anticipation Note (NAN) for the incentive.
 - ✓ If project stalls or does not move forward, NAN can be paid off.
 - ✓ If project moves forward NAN can be refinanced and debt structured over remaining life of TID following project completion.
- Risk Mitigation
 - ✓ Cash contributed once project hits construction milestones or at substantial completion
 - ✓ Shortfall payment requirement if increment is insufficient

Important Disclosures

Ehlers is the joint marketing name of the following affiliated businesses (collectively, the “Affiliates”): Ehlers & Associates, Inc. (“EA”), a municipal advisor registered with the Municipal Securities Rulemaking Board (“MSRB”) and the Securities and Exchange Commission (“SEC”); Ehlers Investment Partners, LLC (“EIP”), an SEC registered investment adviser; and Bond Trust Services Corporation (“BTS”), a holder of a limited banking charter issued by the State of Minnesota.

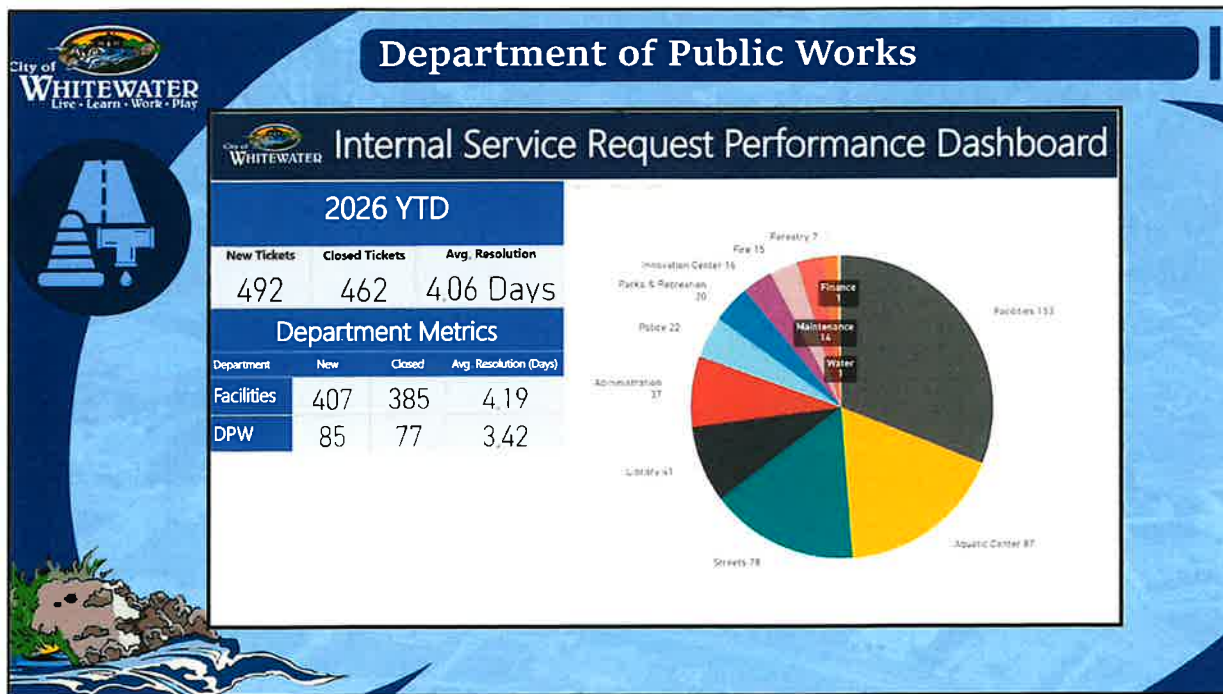
Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

This communication does not constitute an offer or solicitation for the purchase or sale of any investment (including without limitation, any municipal financial product, municipal security, or other security) or agreement with respect to any investment strategy or program. This communication is offered without charge to clients, friends, and prospective clients of the Affiliates as a source of general information about the services Ehlers provides. This communication is neither advice nor a recommendation by any Affiliate to any person with respect to any municipal financial product, municipal security, or other security, as such terms are defined pursuant to Section 15B of the Exchange Act of 1934 and rules of the MSRB. This communication does not constitute investment advice by any Affiliate that purports to meet the objectives or needs of any person pursuant to the Investment Advisers Act of 1940 or applicable state law.



City Manager's Report
with John Weidl

5/19/2026



Highlights-The dashboard above is currently in the infancy phase. We are working with IT to refine and develop specific areas

Construction

STH 59/89 – As of today, paving should be completed on STH 59 west of Janesville Street. The contractor will be working on shouldering, striping and signage. It is expected this section of the project will be back open to traffic shortly after Memorial Day.

Putnam Street – The contractor has completed the installation of water main and storm sewer and has begun to cut out the street for new base course with curb and gutter to follow.

Jefferson Street – We are still waiting on a final schedule from the contractor, but it is looking like work will begin on Jefferson Street, north of Starin Road the second week of June.

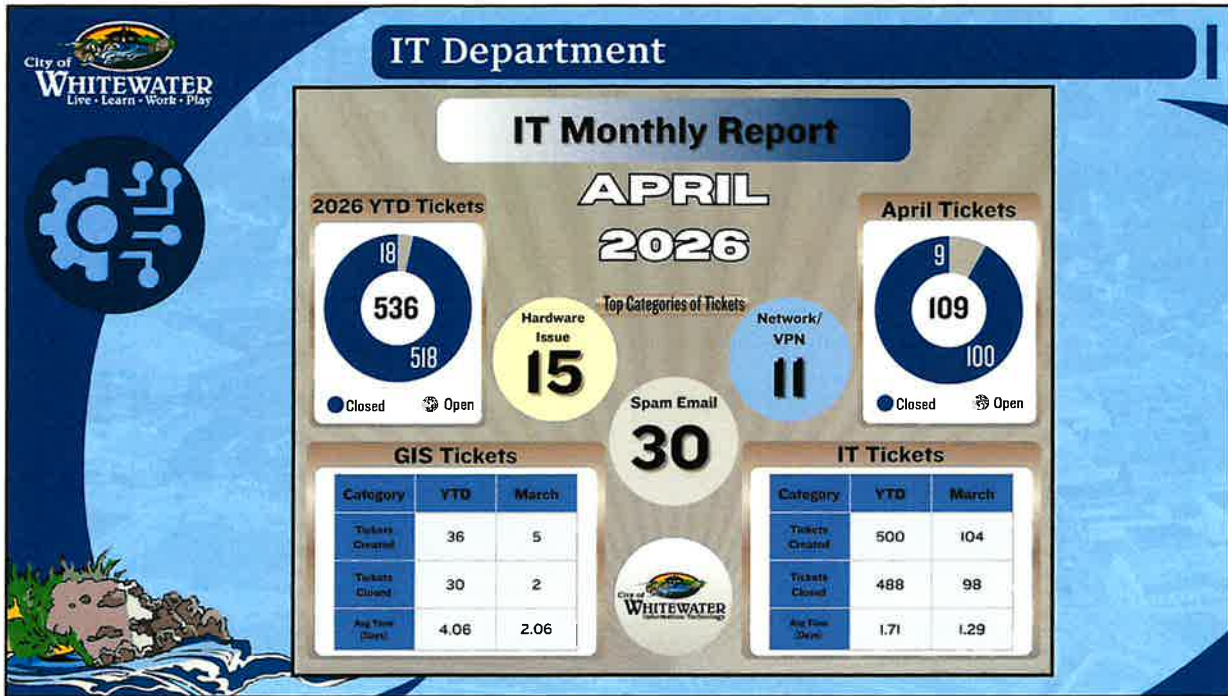
For the Week of May 4, 2026

In the Street Department staff worked on repairing the sidewalk in front of

the Post Office, repaired the fuel pumping system at the Facility, removed graffiti at the Skate Park and continued with spring time activities such as: street sweeping, fountain prep work, mowing, ballfield prep, playground repairs. Other work included street light and sign repairs, repairing lawns damaged from snowplowing, tree planting and stump grinding.

In the Water Department staff installed a new hydrant and service valve that was damaged while providing water to fill fire tankers for a nearby fire. Upon excavation staff found all the bolts holding the valve in place in had rotted away. Staff also fixed a water main break on Universal Boulevard. Water meter replacements are still in progress along with some new meter sets. Results were received back from the required annual PFA's testing which showed a No Detect for the forever compounds in our drinking water.

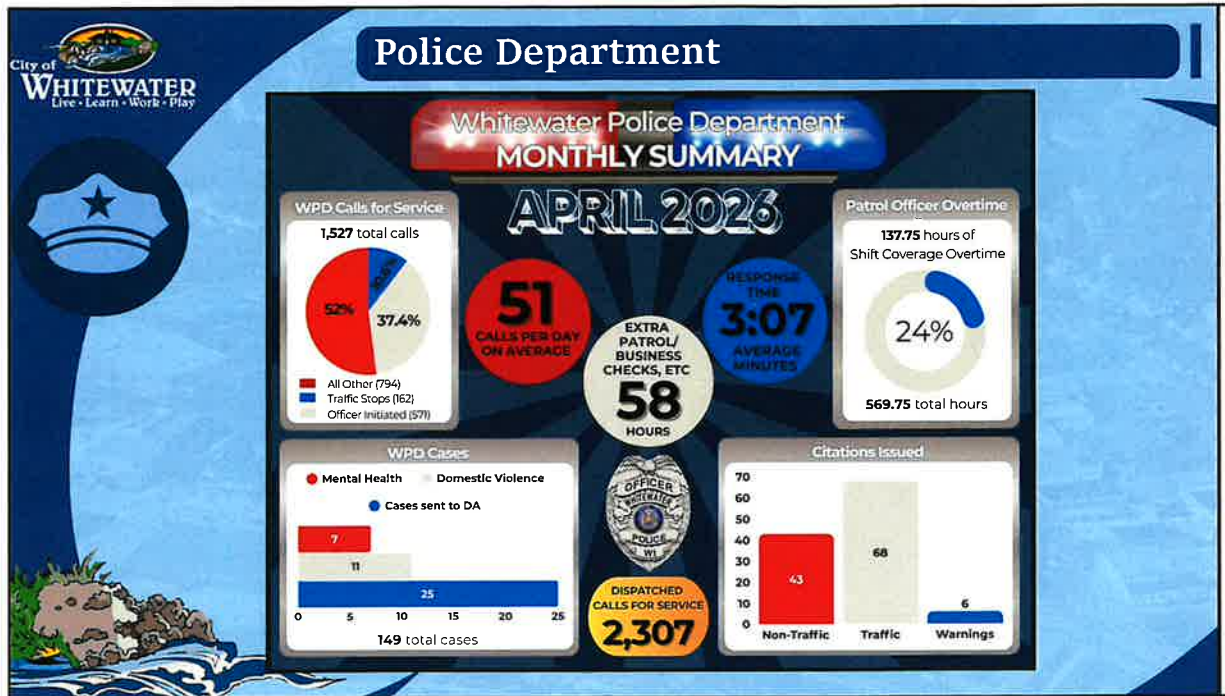
In the Wastewater Department staff worked with a contractor on repairs to the plant generators. The sump pump was replaced on the Ortho Analyzer and the Primary scum pit was cleaned with a couple bad floats replaced. Biosolid hauling and land application was performed by our hired contractor. PFA sampling was sent in on the biosolids proactively to be in compliance with a proposed upcoming permit condition. As noted above, the City's drinking water has a No Detect for the PFA's compound. If any detect is found in the wastewater biosolids it is coming from industries that discharge to the system.



Highlights

IT interviews are still underway for an IT director.

IT received 109 tickets. They closed 100 of those tickets.



Highlights

We'd like to congratulate Dispatcher Genevieve Grant who successfully completed CTO training. Her first shift working independently was...May 2nd!

PD staff worked extended hours and hosted a number of outside agencies to respond to the additional activity due to Spring Splash. Overall, we saw low levels criminal activity, with the majority of our contacts being municipal-level violations for disorderly behavior.

Congratulations to officers Houk,(Ha- Uk) Golembiewski(Go- lem- BYOO-Skee) and Moore who graduated from the law enforcement academy at WCTC. The training academy hands out three awards for every graduating academy class. We are proud to say that out of a total of 31 academy recruits our officers earned two of the three awards.

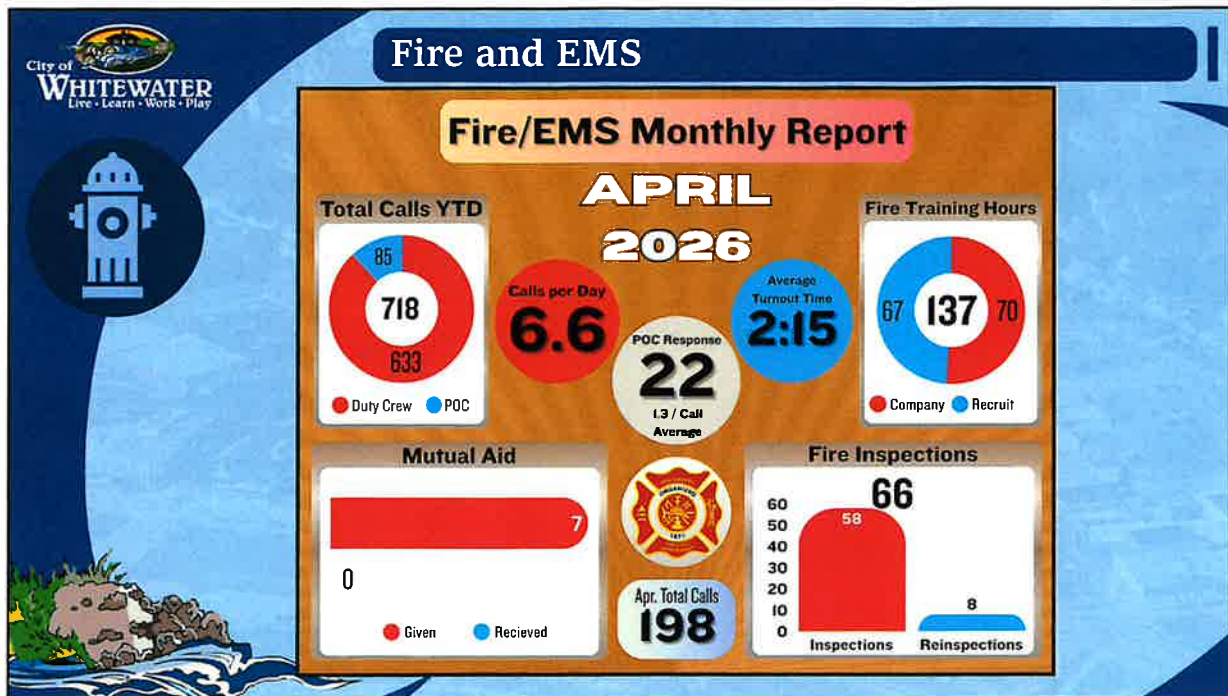
Congratulations Officer Adam Moore (Academic Award – for highest overall testing scores) and Officer Shane Houk (Leadership Award as voted on by the academy recruits)!

We are proud of all of you and excited to have you back in Whitewater starting field training.

Details

The Community Impact Team met to finalize our new Lethality Assessment Program to help officers determine if victims are at a greater risk of death from their domestic relationships during domestic violence investigations. The CIT group also prepared plans for the special event at Whitewater High School on May 30th (see flier) that will include a soccer game, a bike and scooter safety course, and some giveaways.

PD staff met with WWUSD safety staff to plan the upcoming tabletop training session at Whitewater High School.



Highlights

4/2-4/8

Staff responded to 43 calls for service, making the daily average of 6.1 calls for service each day.

6 calls for service required POC response. Average POC response for All Calls was 1.5 per call.

Mutual Aid was requested twice from Whitewater during this time, and we did not request Mutual Aid.

4/9-4/15

Staff responded to 54 calls for service, making the daily average of 7.1 calls for service each day.

6 calls for service required POC response. Average POC response for All Calls was 1.8 per call.

Mutual Aid was requested twice from Whitewater during this time, and we did not request Mutual Aid.

4/16-4/23

Staff responded to 44 calls for service, making the daily average of 6.2 calls

for service each day.

5 calls for service required POC response. Average POC response for All Calls was 0.4 per call.

Mutual Aid was requested 3 times from Whitewater during this time, and we did not request Mutual Aid.

4/23-4/29

Staff responded to 52 calls for service, making the daily average of 7.4 calls for service each day.

5 calls for service required POC response. Average POC response for All Calls was 1.4 per call.

Mutual Aid was requested twice from Whitewater during this time.

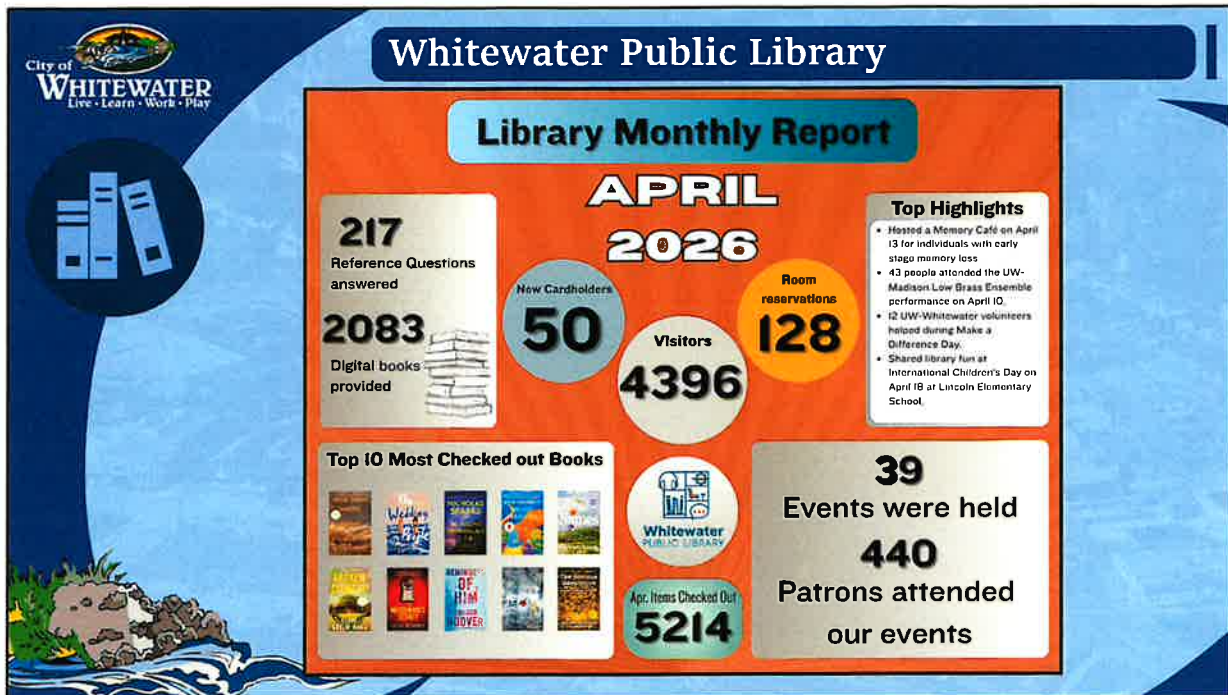
Whitewater requested Mutual Aid once but was cancelled prior to arriving on scene.

Staffing was increased to 9 due to Spring Splash. We staffed 3 ambulances, an Engine and the Battalion. Cost impact was \$4,000.

C Shift attended the Farmers Market provided free blood pressure checks, handed out water bottles and sticker to the kids and answered questions about the department.

Whitewater responded to Lakeside in Milton with an Engine for a working structure fire.

Details



Highlights

- **The Wisconsin Library Association is now an official partner of the Sustainable Libraries Initiative (SLI)—a national organization dedicated to helping libraries lead in sustainability, resilience, and community impact. One of the partnership benefits is a one-year free SLI membership, which we have signed up for. This will connect our library with a national community of practice and provide us with practical tools for sustainable action in our library and community.**
- **The traveling exhibit World War I: Beyond the Trenches traveling exhibit from the Wisconsin Veterans Museum will be on display in the atrium May 11-June 8.**

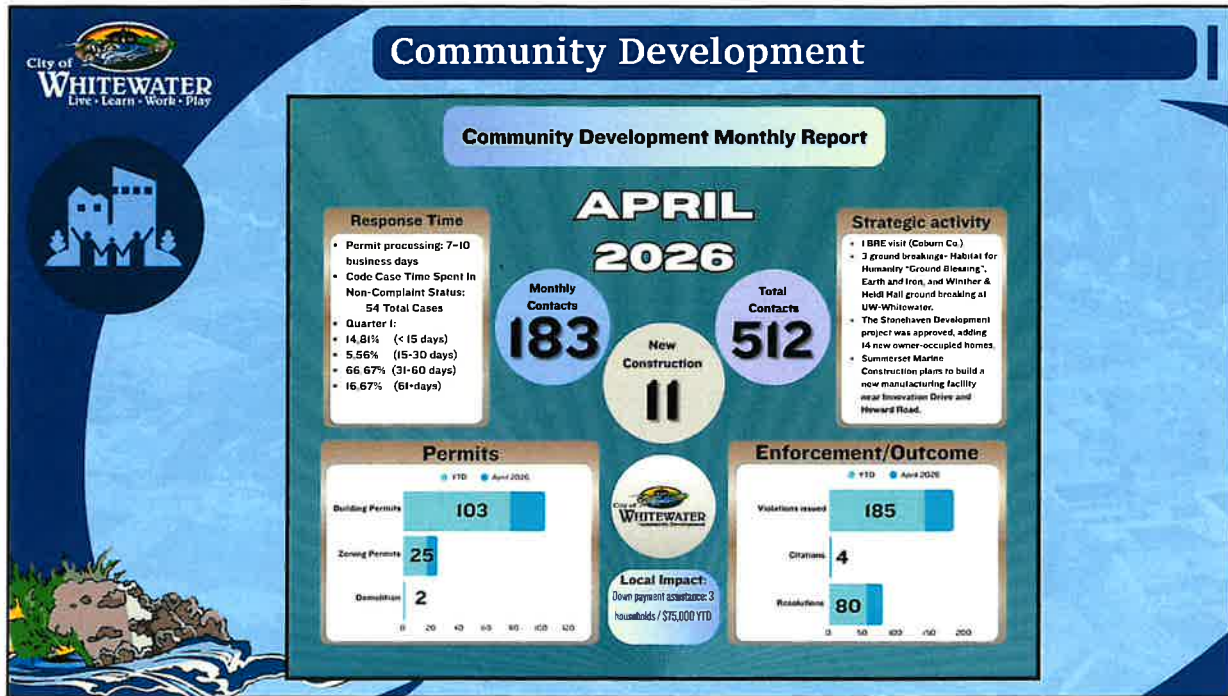
Details

Toppers Pizza donated eight pizza coupons for our adult summer reading program.

Hunter Swanson participated in the S.T.E.A.M. Faire at the high school on May 9. Our Family Jams Program with Noelle Larson on Saturday, May 2 was very popular, with 35 attendees.

The Library Garden Club has a couple of great volunteers who are helping us transform the space to the right of the library's entrance into a children's garden. We were just given a bench, a composting bin, and a trellis which will be added to this area

Dan Buckingham built a Lego Wall for the children's department and installed it last week. It has been very popular!



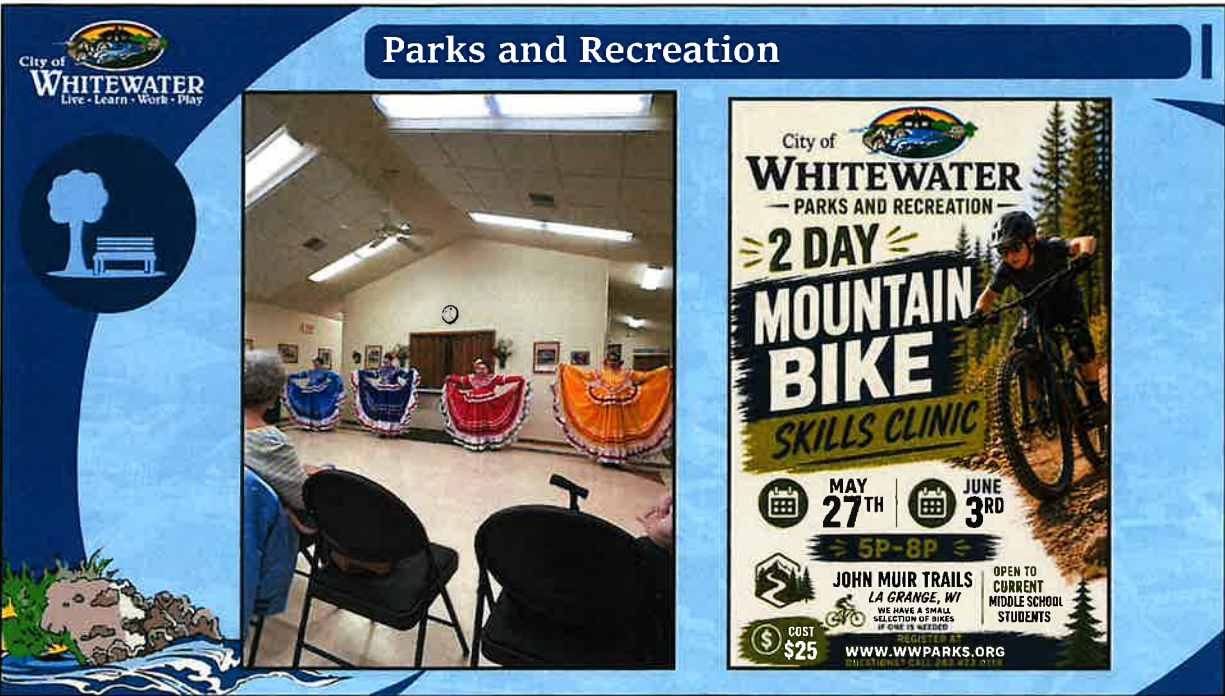
Highlights

The Community Development Director and the Whitewater Area Chamber of Commerce Executive Director recently conducted a Business Retention and Expansion visit to Provisur (PRO- vih-sur) Technologies,. Formerly known as Weiler and Company, the long-time Whitewater-area business employs approximately 180 people and manufactures food separation equipment. During the visit, the team met with Plant Manager Imad Hamdan (Ham- dan) to discuss workforce recruitment challenges and opportunities, collaboration with local educational institutions, and supply chain constraints.

The Community Development team attended the Southeastern Wisconsin Housing Summit in Milwaukee, coordinated by UW-Extension. Topics included state legislative housing updates, workforce development through housing, and creative financing programs. The event also provided networking opportunities with private developers, several of whom expressed interest in exploring potential opportunities in Whitewater.

Additionally, the Community Development Department recently streamlined

the permitting process for new construction projects, major remodels, and additions. Through the City's iWorQ system, the Zoning Specialist implemented a new combined permit form that consolidates these requirements into a single application, simplifying the process and saving applicants time. The iWorQ Permit Request Portal is available on the City's website.



Highlights

Play For Trey Baseball Tournament - Starin Park was the place to be this weekend as Whitewater proudly hosted the 10U–12U Tournament featuring an incredible 11 on April 25th -26th, teams from across the area! Families, fans, and players packed the park for an action-filled weekend of baseball, community spirit, and summer fun.

Starin Park Community Building was filled with flavor, music, and celebration on Tuesday, May 5, as Seniors in the Park hosted a festive Cinco de Mayo Party! Guests enjoyed a delicious nacho bar, lively music, and an energetic performance by the Parks & Recreation Baile Folklorico (Folk- Lo-RICO) dancers.

Ready to hit the trails? Join Whitewater Parks & Recreation for a fun and exciting 2-Day Mountain Bike Skills Clinic at the beautiful John Muir Trails in La Grange! Designed for current middle school students, this clinic will help riders build confidence, improve trail skills, and learn mountain biking techniques in a supportive group environment. May 27th the excitement starts.

Facilities:

Details

WAFC Lap League Adult Swim Club- Dive into fitness with The Lap League at the Whitewater Aquatic & Fitness Center! This instructor-led adult swim club is perfect for anyone looking to improve endurance, build strength, and stay active in a supportive group environment.



Highlights

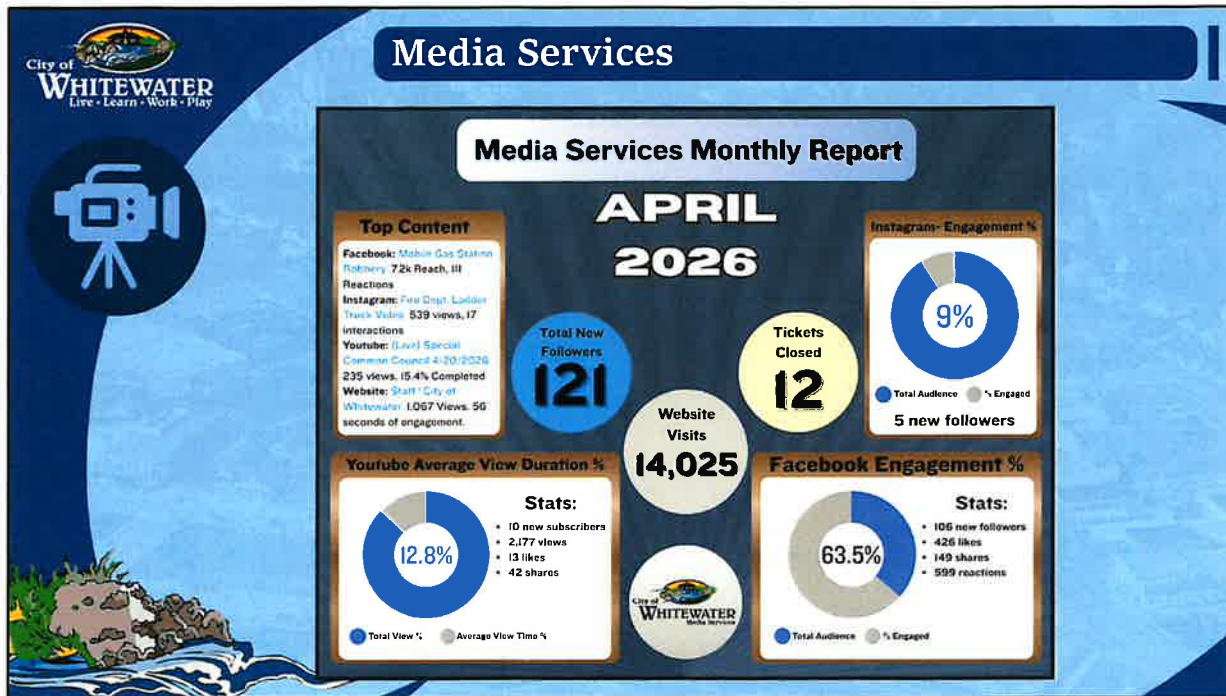
On April 30, 2026, HR staff attended a UW-Whitewater Human Resource Management capstone project which examined the impact of rising healthcare costs on the City of Whitewater and provided recommendations to improve both fiscal sustainability and employee satisfaction. The report identified increasing healthcare premiums, employee frustration, and communication challenges as key concerns, and recommended exploring a defined contribution healthcare model, increasing transparency around healthcare cost sharing, and strengthening employee communication and involvement during benefit changes.

The “First Bites & Insights – Your Health Benefits Decoded” sessions were held on May 5 and May 7, with approximately 30 employees participating. Attendees learned strategies for maximizing the value of their health insurance benefits and had the opportunity to meet representatives from Self Fund Health, R&R Insurance, Solstice Health, Advocate MD, and Orthopaedic Associates of Wisconsin. The informational sessions also provided a chill atmosphere for employee engagement over pizza and chocolate.

Anniversaries

Retention

The City is accepting applications for a wide variety of positions right now. Please check out the employment website at <https://www.governmentjobs.com/careers/whitewaterwi> for more information.



Highlights

Media Services has been busy filming and editing. They are also preparing the mobile studio for summer events to ensure it is ready to go. In addition, the team received training on how to operate and navigate the new digital sign system.



Contact Info



For Questions or concerns:
Becky Magestro
Chief of Staff
262-473-0101
bmagestro@whitewater-wi.gov



For questions or concerns- reach out to Becky Magestro, Chief of Staff, 262-473-0101 or bmagestro@whitewater-wi.gov



Contact Info



John S. Weidl
City Manager
City of Whitewater



As always, I am John Weidl, City Manager of Whitewater.



Council Agenda Item

Meeting Date:	05/19/2026
Agenda Item:	Spring Splash 2026 After Action Report
Staff Contact (name, email, phone):	Dan Meyer dmeyer@whitewater-wi.gov 262-473-1371

BACKGROUND

(Enter the who, what when, where, why)

The included Spring Splash After Action Report summarizes the law enforcement activities for the 2026 Spring Splash event that occurred on May 2, 2026. Included are statistical summaries of arrests, personnel hours and costs, costs of materials and food, and a listing of assisting agencies.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

Total cost absorbed by WPD budget including personnel and food was \$15,269.41.

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. 2026 Spring Splash After Action Report

2026 Spring Splash After Action Report

General Event Summary

The Law Enforcement preparation and response to “Spring Splash” in 2026 was similar to that of previous years. The event requires significant planning and coordination as we request assistance from a number of outside entities to maintain safety and public order.

Again in 2026, the City’s Emergency Operations Center (EOC) was stood up. Unlike previous years, the EOC was staffed throughout by the police department only, with the option for other stakeholder departments to attend if desired or if needed based on circumstances.

The following information summarizes the event:

- Heavy foot traffic began prior to noon and lasted throughout the day until crowds moved primarily to the downtown area around 8pm.
- We again utilized mobile field force teams to disperse large crowds that were disorderly or upon request of property owners.
- In 2026, the majority of the arrests made were for ordinance-level disorderly and public nuisance issues. Some of the notable incidents were:
 - A male arrested for possession of an open intoxicant was found to have a firearm on his person as the officer searched him incident to arrest. He was subsequently arrested for going armed while intoxicated.
 - State Patrol had a short pursuit that ended with the suspect fleeing from his vehicle into the marshy area west of Elkhorn Rd. The male was apprehended utilizing a drone and K9 and taken into custody without incident.
- Overall, law enforcement operations were successful, with low levels of disorder. This is a testament to the efforts of our staff and law enforcement partners year-over-year.
- The following cost statistical and cost summaries provide information into the direct activity and costs for law enforcement. These numbers do not reflect activity of the Wisconsin State Patrol which handled all of their workload internally, and it does not include costs of other City Departments (i.e. Fire & EMS).
- The total event cost to the WPD budget between staffing and food/materials was \$15,269.41.

WPD Historical Statistical Summary

	2019	2021	2022	2023	2024	2025	2026
Arrests (individuals)	117	79	43	31	68	86	110
Misdemeanor Arrests	6	4	15	5	11	3	5
Felony Arrests	6	1	4	0	5	5	0
Ordinance Violations	162	119	50	49	89	113	184
Charges	174	124	69	54	105	147	189
Total Confined in Jail	8	Not Recorded	7	0	2	5	1
Total Admitted for First Aid	15	Not Recorded	0	N/A	N/A	N/A	N/A

*Spring Splash did not occur in 2020 due to COVID-19.

Law Enforcement Personnel Hours/Cost Summary

WPD Staff Hours Worked	484	WPD Personnel Costs	\$13,711.53
Outside Agency Hours Worked	752	Outside Agency Personnel Costs	\$39,383.34
Total Hours	1236	Total Personnel Costs	\$53,094.87

*Outside agency personnel were provided free of charge under a mutual aid response.

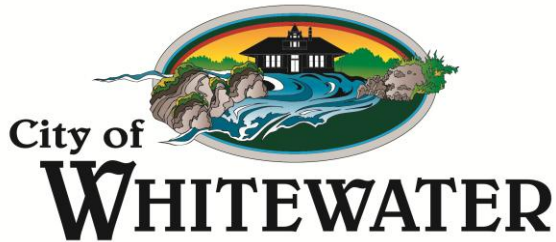
*Actual cost to the PD personnel budget is \$13,711.53.

*We thank the following law enforcement agencies for their assistance:

- Burlington PD
- Fort Atkinson PD
- Elkhorn PD
- Janesville PD
- Jefferson PD
- Jefferson County Sheriff's Office
- Lake Geneva PD & FD
- Lake Mills PD
- Rock County Sheriff's Office
- Town of Geneva PD
- Town of Lake Mills PD
- UW-Whitewater PD
- Village of Mukwonago PD
- Village of Walworth PD
- Walworth County Sheriff's Office
- Watertown PD
- Wisconsin State Patrol

Materials/Food Cost Summary

Walmart Subs	\$343.59
Sams Club Meat/Snacks	\$480.96
Toppers Pizza	\$179.26
Walmart Drinks/Buns	\$290.08
Walmart Donation	-\$100.00
DJI Subscription	\$189.90
Misc. MFF Equipment	\$174.09
Total Cost	\$1,557.88



Office of Emergency Management
312 W. Whitewater St.
P.O. Box 117
Whitewater, WI 53190
www.Whitewater-WI.gov

Todd Lindert, Coordinator
Direct/Cell: (920)210-0000
Email: TLindert@Whitewater-WI.gov

To: City of Whitewater Common Council Members

From: Emergency Management Coordinator, Todd Lindert

Date: May 11, 2026

Subject: April 2026 Flooding

On the evening of April 17, 2026, the City of Whitewater was affected by the sudden increase in water levels from the storms that came through that evening and night. This unusually high-water level caused some minor street flooding, standing water in yards and some temporary road closures during the event. The sudden increase in the water levels from the Whitewater Creek, mainly in the North George Street area were affected the most. Residents mostly affected on North George Street were 220, 228, 234, 242, 256, 271 and 273.

On April 18, 2026, the Whitewater Police Department accessed the flooded area on North George Street and conducted welfare checks on the residents. They contacted numerous residents who advised they experienced flooding in either their basements or crawlspaces, but they were managing it by means of transfer pumps. Homes located at 220 and 228 appeared to have flooding that reached the first/main floor. Residents during this welfare check asked about needing drinking water which the Police Department was able to provide. Some residents were concerned about the water quality because of the flooding; this information was passed on to the Water and Wastewater Departments. All were told to contact their insurance company and if further help is needed to contact the city.

On Friday, May 1, 2026, I made personal contact with several residents on North George Street. Residents were already conducting cleanup and were working with their insurance companies, with one homeowner telling me he had flood insurance and felt he was covered. With everyone I spoke with, I tried to impress upon them how important it is to call 211 to report any flooding related damage. Some felt it wasn't important to call and felt they would not receive any type of Federal reimbursement anyhow but said they would call 211 and appreciated someone coming out to talk to them. I asked if they took pictures and they said they have pictures of the

initial flooding, clean-up during the flooding and after clean-up. While I was there, I also took pictures of debris piles, water damage from the outside including waterlines on the houses. I did not enter any homes. I used the same type of assessment as I did during the Milwaukee floods where I helped with damage assessments. All these pictures were forwarded to both Jefferson and Walworth County Emergency Management.

Brian Neumeister, Superintendent of Streets/Parks/Forestry informed me that as of April 28, 2026, he had a rough estimate of \$10,000.00 for labor and \$2,500.00 for equipment costs. I talked to Brad Marquardt, Public Works Director after a meeting with Jefferson County Emergency Management and he said at that time, the city had rented two pumps to help at their water treatment facility.

During this storm, its aftermath and cleanup, our office has been and remains in regular contact with both Walworth and Jefferson County's Emergency Management Offices. Emergency Management from Jefferson County has been very active by passing along information to post on social media and keeping us informed about what the State or FEMA might be looking for. The City of Whitewater has done an exceptional job posting any information they receive related to flood damage and what citizens should do, including calling 211. I spoke with Walworth County, and it appears they did not sustain a lot of damage from the flooding.

Rock County sustained a large cost for their flood damage and clean-up. Because of this, they are trying for a Presidential Disaster Declaration which would possibly create a path for funds for PA (Public Assistance) and IA (Individual Assistance). PA would be for structures, bridges, culverts and any municipality owned or controlled structures and would also include payroll related expenses such as overtime directly related to the storms. IA would be for individual assistance for repairing flooded property (primary residences only). If Rock County receives a Presidential Disaster Declaration, then Walworth, Jefferson and every county adjacent to Rock County could also be eligible for federal funds. The Federal and even State funds are not a guarantee or even a 100% reimbursement funding mechanism.

We are still waiting to see the outcome of the declaration and the process that follows and will continue to work with both Walworth and Jefferson County Emergency Management Offices.



wem.wi.gov

STATE OF WISCONSIN
DEPARTMENT OF MILITARY AFFAIRS
DIVISION OF EMERGENCY MANAGEMENT

Phone: 608-242-3000
P.O. Box 7865 · Madison, WI 53707-7865



dma.wi.gov

Q: My home was damaged by storms or flooding. What do I do now?

If you haven't already done so, contact your insurance company to see if the damage is covered. Be sure to document all damage, including taking photos and videos from multiple angles before moving anything. If you are unsure what you can do before an insurance adjuster arrives, check with your provider/agent.

When documenting damage, it is important to create a list of damaged items, including any spoiled food due to a long-term power outage. Keep swatches of damaged material, such as carpeting, curtains, and furniture. Don't throw out any damaged property without the claim adjuster's agreement. If local officials require you to dispose of damaged items for safety, photos and swatches will help.

Keep receipts for repairs. It is important to keep records of any estimates for repairs to your property, even if you end up deferring the work.

When documenting damage keep safety in mind. Stay out of floodwaters and do not enter buildings until authorities confirm it is safe. If you suspect damage to electrical wiring or gas lines, contact your utility provider before entering your home.

Q: How do I report damage to my property?

Pay attention to announcements from your county, local, or tribal government officials. They may ask for damage reports and will direct you how to do so. If officials ask you to report damage to 211 Wisconsin, that can be done by dialing 2-1-1 or visiting <https://211wisconsin.communityos.org/damage-report>.

This is important for municipalities, counties and the state to understand the disaster's impact. This information helps officials determine community needs and allocate resources, assistance requests, and expedite the recovery process.

Keep in mind that reporting damage is not a substitute for filing an insurance claim but plays a role in your community's recovery efforts.

Q: Do I need to wait to make repairs or cleanup damage?

You can make temporary repairs to protect the property from further damage, including cleaning up debris, but make sure you document everything thoroughly first. Keep receipts of what you paid for temporary repairs and include them in your insurance claim.

Permanent repairs must wait until the insurance adjuster has had a chance to assess the damage. An adjuster is a person professionally trained to assess the damage.

If it is necessary for you to move into a motel or apartment temporarily because of damage caused by a peril covered by your policy, your insurance company may pay reasonable and necessary additional living expenses. Your insurance company may also advance funds if you need to replace major household items to continue living in your home. The payments will be part of your final settlement.

Q: A state of emergency was declared. What does that mean?

A state of emergency can be declared by the Governor of Wisconsin for the state or any portion of the state they determine an emergency exists from a disaster or the imminent threat of disaster. A state of emergency in Wisconsin shall not exceed 60 days, unless it is extended by joint resolution of the legislature. It can be found under Wisconsin State Law under statute 323.10.

A state of emergency declaration provides the legal means needed to deploy resources efficiently and effectively to respond to a crisis or disaster to protect lives and property. At a state level, counties or tribes need to request the resource before it can be deployed or fulfilled.

Unless otherwise stated in the declaration, a state of emergency **DOES NOT mean**:

- Schools, businesses, or government offices close
- Driving or travel is banned
- Curfews are put in place
- The need to evacuate

Q: My home is damaged. Is there financial assistance available from the state to help make repairs?

The state of Wisconsin does not have a standing assistance program to help private property owners make repairs from flooding or storms. You should still report that damage to local officials and take pictures. That information will be given to Wisconsin Emergency Management (WEM) as it works to determine whether there is enough damage for Wisconsin to request federal assistance for those who suffered damage to their primary residence.

Even if available, federal assistance for homeowners, known as individual assistance, is not intended to cover all losses caused by a disaster. This program focuses on providing financial and direct services to individuals and households to meet their basic critical needs and help them get back on their feet after a disaster.

If the state seeks and receives a federal disaster declaration, information on Federal Emergency Management Agency (FEMA) Individual Assistance Programs would be provided by the federal government and the Wisconsin Department of Military Affairs Division of Emergency Management.

If you have an immediate need for assistance, please contact 211 Wisconsin.

Q: We have downed trees. What do we do with it?

Information on debris cleanup or other disaster recovery information may be available through local, county or tribal government communication channels. Many communities have brush collection services or a site where you can drop off leaves, pine needles and branches that may have been scattered during the storms. Perhaps there's even enough debris on your property to warrant the rental of a brush chipper.

If your property is large enough, you can create a brush pile away from buildings that could serve as shelter for wildlife. Larger pieces of hardwood can be cut for firewood or for use in campfire pits.

If none of these alternatives work for your situation and your community allows for burning the material, timing the burn around periods of wet weather may be the safer choice.

Before you light that match, take the following precautions:

- Check for burn permit requirements and burning restrictions first. You can find information on the DNR's [Burning Restrictions webpage](#) or by calling your nearest DNR office or local fire department.
- Watch the weather forecast. Delay burning if dry or windy weather is predicted.
- Be aware of your county's fire danger by calling 1-888-WIS-BURN (947-2876) or visiting [WisBurn](#).
- Keep debris piles small, with the area around the pile cleared of any burnable vegetation.
- Have a water source and tools handy – and if the fire escapes your control, dial 911 immediately.
- Stay with the fire until you have completed the burn. Make sure it's out before you leave by dousing the ashes with water and mixing it in. Then, just to be safe, add more water. If any branches or larger pieces of wood remain unburned, check back frequently to make sure this material hasn't reignited.

Local volunteer organizations may also help with tasks such as debris removal and cleaning out flooded basements.

Q: What do I do with leftover sandbags?

Sandbags used during flooding that came in contact with floodwaters may be contaminated. Sand or sandbags that contacted floodwater should not be reused in ways involving direct human contact, such as sandboxes, beaches, or school yards. Contact local officials to check on sandbag disposal in your community or dispose of sandbags at a solid waste transfer station or landfill.

Q: What do I do with flood damaged items?

Carpeting, furniture, drywall and other personal items that are no longer usable due to flood damage should be disposed of at a landfill. Contact local officials for community drop-off options or bring to a solid waste transfer facility or landfill.

Q: I reported damage to the county, but nobody came to look at it yet. Why not?

Make sure you reported it to the appropriate place (verify if 2-1-1 or emergency management office was contacted). If you reported damage, that information is being reviewed by local officials, and it is extremely valuable for helping to assess the impact of a disaster. Depending on the situation, it may not be necessary for officials to visit all homes that reported damage. They may have simply conducted a drive by assessment to verify damage if it is apparent from the curb. If more information is needed or a request is made for a federal review of the damage, it's possible you may be contacted in the future.

Q: I own a small business or a farm. Is there any assistance available for me right now?

Any state programs that may be available to assist small business owners would likely be announced by the governor's office or Wisconsin Economic Development Corporation (WEDC). Businesses may also want to contact their local economic development agency/chamber of commerce for information on local assistance that may be available.

Agricultural producers should contact their local Farm Services Agency (FSA) office to report damage and see if any programs are available to assist them.

Q: My home is flooding all the time, and I want the government to buy me out. How does that process work?

Receiving funding and administering a grant for a home buyout is a complex process that can take a long time to complete. Programs are not always available, and not all properties will qualify. If you are interested in a buyout, contact your local emergency management office to let them know and to get more information on what might be available. All state and federal programs require that a local community apply on your behalf (e.g. sponsor your application). The various programs available work through a local unit of government and have different requirements.

For all grant programs, a local cost share is required and must be considered before an application can begin. The local unit of government must commit to the cost share, but it can come from the property owner or other types of services.

Questions on the FEMA Process

Q: When is FEMA coming? Why aren't they here already?

A request for federal assistance is made only after state and local agencies have exhausted all available resources responding to a disaster. There are several factors the state considers before it requests that FEMA get involved in a disaster response and the agency never comes to a state without first being asked. Reporting damage to local officials or 211 is the best thing you can do to help the state evaluate the current needs of a disaster response.

Q: Doesn't FEMA give people money to help repair damage from storms?

FEMA's Individual Assistance (IA) program is only available if the state qualifies for a federal disaster declaration that specifically covers losses on private property. Such declarations require several steps and are often only granted for private property owners and renters when uninsured losses are extremely high. That assistance is also typically limited to repairs that make it safe to live in a home again. Federal assistance is also only for damage done to a primary residence that is not covered by private insurance or for damage that was denied coverage by a private insurer.

That's why it's so important for people to document damage and report it to local emergency management officials, who then give that information to the state. Those reports are used to determine whether the state may qualify for a federal declaration and will request that FEMA conduct damage assessments in the affected areas. Such assessments are required before a formal request for federal financial programs is made by the governor. That process can take several months and is not intended to provide immediate relief.

Q: What happens during the joint Preliminary Damage Assessment?

If it is determined by the state that the disaster exceeds the recovery capacity of the state, a formal joint PDA may be requested by the governor. Once that request is made, information will be provided by the state to FEMA and planning on how the PDA will be conducted is coordinated between the state, FEMA, and potential other federal agencies, such as the U.S. Small Business Administration.

During the joint Preliminary Damage Assessment (PDA), federal, state, tribal and local officials review information collected during the initial damage assessment conducted by counties and tribes. This information determines the magnitude of damage and the impact of the disaster.

At the conclusion of the PDA, validated and agreed upon information will be returned to the state to decide if an ask for a Disaster Declaration is warranted.

Q: Are the numbers validated by the PDA the entire estimated damage of the disaster?

No, the numbers do not reflect the entire estimated damage of the disaster. The numbers provided in the preliminary damage assessment provide a quantitative snapshot of the disaster’s impact on communities and infrastructure.

Q: It’s been weeks since storms and flooding occurred in the state. When will federal assistance be provided?

The time it takes to receive federal assistance can vary and there is no guarantee there will be federal assistance with a disaster.

For federal assistance to be available following a disaster, a presidential disaster declaration needs to be made. You can learn more about the disaster declaration process here: <https://www.fema.gov/disaster/how-declared>.

Once a request for a federal disaster declaration is submitted, there is no strict legal timeline for a response to a state’s request for a federal assistance.

You can learn more about the legal authorities on how FEMA responds to disasters here: <https://www.fema.gov/disaster/authorities>

If people need assistance or need to connect with resources during the recovery process, contact 211 Wisconsin. This can be done by dialing 2-1-1 or reaching out online at <https://211wisconsin.communityos.org/>



Council Agenda Item

Meeting Date: May 19, 2026

Agenda Item: Storm Event Recap

Staff Contact (name, email, phone): Brad Marquardt, bmarguardt@whitewater-wi.gov, 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

The following is a brief recap of the rain event from April 17, 2026.

Streets

The Street Department was called out Friday and Saturday to close roads due to flooding and provide sandbags to the Wastewater Utility. Roads closed included George Street, Franklin Street and Starin Road. On Monday, April 20, 2026, crews repaired a washed-out shoulder along Franklin Street.

Wastewater

At the Wastewater Facility crews were called in Friday night first to preemptively discharge sewage from a manhole to help avoid basement backups and then to deal with inoperable bar screens which caused the screening/grit building to start to flood. Read the attached Memo from Wastewater Superintendent Ben Mielke for a more detailed response.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

At the Street Department, staff had approximately \$10,000 in labor costs and \$2,500 in equipment related costs. At the Wastewater Utility, staff had approximately \$12,000 in labor costs and \$11, 894.70 in equipment and parts. Based on our population, our threshold to receive reimbursement, if there is any, is over \$60,000.

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Ben Mielke Memo
2. Pictures

To: Brad Marquardt

FROM: Ben Mielke

DATE: May 6, 2026

RE: Wastewater High Flow Event on April 17, 2026

Follow Up High Flow Event

On the evening of April 17, 2026, significant flash flooding caused excessive inflow and infiltration at the facility, requiring staff to initiate a controlled sanitary sewer overflow. In addition, emergency bypass pumps were brought into route flow around the bar screens, which had failed after being overwhelmed by large volumes of rocks and grit washed into the plant. Once the screens became inoperable, water began to overflow the channels. Through quick thinking and coordinated efforts, city staff used sandbagging to contain the influent wastewater until bypass pumping was established, successfully preventing a treatment plant overflow.

Why did this happen?

Like many communities, Whitewater has sections of sewer piping located in areas that are difficult—or impossible—to access with city-owned equipment, such as marshes and open fields. As a result, these lines are not cleaned or inspected as frequently as more accessible lines, such as those in roadways. Over time, grit, rocks, and other debris accumulate under normal flow conditions. During unusually high flow events, such as the night of April 17, 2026, these materials became suspended and surged into the treatment plant all at once, placing significant strain on downstream equipment.

The facility was not designed with a bypass around the bar screens. Consequently, once the screens failed, there was no way to reroute wastewater to allow for cleaning, inspection, and repair. To address this, bypass pumps were rented and installed to divert flow around the inoperable screens so that maintenance could be performed.

Has this happened before?

A high-flow event of similar magnitude occurred in 2008, when many surrounding communities experienced significant flooding. For Whitewater, however, the April 17, 2026, event appeared to be more severe when comparing the flows recorded during the two events. While bypass pumping had been implemented in the past, there had been no prior instance of bar screen failure, therefore, requiring the need for emergency pump rental. Notably, this was the first time the facility experienced flows of this magnitude

with the two automatic bar screens as opposed to an automatic bar screen and a manual bar screen (such as 2008 event).

Immediate Action

-Multiple miles of “suspect” sewer lines have been walked to evaluate MHs to assess potential for inflow and infiltration. Issues that cannot be repaired immediately are being noted for future repairs.

-Facility staff are exploring options to remove the “old” bar screen that was never replaced in the 2017 facility upgrade. This involves discussions with engineers, other municipalities, and DNR staff.

Long Term Action

-Staff have been aware of Whitewater’s issues of inflow and infiltration for years and as a result has continued to target leaky and damaged sewer pipes annually through the Sewer Replacement Fund. This consists of grouting leaking joints, MH to MH lining, and spot repairs.

-Staff have recognized the lack of condition assessment of the inaccessible sewer lines and had reached out to contractors for quotes (before this event) for televising of some of these remote sewer pipes to establish baseline conditions. This work has been approved and slated to occur at the end of the year pending weather conditions. This information will be used in future sewer replacement projects.

-Televising and cleaning efforts will continue annually.

Resulting Costs (see attached documents for more information)

Labor: approximately \$12,000, with a significant portion being taken as comp time

Pumps: \$11,513.00

Misc. Parts: \$381.70

TOTAL: \$23,894.70

2 RENTED PUMPS AT WASTEWATER UTILITY



STARIN ROAD CLOSURE






Item 12.

GEORGE STREET CLOSURE

164

FRANKLIN STREET CLOSURE





FRANKLIN STREET
DRIVEWAY AND
SHOULDER
WASHOUT



CRAVATH LAKE DAM
WATER HEIGHT

Item 12.



CRAVATH LAKEFRONT
PARK FLOODING

BREWERY HILL
PARK CLOSURE



Date: May 19, 2026

To: Common Council

From: Rachelle Blicht, Director of Financial and Administrative Services

Re: Updated Capital Improvement Plan and Borrowing Recommendations

At the last Council meeting, staff was directed to model two updated borrowing scenarios for the Capital Improvement Plan:

1. A scenario that maintains a flat debt service tax rate.
2. A scenario that limits new borrowing to the original estimate of \$8.9 million.

Attached are the two options prepared by Ehlers based on that direction. Both scenarios achieve the goal of keeping the debt service levy at the originally projected rate of **\$1.85 per \$1,000**. This is accomplished either through debt restructuring or by reducing project scope.

Option 1 restructures existing debt while still borrowing the full **\$9.2 million**, resulting in a stable debt service tax rate of \$1.85.

Option 2 achieves the same tax rate by **eliminating two projects**. For illustration purposes, the projects removed in this model are the outdoor splash pad and the computer replacement program. Council may choose to substitute or reprioritize different projects if desired.

The change in total borrowing from the original estimate is driven by three factors:

- The City is **not borrowing for 2027 projects** at this time.
- **Actual 2026 project costs** have increased compared to earlier estimates.
- A **reimbursement borrowing** is required for 2025 project costs that were inadvertently omitted from the prior plan.

Historically, the City has borrowed on a biennial cycle. However, due to COVID-related delays and supply chain disruptions, the decision was made to borrow only for 2024 projects, with 2025 to be handled separately. The 2025 budget anticipated approximately **\$1.3 million** in general obligation borrowing, but the updated plan requires reimbursement of only **\$575,000**, resulting in a reduction of more than **\$700,000** in unnecessary borrowing.

The parameters resolutions being presented establish a *maximum* borrowing authority of **\$9.2 million**. A parameters resolution does **not** commit the City to borrowing that full amount. Instead, it sets the upper limit within which the final borrowing can occur once interest rates, project costs, and market conditions are finalized. Approving this resolution simply preserves flexibility and ensures the City can proceed with the financing process without exceeding the authorized cap.

May 19, 2026

PRE-SALE REPORT FOR

City of Whitewater, Wisconsin

**\$9,200,000 General Obligation Promissory Notes,
Series 2026A**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Greg Johnson, Senior Municipal Advisor
Brian Roemer, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$9,200,000 General Obligation Promissory Notes, Series 2026A for Option #1. If the City chooses to eliminate \$465,830 of projects from Option #1 the Notes will be downsized to \$8,730,000.

Purposes:

The proposed issue includes financing for the following purposes: equipment, vehicles, street, storm water, park and facility improvements. Debt service for storm water projects will be repaid by storm water revenues and the remainder

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s):

- 67.12(12)

The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. At the end of 2026, the City's total General Obligation debt principal outstanding including these Notes and an anticipated taxable financing later this year will be approximately \$33.7 million which is 58.75% of its projected statutory limit. Remaining General Obligation Borrowing Capacity will be approximately \$23.6 million.

Term/Call Feature:

The Notes are being issued for a term of 20 years. Principal on the Notes will be due on June 1 in the years 2027 through 2046. Interest will be due every six months beginning June 1, 2027. The Notes will be subject to prepayment at the discretion of the City on June 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is issuing, or expects to issue, more than \$10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Notes as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is "A+". The City will request a new rating for the Notes.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City’s objectives for this financing.

Parameters (applicable to either option):

The Common Council will consider adoption of a Parameters Resolution on June 24, 2026, which delegates authority to the City Manager or Director of Administrative Services to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

- * Issue size not to exceed \$9,200,000
- * Maximum Bid of 110%
- * Minimum Bid of 98.75%
- * Maximum True Interest Cost (TIC) of 4.30%

* Maturity Schedule Adjustments:

- Each maturity may be increased up to \$500,000
- Maturities in years 2027 to 2031 may decrease not more than \$140,000, and maturities in years 2032 to 2046 may decrease not more than \$400,000.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and prepares and files its own reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating all or a portion of G.O. debt service payments for the issue with storm water utility revenues. In the event this revenue is not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel and Disclosure Counsel: Quarles & Brady LLP

Paying Agent: Bond Trust Services Corporation

Rating Agency: Standard & Poor's Global Ratings (S&P)

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Common Council:	May 19, 2026
Conference with Rating Agency:	Week of June 1, 2026
Due Diligence Call to Review Official Statement:	Week of June 8, 2026
Distribute Official Statement:	June 17, 2026
Designated Officials Award Sale of the Notes:	June 24, 2026
Estimated Closing Date:	July 15, 2026

Attachments

Table 1: Summary of Existing G.O Debt

Table 2: Project List (Option #1)

Table 3: Estimated Sources and Uses of Funds

Table 4: Estimated Proposed Debt Service Schedule (Option #1)

Table 5: Tax Impact Analysis (Option #1)

Table 6: G.O Debt Capacity (Option #1)

Table 7: Projected List (reduced costs Option #2)

Table 8: Estimated Proposed Debt Service Schedule (Option #2)

Table 9: Tax Impact Analysis (Option #2)

EHLERS' CONTACTS

Greg Johnson, Senior Municipal Advisor	(262) 796-6168
Brian Roemer, Senior Municipal Advisor	(262) 796-6178
Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Beth Mueller, Senior Financial Analyst	(651) 697-8553

Table 1 Existing G.O. Debt Base Case

Whitewater, WI

Year Ending	Existing Debt							Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$100,000 of value	Year Ending
	Total G.O. Debt Payments	Less: Water	Less: Sewer	Less: Storm	Less: TID #12	Less: Fund Balance	Net Tax Levy				
2026	2,742,173	(323,640)	(251,833)	(271,570)	(15,800)		1,879,330	1,038,481,800	\$1.81	\$180.97	2026
2027	2,549,171	(405,066)	(250,689)	(269,943)	(15,400)	(249,009)	1,359,065	1,093,055,737	\$1.24	\$124.34	2027
2028	2,558,760	(398,510)	(250,824)	(273,653)	(15,000)		1,620,773	1,150,497,624	\$1.41	\$140.88	2028
2029	2,590,650	(391,886)	(250,884)	(271,978)	(14,600)		1,661,302	1,210,958,178	\$1.37	\$137.19	2029
2030	2,371,583	(323,856)	(213,273)	(199,853)	(14,200)		1,620,402	1,274,596,033	\$1.27	\$127.13	2030
2031	2,338,808	(318,644)	(218,823)	(194,553)	(13,800)		1,592,989	1,341,578,164	\$1.19	\$118.74	2031
2032	1,920,923	(318,401)	(219,160)	(159,503)	(13,450)		1,210,410	1,412,080,316	\$0.86	\$85.72	2032
2033	1,894,070	(318,006)	(214,335)	(160,553)	(13,150)		1,188,026	1,486,287,473	\$0.80	\$79.93	2033
2034	1,795,382	(312,531)	(214,460)	(156,478)	(12,850)		1,099,064	1,564,394,338	\$0.70	\$70.25	2034
2035	1,680,094	(312,006)	(209,535)	(162,328)	(12,550)		983,676	1,646,605,849	\$0.60	\$59.74	2035
2036	1,575,736	(225,835)	(209,560)	(162,815)	(12,250)		965,276	1,733,137,710	\$0.56	\$55.70	2036
2037	1,541,236	(230,260)	(204,535)	(158,128)	(11,950)		936,364	1,824,216,965	\$0.51	\$51.33	2037
2038	1,046,061	(104,360)	(109,510)	(103,553)	(16,575)		712,064	1,920,082,584	\$0.37	\$37.09	2038
2039	1,056,511	(107,310)	(112,360)	(110,528)	(16,125)		710,189	2,020,986,101	\$0.35	\$35.14	2039
2040	903,859	(60,630)	(60,630)	(107,420)	(15,675)		659,504	2,127,192,264	\$0.31	\$31.00	2040
2041	738,606		0	(89,463)	(15,225)		633,919	2,238,979,737	\$0.28	\$28.31	2041
2042	389,531			(27,563)	0		361,969	2,356,641,826	\$0.15	\$15.36	2042
2043	380,006			(26,547)			353,459	2,480,487,253	\$0.14	\$14.25	2043
2044	311,291			(25,516)			285,775	2,610,840,962	\$0.11	\$10.95	2044
2045	0			0			0	2,748,044,974	\$0.00	\$0.00	2045
Total	30,384,452	(4,150,941)	(2,990,409)	(2,931,938)	(228,600)	(249,009)	19,833,556				Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Project List

Projects	Name	Issue, Repayment, Term	2026	Totals
Storm Water Projects	Putnam Street Reconstruction	2026 G.O. Notes, storm	178,414	178,414
Storm Water Projects	Jefferson Street Reconstruction	2026 G.O. Notes, storm	468,354	468,354
Storm Water Projects	Prospect/Universal Water Main Replacement	2026 G.O. Notes, storm	277,875	277,875
Storm Water Projects	2026 Detention Basin Dredging	2026 G.O. Notes, storm	375,000	375,000
Storm Water Projects	2025 Detention Basin Dredging	2026 G.O. Notes, storm	390,000	390,000
Facilities	City Facility Roof Replacement	2026 G.O. Notes, levy, 20	400,000	400,000
Facilities	Armory Chimney Repair	2026 G.O. Notes, levy, 10	40,000	40,000
Facilities	Rifle and Shotgun Replacement	2026 G.O. Notes, levy, 10	20,000	20,000
Police	GPS Portable Radios	2026 G.O. Notes, levy, 10	15,370	15,370
Police	Evidence Garage	2026 G.O. Notes, levy, 20	994,449	994,449
DPW	Whitewater Street/Cravath Park Brick Replacement	2026 G.O. Notes, levy, 10	135,000	135,000
Parks	Outdoor Splash Pad	2026 G.O. Notes, levy, 20	430,000	430,000
DPW	Putnam Street Reconstruction	2026 G.O. Notes, levy, 20	309,112	309,112
DPW	Jefferson Street Reconstruction	2026 G.O. Notes, levy, 20	1,724,254	1,724,254
Parks	Park Pathway Repair and Resurfacing	2026 G.O. Notes, levy, 10	50,000	50,000
Parks	Cravath lake Mill Pond Dam Repairs	2026 G.O. Notes, levy, 10	171,406	171,406
DPW	Lakeview Drive/Amber Drive Overlay	2026 G.O. Notes, levy, 10	270,000	270,000
DPW	Wisconsin Street Overlay	2026 G.O. Notes, levy, 10	365,000	365,000
DPW	Main Street/Franklin Street Intersection	2026 G.O. Notes, levy, 20	336,000	336,000
Parks	SITP Fiber Run	2026 G.O. Notes, levy, 10	75,000	75,000
IT	PC Replacement	2026 G.O. Notes, levy, 10	35,831	35,831
IT	City Surveillance Camera Upgrades & Maintenance	2026 G.O. Notes, levy, 10	35,000	35,000
Police	MDC Replacement	2026 G.O. Notes, levy, 10	17,500	17,500
IT	DVR Replacement	2026 G.O. Notes, levy, 10	100,000	100,000
IT	Email Archiver Replacement	2026 G.O. Notes, levy, 10	13,000	13,000
DPW	2026 Quad Axle Dump Truck	2026 G.O. Notes, levy, 10	237,470	237,470
Police	Squad Car and Changeover	2026 G.O. Notes, levy, 10	396,800	396,800
DPW	F-350 Pickup 2026	2026 G.O. Notes, levy, 10	56,349	56,349
DPW	Kubota RTV Replacement '26	2026 G.O. Notes, levy, 10	27,000	27,000
DPW	2026 Caterpillar 255 Track Skid Steer Loader	2026 G.O. Notes, levy, 10	83,600	83,600
DPW	2026 Caterpillar HM215 Drum Mulcher	2026 G.O. Notes, levy, 10	29,800	29,800
DPW	2026 Caterpillar 250 Wheeled Skid Loader	2026 G.O. Notes, levy, 10	63,000	63,000
Parks	LED Information Sign	2026 G.O. Notes, levy, 10	60,000	60,000
Parks	Lakes Management	2026 G.O. Notes, levy, 10	150,000	150,000
Facilities	Energy Audit	2026 G.O. Notes, levy, 10	29,600	29,600
Parks	Cravath Lakefront Building Roof Replacement	2026 G.O. Notes, levy, 10	75,000	75,000
Parks	Effigy Mound Park Tree Removal	2026 G.O. Notes, levy, 10	25,000	25,000
	2025 Capital Projects (Single Axle dump truck, squad car, streets)	2026 G.O. Notes, levy, 10	575,000	575,000
Actual CIP Costs			9,035,184	9,035,184

Debt Obligations				
2026 G.O. Notes, storm water, 20 years			1,689,643	1,689,643
2026 G.O. Notes, levy, 20 years			4,193,815	4,193,815
2026 G.O. Notes, levy, 10 years			3,151,726	3,151,726
Total			9,035,184	9,035,184

Notes:

Table 3 Sources and Uses

	2026			
	G.O. Notes	Storm Water 20 Years Portion	Levy 20 Years Portion	Levy 10 Years Portion
CIP Projects				
Levy	7,345,541		4,193,815	3,151,726
Storm Water	1,689,643	1,689,643		
Subtotal Project Costs	9,035,184	1,689,643	4,193,815	3,151,726
CIP Projects	9,035,184	1,689,643	4,193,815	3,151,726
Estimated Issuance Expenses				
Municipal Advisor (Ehlers)	49,800	9,310	23,114	17,376
Bond Counsel	25,000	4,674	11,603	8,723
Disclosure Counsel	16,250	3,038	7,542	5,670
Rating Fee	21,000	3,926	9,747	7,327
Underwriter's Discount	115,000	21,500	53,375	40,125
Paying Agent	850	159	395	297
Subtotal Issuance Expenses	227,900	42,607	105,775	79,517
TOTAL TO BE FINANCED	9,263,084	1,732,250	4,299,590	3,231,243
Estimated Interest Earnings	(67,764)	(12,672)	(31,454)	(23,638)
Rounding	4,680	422	1,863	2,395
NET ISSUE SIZE	9,200,000	1,720,000	4,270,000	3,210,000

Table 4
Allocation of Debt Service - G.O. Notes Series 2026A (Option #1)

Whitewater, WI

Year Ending	Storm Water 20 Years Portion				Levy 20 Years Portion			Levy 10 Years Portion		
	Principal	Est. Rate	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026				0			0			0
2027	25,000	3.15%	95,418	120,418	25,000	250,307	275,307	240,000	150,403	390,403
2028	65,000	3.15%	67,729	132,729	75,000	179,991	254,991	45,000	103,638	148,638
2029	65,000	3.15%	65,682	130,682	35,000	178,259	213,259	45,000	102,221	147,221
2030	70,000	3.21%	63,535	133,535	75,000	176,504	251,504	45,000	100,790	145,790
2031	70,000	3.29%	61,260	131,260	85,000	173,902	258,902	65,000	98,998	163,998
2032	75,000	3.35%	58,852	133,852	100,000	170,829	270,829	445,000	90,475	535,475
2033	75,000	3.43%	56,309	131,309	100,000	167,439	267,439	485,000	74,704	559,704
2034	80,000	3.49%	53,627	133,627	100,000	163,979	263,979	600,000	55,916	655,916
2035	80,000	3.59%	50,795	130,795	100,000	160,439	260,439	620,000	34,317	654,317
2036	80,000	3.74%	47,863	127,863	100,000	156,774	256,774	620,000	11,594	631,594
2037	85,000	3.88%	44,718	129,718	340,000	148,308	488,308			
2038	90,000	3.96%	41,287	131,287	340,000	134,980	474,980			
2039	95,000	4.30%	37,463	132,463	340,000	120,938	460,938			
2040	100,000	4.40%	33,220	133,220	340,000	106,148	446,148			
2041	100,000	4.50%	28,770	128,770	340,000	91,018	431,018			
2042	105,000	4.55%	24,131	129,131	340,000	75,633	415,633			
2043	110,000	4.60%	19,213	129,213	340,000	60,078	400,078			
2044	115,000	4.70%	13,980	128,980	340,000	44,268	384,268			
2045	120,000	4.75%	8,428	128,428	340,000	28,203	368,203			
2046	115,000	4.85%	2,789	117,789	415,000	10,064	425,064			
Total	1,720,000		875,066	2,595,066	4,270,000	2,598,053	6,868,053	3,210,000	823,056	4,033,056

Year Ending	Totals		
	Principal (6/1)	Interest	Total
2026	0	0	0
2027	290,000	496,127	786,127
2028	185,000	351,359	536,359
2029	145,000	346,161	491,161
2030	190,000	340,828	530,828
2031	220,000	334,160	554,160
2032	620,000	320,156	940,156
2033	660,000	298,452	958,452
2034	780,000	273,522	1,053,522
2035	800,000	245,551	1,045,551
2036	800,000	216,231	1,016,231
2037	425,000	193,026	618,026
2038	430,000	176,267	606,267
2039	435,000	158,400	593,400
2040	440,000	139,368	579,368
2041	440,000	119,788	559,788
2042	445,000	99,764	544,764
2043	450,000	79,290	529,290
2044	455,000	58,248	513,248
2045	460,000	36,630	496,630
2046	530,000	12,853	542,853
Total	9,200,000	4,296,175	13,496,175

Notes:

- 1) Interest rates based on current rates plus 50 basis points.
- 2) Based on a TIC of 4.30%.

Total P&I \$110,900 more than option presented May 5, 2026

Table 5 Financing Plan Tax Impact (Option #1)

Whitewater, WI

Year Ending	Existing Debt		Proposed Debt						Year Ending	
	Net Debt Service Levy	Equalized Value (TID OUT)	2026 G.O. Notes 9,200,000 Dated: 7/15/2026 Total Principal and Interest	Abatements	Debt Service Levy		Taxes			
				Less: Storm Water	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$100,000 of value		Annual Taxes Impact of New Issue only
2026	1,879,330	1,038,481,800	0	0	1,879,330		\$1.81	\$181		2026
2027	1,359,065	1,093,055,737	786,127	(120,418)	2,024,775	145,445	\$1.85	\$185	\$61	2027
2028	1,620,773	1,150,497,624	536,359	(132,729)	2,024,403	(372)	\$1.76	\$176	\$35	2028
2029	1,661,302	1,210,958,178	491,161	(130,682)	2,021,782	(2,621)	\$1.67	\$167	\$30	2029
2030	1,620,402	1,274,596,033	530,828	(133,535)	2,017,695	(4,086)	\$1.58	\$158	\$31	2030
2031	1,592,989	1,341,578,164	554,160	(131,260)	2,015,889	(1,806)	\$1.50	\$150	\$32	2031
2032	1,210,410	1,412,080,316	940,156	(133,852)	2,016,713	824	\$1.43	\$143	\$57	2032
2033	1,188,026	1,486,287,473	958,452	(131,309)	2,015,169	(1,545)	\$1.36	\$136	\$56	2033
2034	1,099,064	1,564,394,338	1,053,522	(133,627)	2,018,958	3,790	\$1.29	\$129	\$59	2034
2035	983,676	1,646,605,849	1,045,551	(130,795)	1,898,432	(120,527)	\$1.15	\$115	\$56	2035
2036	965,276	1,733,137,710	1,016,231	(127,863)	1,853,644	(44,788)	\$1.07	\$107	\$51	2036
2037	936,364	1,824,216,965	618,026	(129,718)	1,424,671	(428,973)	\$0.78	\$78	\$27	2037
2038	712,064	1,920,082,584	606,267	(131,287)	1,187,043	(237,628)	\$0.62	\$62	\$25	2038
2039	710,189	2,020,986,101	593,400	(132,463)	1,171,126	(15,917)	\$0.58	\$58	\$23	2039
2040	659,504	2,127,192,264	579,368	(133,220)	1,105,651	(65,475)	\$0.52	\$52	\$21	2040
2041	633,919	2,238,979,737	559,788	(128,770)	1,064,936	(40,715)	\$0.48	\$48	\$19	2041
2042	361,969	2,356,641,826	544,764	(129,131)	777,601	(287,335)	\$0.33	\$33	\$18	2042
2043	353,459	2,480,487,253	529,290	(129,213)	753,537	(24,064)	\$0.30	\$30	\$16	2043
2044	285,775	2,610,840,962	513,248	(128,980)	670,043	(83,494)	\$0.26	\$26	\$15	2044
2045	0	2,748,044,974	496,630	(128,428)	368,203	(301,840)	\$0.13	\$13	\$13	2045
2046	0	2,892,459,284	542,853	(117,789)	425,064	56,861	\$0.15	\$15	\$15	2046
Total	19,833,556		13,496,175	(2,595,066)	30,734,665			2,062	658	Total

Notes:

Table 6

General Obligation Debt Capacity Analysis - Option #1

Whitewater, WI

Existing Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit
2026	1,148,381,825	57,419,091	22,425,980	39.06%
2027	1,196,654,343	59,832,717	20,597,460	34.43%
2028	1,246,956,008	62,347,800	18,705,034	30.00%
2029	1,299,372,116	64,968,606	16,722,132	25.74%
2030	1,353,991,548	67,699,577	14,890,298	21.99%
2031	1,410,906,922	70,545,346	13,027,970	18.47%
2032	1,470,214,748	73,510,737	11,520,883	15.67%
2033	1,532,015,593	76,600,780	9,990,789	13.04%
2034	1,596,414,252	79,820,713	8,510,495	10.66%
2035	1,663,519,925	83,175,996	7,100,000	8.54%
2036	1,733,446,402	86,672,320	5,750,000	6.63%
2037	1,806,312,256	90,315,613	4,390,000	4.86%
2038	1,882,241,044	94,112,052	3,480,000	3.70%
2039	1,961,361,518	98,068,076	2,530,000	2.58%
2040	2,043,807,840	102,190,392	1,705,000	1.67%
2041	2,129,719,815	106,485,991	1,020,000	0.96%
2042	2,219,243,120	110,962,156	665,000	0.60%
2043	2,312,529,561	115,626,478	305,000	0.26%
2044	2,409,737,320	120,486,866	0	0.00%
2045	2,511,031,232	125,551,562	0	0.00%
2046	2,616,583,059	130,829,153	0	0.00%

Proposed Debt						
2026 Taxable Notes (TID #10)		Combined Principal Existing & Proposed		% of Limit	Residual Capacity	Year Ending
9,200,000	2,635,000	\$34,260,980	59.67%	\$23,158,111	2026	
8,910,000	2,635,000	\$32,142,460	53.72%	\$27,690,257	2027	
8,725,000	2,635,000	\$30,065,034	48.22%	\$32,282,767	2028	
8,580,000	2,500,000	\$27,802,132	42.79%	\$37,166,474	2029	
8,390,000	2,360,000	\$25,640,298	37.87%	\$42,059,279	2030	
8,170,000	2,210,000	\$23,407,970	33.18%	\$47,137,376	2031	
7,550,000	2,055,000	\$21,125,883	28.74%	\$52,384,854	2032	
6,890,000	1,890,000	\$18,770,789	24.50%	\$57,829,991	2033	
6,110,000	1,720,000	\$16,340,495	20.47%	\$63,480,218	2034	
5,310,000	1,540,000	\$13,950,000	16.77%	\$69,225,996	2035	
4,510,000	1,350,000	\$11,610,000	13.40%	\$75,062,320	2036	
4,085,000	1,155,000	\$9,630,000	10.66%	\$80,685,613	2037	
3,655,000	945,000	\$8,080,000	8.59%	\$86,032,052	2038	
3,220,000	725,000	\$6,475,000	6.60%	\$91,593,076	2039	
2,780,000	495,000	\$4,980,000	4.87%	\$97,210,392	2040	
2,340,000	255,000	\$3,615,000	3.39%	\$102,870,991	2041	
1,895,000	0	\$2,560,000	2.31%	\$108,402,156	2042	
1,445,000		\$1,750,000	1.51%	\$113,876,478	2043	
990,000		\$990,000	0.82%	\$119,496,866	2044	
530,000		\$530,000	0.42%	\$125,021,562	2045	
0		\$0	0.00%	\$130,829,153	2046	

Notes:

1) Projected TID IN EV based on 5-year average at 4.2% annual inflation.

Table 7
Project List - With reductions

Projects	Name	Issue, Repayment, Term	2026	Totals
Storm Water Projects	Putnam Street Reconstruction	2026 G.O. Notes, storm water, 20 years	178,414	178,414
Storm Water Projects	Jefferson Street Reconstruction	2026 G.O. Notes, storm water, 20 years	468,354	468,354
Storm Water Projects	Prospect/Universal Water Main Replacement	2026 G.O. Notes, storm water, 20 years	277,875	277,875
Storm Water Projects	2026 Detention Basin Dredging	2026 G.O. Notes, storm water, 20 years	375,000	375,000
Storm Water Projects	2025 Detention Basin Dredging	2026 G.O. Notes, storm water, 20 years	390,000	390,000
Facilities	City Facility Roof Replacement	2026 G.O. Notes, levy, 20 years	400,000	400,000
Facilities	Armory Chimney Repair	2026 G.O. Notes, levy, 10 years	40,000	40,000
Facilities	Rifle and Shotgun Replacement	2026 G.O. Notes, levy, 10 years	20,000	20,000
Police	GPS Portable Radios	2026 G.O. Notes, levy, 10 years	15,370	15,370
Police	Evidence Garage	2026 G.O. Notes, levy, 20 years	994,449	994,449
DPW	Whitewater Street/Cravath Park Brick Replacement	2026 G.O. Notes, levy, 10 years	135,000	135,000
Parks	Outdoor Splash Pad	2026 G.O. Notes, levy, 20 years		0
DPW	Putnam Street Reconstruction	2026 G.O. Notes, levy, 20 years	309,112	309,112
DPW	Jefferson Street Reconstruction	2026 G.O. Notes, levy, 20 years	1,724,254	1,724,254
Parks	Park Pathway Repair and Resurfacing	2026 G.O. Notes, levy, 10 years	50,000	50,000
Parks	Cravath lake Mill Pond Dam Repairs	2026 G.O. Notes, levy, 10 years	171,406	171,406
DPW	Lakeview Drive/Amber Drive Overlay	2026 G.O. Notes, levy, 10 years	270,000	270,000
DPW	Wisconsin Street Overlay	2026 G.O. Notes, levy, 10 years	365,000	365,000
DPW	Main Street/Franklin Street Intersection	2026 G.O. Notes, levy, 20 years	336,000	336,000
Parks	SITP Fiber Run	2026 G.O. Notes, levy, 10 years	75,000	75,000
IT	PC Replacement	2026 G.O. Notes, levy, 10 years		0
IT	City Surveillance Camera Upgrades & Maintenance	2026 G.O. Notes, levy, 10 years	35,000	35,000
Police	MDC Replacement	2026 G.O. Notes, levy, 10 years	17,500	17,500
IT	DVR Replacement	2026 G.O. Notes, levy, 10 years	100,000	100,000
IT	Email Archiver Replacement	2026 G.O. Notes, levy, 10 years	13,000	13,000
DPW	2026 Quad Axle Dump Truck	2026 G.O. Notes, levy, 10 years	237,470	237,470
Police	Squad Car and Changeover	2026 G.O. Notes, levy, 10 years	396,800	396,800
DPW	F-350 Pickup 2026	2026 G.O. Notes, levy, 10 years	56,349	56,349
DPW	Kubota RTV Replacement '26	2026 G.O. Notes, levy, 10 years	27,000	27,000
DPW	2026 Caterpillar 255 Track Skid Steer Loader	2026 G.O. Notes, levy, 10 years	83,600	83,600
DPW	2026 Caterpillar HM215 Drum Mulcher	2026 G.O. Notes, levy, 10 years	29,800	29,800
DPW	2026 Caterpillar 250 Wheeled Skid Loader	2026 G.O. Notes, levy, 10 years	63,000	63,000
Parks	LED Information Sign	2026 G.O. Notes, levy, 10 years	60,000	60,000
Parks	Lakes Management	2026 G.O. Notes, levy, 10 years	150,000	150,000
Facilities	Energy Audit	2026 G.O. Notes, levy, 10 years	29,600	29,600
Parks	Cravath Lakefront Building Roof Replacement	2026 G.O. Notes, levy, 10 years	75,000	75,000
Parks	Effigy Mound Park Tree Removal	2026 G.O. Notes, levy, 10 years	25,000	25,000
	2025 Capital Projects (Single Axle dump truck, squad car, streets)	2026 G.O. Notes, levy, 10 years	575,000	575,000
Actual CIP Costs			8,569,353	8,569,353
Debt Obligations				
2026 G.O. Notes, storm water, 20 years			1,689,643	1,689,643
2026 G.O. Notes, levy, 20 years			3,763,815	3,763,815
2026 G.O. Notes, levy, 10 years			3,115,895	3,115,895
Total			8,569,353	8,569,353

Notes:

Table 8
Allocation of Debt Service - G.O. Notes Series 2026A (Option #2)

Whitewater, WI

Year Ending	Storm Water 20 Years Portion				Levy 20 Years Portion			Levy 10 Years Portion		
	Principal	Est. Rate	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026				0			0			0
2027	25,000	3.15%	95,418	120,418	55,000	224,480	279,480	240,000	147,228	387,228
2028	65,000	3.15%	67,729	132,729	40,000	161,196	201,196	100,000	100,468	200,468
2029	65,000	3.15%	65,682	130,682	15,000	160,329	175,329	90,000	97,475	187,475
2030	70,000	3.21%	63,535	133,535	50,000	159,291	209,291	100,000	94,453	194,453
2031	70,000	3.29%	61,260	131,260	60,000	157,501	217,501	120,000	90,874	210,874
2032	75,000	3.35%	58,852	133,852	75,000	155,258	230,258	500,000	80,525	580,525
2033	75,000	3.43%	56,309	131,309	100,000	152,287	252,287	505,000	63,489	568,489
2034	80,000	3.49%	53,627	133,627	100,000	148,827	248,827	505,000	46,016	551,016
2035	80,000	3.59%	50,795	130,795	100,000	145,287	245,287	505,000	28,139	533,139
2036	80,000	3.74%	47,863	127,863	100,000	141,622	241,622	510,000	9,537	519,537
2037	85,000	3.88%	44,718	129,718	310,000	133,738	443,738			
2038	90,000	3.96%	41,287	131,287	310,000	121,586	431,586			
2039	95,000	4.30%	37,463	132,463	315,000	108,675	423,675			
2040	100,000	4.40%	33,220	133,220	315,000	94,973	409,973			
2041	100,000	4.50%	28,770	128,770	315,000	80,955	395,955			
2042	105,000	4.55%	24,131	129,131	315,000	66,701	381,701			
2043	110,000	4.60%	19,213	129,213	315,000	52,290	367,290			
2044	115,000	4.70%	13,980	128,980	315,000	37,643	352,643			
2045	120,000	4.75%	8,428	128,428	315,000	22,759	337,759			
2046	115,000	4.85%	2,789	117,789	315,000	7,639	322,639			
Total	1,720,000		875,066	2,595,066	3,835,000	2,333,032	6,168,032	3,175,000	758,201	3,933,201

Year Ending	Totals		
	Principal (6/1)	Interest	Total
2026	0	0	0
2027	320,000	467,126	787,126
2028	205,000	329,392	534,392
2029	170,000	323,486	493,486
2030	220,000	317,278	537,278
2031	250,000	309,634	559,634
2032	650,000	294,634	944,634
2033	680,000	272,085	952,085
2034	685,000	248,469	933,469
2035	685,000	224,220	909,220
2036	690,000	199,022	889,022
2037	395,000	178,456	573,456
2038	400,000	162,873	562,873
2039	410,000	146,138	556,138
2040	415,000	128,193	543,193
2041	415,000	109,725	524,725
2042	420,000	90,833	510,833
2043	425,000	71,503	496,503
2044	430,000	51,623	481,623
2045	435,000	31,186	466,186
2046	430,000	10,428	440,428
Total	8,730,000	3,966,299	12,696,299

Notes:

1) Interest rates based on current rates plus 50 basis points.

Total P&I is \$799,976 less than Option #1

Table 9 Financing Plan Tax Impact Option #2

Whitewater, WI

Year Ending	Existing Debt		Proposed Debt						Year Ending	
	Net Debt Service Levy	Equalized Value (TID OUT)	2026 G.O. Notes 8,730,000 Dated: 7/15/2026 Total Principal and Interest	Abatements	Debt Service Levy		Taxes			
				Less: Storm Water	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$100,000 of value		Annual Taxes Impact of New Issue only
2026	1,879,330	1,038,481,800	0	0	1,879,330		\$1.81	\$181		2026
2027	1,359,065	1,093,055,737	787,126	(120,418)	2,025,773	146,444	\$1.85	\$185	\$61	2027
2028	1,620,773	1,150,497,624	534,392	(132,729)	2,022,436	(3,337)	\$1.76	\$176	\$35	2028
2029	1,661,302	1,210,958,178	493,486	(130,682)	2,024,107	1,670	\$1.67	\$167	\$30	2029
2030	1,620,402	1,274,596,033	537,278	(133,535)	2,024,145	38	\$1.59	\$159	\$32	2030
2031	1,592,989	1,341,578,164	559,634	(131,260)	2,021,364	(2,781)	\$1.51	\$151	\$32	2031
2032	1,210,410	1,412,080,316	944,634	(133,852)	2,021,192	(172)	\$1.43	\$143	\$57	2032
2033	1,188,026	1,486,287,473	952,085	(131,309)	2,008,802	(12,390)	\$1.35	\$135	\$55	2033
2034	1,099,064	1,564,394,338	933,469	(133,627)	1,898,906	(109,896)	\$1.21	\$121	\$51	2034
2035	983,676	1,646,605,849	909,220	(130,795)	1,762,102	(136,805)	\$1.07	\$107	\$47	2035
2036	965,276	1,733,137,710	889,022	(127,863)	1,726,435	(35,667)	\$1.00	\$100	\$44	2036
2037	936,364	1,824,216,965	573,456	(129,718)	1,380,101	(346,334)	\$0.76	\$76	\$24	2037
2038	712,064	1,920,082,584	562,873	(131,287)	1,143,649	(236,452)	\$0.60	\$60	\$22	2038
2039	710,189	2,020,986,101	556,138	(132,463)	1,133,864	(9,786)	\$0.56	\$56	\$21	2039
2040	659,504	2,127,192,264	543,193	(133,220)	1,069,476	(64,388)	\$0.50	\$50	\$19	2040
2041	633,919	2,238,979,737	524,725	(128,770)	1,029,874	(39,603)	\$0.46	\$46	\$18	2041
2042	361,969	2,356,641,826	510,833	(129,131)	743,670	(286,204)	\$0.32	\$32	\$16	2042
2043	353,459	2,480,487,253	496,503	(129,213)	720,749	(22,921)	\$0.29	\$29	\$15	2043
2044	285,775	2,610,840,962	481,623	(128,980)	638,418	(82,332)	\$0.24	\$24	\$14	2044
2045	0	2,748,044,974	466,186	(128,428)	337,759	(300,659)	\$0.12	\$12	\$12	2045
2046	0	2,892,459,284	440,428	(117,789)	322,639	(15,120)	\$0.11	\$11	\$11	2046
Total	19,833,556		12,696,299	(2,595,066)	29,934,789			2,021	617	Total

Notes:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND
ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO
EXCEED \$9,200,000 GENERAL OBLIGATION PROMISSORY
NOTES, SERIES 2026A

WHEREAS, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of constructing street, storm water, park and building improvement projects and acquiring equipment and vehicles for various municipal departments (collectively, the "Project");

WHEREAS, the City Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, it is the finding of the City Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell the general obligation promissory notes (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Manager or Director of Finance and Administrative Services (each, an "Authorized Officer") of the City the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed NINE MILLION TWO HUNDRED THOUSAND DOLLARS (\$9,200,000) upon the terms and subject to the condition set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 16 of this Resolution, the City Manager and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed NINE MILLION TWO HUNDRED THOUSAND DOLLARS (\$9,200,000). The purchase price to be

paid to the City for the Notes shall not be less than 98.75% nor more than 110.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2026A"; shall be issued in the aggregate principal amount of up to \$9,200,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that (i) the principal amount of each maturity or mandatory redemption amount may be increased by up to \$500,000, (ii) the principal amount of each maturity or mandatory redemption amount may be decreased by not more than \$140,000 in the years 2027 through 2031 and not more than \$400,000 in the years 2032 through 2046 and (iii) the aggregate principal amount of the Notes shall not exceed \$9,200,000. The schedule below assumes the Notes are issued in the aggregate principal amount of \$9,200,000.

<u>Date</u>	<u>Principal Amount</u>
06-01-2027	\$290,000
06-01-2028	185,000
06-01-2029	145,000
06-01-2030	190,000
06-01-2031	220,000
06-01-2032	620,000
06-01-2033	660,000
06-01-2034	780,000
06-01-2035	800,000
06-01-2036	800,000
06-01-2037	425,000
06-01-2038	430,000
06-01-2039	435,000
06-01-2040	440,000
06-01-2041	440,000
06-01-2042	445,000
06-01-2043	450,000
06-01-2044	455,000
06-01-2045	460,000
06-01-2046	530,000

Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2027. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 4.30%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth in the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth in an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional

redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2026 through 2045 for the payments due in the years 2027 through 2046 in the amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2026A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the

taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the City Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the City Manager and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the City Manager and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and

the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Manager and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the City Manager and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 15. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by the City's financial advisor, Ehlers & Associates, Inc.

Section 16. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser is subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 17. Official Statement. The City Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the City Manager and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The City Manager and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the City Manager and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded May 19, 2026.

Patrick Singer
Council President

ATTEST:

Heather Boehm
City Clerk

(SEAL)

EXHIBIT A
Approving Certificate

(See Attached)

APPROVING CERTIFICATE

The undersigned [City Manager] or [Director of Finance and Administrative Services] of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On May 19, 2026, the City Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$9,200,000 General Obligation Promissory Notes, Series 2026A of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$_____, which is not more than the \$9,200,000 approved by the Resolution, and shall mature on June 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is (i) not more than \$500,000 more, \$140,000 less in the years 2027 through 2031, and \$400,000 less in the years 2032 through 2046 per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
06-01-2027	\$290,000	\$_____
06-01-2028	185,000	_____
06-01-2029	145,000	_____
06-01-2030	190,000	_____
06-01-2031	220,000	_____
06-01-2032	620,000	_____
06-01-2033	660,000	_____
06-01-2034	780,000	_____
06-01-2035	800,000	_____
06-01-2036	800,000	_____
06-01-2037	425,000	_____
06-01-2038	430,000	_____
06-01-2039	435,000	_____

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
06-01-2040	\$440,000	_____
06-01-2041	440,000	_____
06-01-2042	445,000	_____
06-01-2043	450,000	_____
06-01-2044	455,000	_____
06-01-2045	460,000	_____
06-01-2046	530,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 4.30%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$ _____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.75% nor more than 110.00% of the principal amount of the Notes, as required by the Resolution.

4. Redemption Provisions of the Notes. The Notes maturing on June 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on June 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

6. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrevocable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 20____ pursuant to the authority delegated to me in the Resolution.

John Weidl
City Manager

OR

Rachelle Blich
Director of Finance and Administrative Services

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP

Mandatory Redemption Provision

The Notes due on June 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on June 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on June 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on June 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on June 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on June 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT B

(Form of Note)

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
	WALWORTH AND JEFFERSON COUNTIES	
NO. R-____	CITY OF WHITEWATER	\$_____
	GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026A	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
June 1, _____	July 15, 2026	_____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$9,200,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of constructing street, storm water, park and building improvement projects and acquiring equipment and vehicles for various municipal departments, as authorized by a resolution adopted on May 19, 2026 as supplemented by an

Approving Certificate, dated _____, _____ [(the "Approving Certificate")] (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the City Council for said date.

The Notes maturing on June 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on June 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with

a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified City Manager and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF WHITEWATER
WALWORTH AND JEFFERSON COUNTIES,
WISCONSIN

By: _____
John Weidl
City Manager

(SEAL)

By: _____
Heather Boehm
City Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

May 19, 2026

PRE-SALE REPORT FOR

City of Whitewater, Wisconsin

**\$5,275,000 Waterworks and Sewer System Revenue
Bonds, Series 2026B**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Greg Johnson, Senior Municipal Advisor
Brian Roemer, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$5,275,000 Waterworks and Sewer System Revenue Bonds, Series 2026B

Purposes:

The proposed issue includes financing for the following purposes: water and sewer system improvements. Debt service will be repaid by revenues of the water and sewer utility respectively.

Authority:

The Bonds are being issued pursuant to Wisconsin Statute(s):

- 66.0621

The Bonds are not general obligations of the City but are payable only from and secured by a pledge of income and revenue to be derived from the operation of the Waterworks and Sewer System.

Term/Call Feature:

The Bonds are being issued for a term of 20 years. Principal on the Bonds will be due on May 1 in the years 2027 through 2046. Interest will be due every six months beginning May 1, 2027. The Bonds will be subject to prepayment at the discretion of the City on May 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is issuing, or expects to issue, more than \$10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Bonds as “bank qualified” obligations.

Rating:

The City’s most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is “A-”. The City will request a new rating for the Bonds.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax

status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” For this issue of Bonds, any premium amount received may: be retained; used to reduce the issue size; or combination thereof. These adjustments may slightly change the true interest cost of the original bid, either up or down. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on June 24, 2026, which delegates authority to the City Manager or the Director of Administrative Services to accept and approve a bid for the Bonds so long as the bid meets certain parameters. These parameters are:

- * Issue size not to exceed \$5,275,000
- * Minimum Bid of 98.75%
- * Maximum True Interest Cost (TIC) of 4.58%
- * Maturity Schedule Adjustments: Each maturity may be increased or decreased by up to \$75,000.

Other Considerations:

The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and prepares and files its own reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

Utility Revenue: The City expects to pay the Bond debt service with wastewater and water revenues.

In the event utility revenues are insufficient to pay debt service, the Common Council is committing to consider appropriating funds from any other available sources in an amount sufficient to cover the shortfall. If it chooses to do so, the City may levy a tax to make up a shortfall. Any amount levied for this purpose is exempted from levy limits. While the City is not required to appropriate the funds necessary to remedy any shortfall in revenues needed to pay debt service, failure to do so would result in either a lack of access to capital markets in the future, or access at a substantially higher cost.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel and Disclosure Counsel: Quarles & Brady LLP

Paying Agent: Bond Trust Services Corporation

Rating Agency: Standard & Poor's Global Ratings (S&P)

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Common Council:	May 19, 2026
Conference with Rating Agency:	Week of June 1, 2026
Due Diligence Call to Review Official Statement:	Week of June 8, 2026
Distribute Official Statement:	June 17, 2026
Designated Officials Award Sale of the Bonds:	June 24, 2026
Estimated Closing Date:	July 15, 2026

Attachments

- Table 1: Project List
- Table 2: Sources and Uses
- Table 3: Estimated Proposed Debt Service Schedule
- Table 4: Combined Revenue Debt Coverage
- Table 5: Sewer Debt Coverage
- Table 6: Water Debt Coverage

EHLERS' CONTACTS

Greg Johnson, Senior Municipal Advisor	(262) 796-6168
Brian Roemer, Senior Municipal Advisor	(262) 796-6178
Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Beth Mueller, Senior Financial Analyst	(651) 697-8553

Table 1
Capital Improvement Plan & Funding Uses

Projects	Name	Issue, Repayment, Term	Funding	2026	Totals
Water	Well 9 road paving.	2026 Water & Sewer Revenue Bonds, Water, 20 years		80,000	80,000
Water	Bulk fill station	2026 Water & Sewer Revenue Bonds, Water, 20 years		150,000	150,000
Water	Well 7 pump room heater	2026 Water & Sewer Revenue Bonds, Water, 20 years		20,000	20,000
Water	New Storage Shed Bathroom	2026 Water & Sewer Revenue Bonds, Water, 20 years		30,000	30,000
Water	Fire Hydrant Replacement	2026 Water & Sewer Revenue Bonds, Water, 20 years		75,000	75,000
Water	Putnam Street Reconstruction	2026 Water & Sewer Revenue Bonds, Water, 20 years		162,658	162,658
Water	Jefferson Street Reconstruction	2026 Water & Sewer Revenue Bonds, Water, 20 years		831,744	831,744
Water	Water Meter replacements	2026 Water & Sewer Revenue Bonds, Water, 20 years		138,600	138,600
Water	Large water meters	2026 Water & Sewer Revenue Bonds, Water, 20 years		35,000	35,000
Water	Prospect/Universal Water Main Replacement	2026 Water & Sewer Revenue Bonds, Water, 20 years		427,000	427,000
Water	Scada Upgrade	2026 Water & Sewer Revenue Bonds, Water, 20 years		48,500	48,500
Water	Service vehicle	2026 Water & Sewer Revenue Bonds, Water, 20 years		49,376	49,376
Water	Fire hydrant painting	2026 Water & Sewer Revenue Bonds, Water, 20 years		40,000	40,000
Water	Pneumatic Cut off saw	2026 Water & Sewer Revenue Bonds, Water, 20 years		19,061	19,061
Water	2025 Projects - Well 7 modification	2026 Water & Sewer Revenue Bonds, Water, 20 years		1,069,000	1,069,000
Sewer	Roof Replacement Program - Wastewater Utility	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		45,000	45,000
Sewer	Overhead Garage Door Replacement	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		37,000	37,000
Sewer	Jefferson Street Reconstruction	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		1,284,933	1,284,933
Sewer	Wasterwater L3 Switch	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		20,000	20,000
Sewer	Centrifuge Maintenance	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		44,000	44,000
Sewer	Plow Truck Replacement	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		75,000	75,000
Sewer	Mower Replacement	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		11,700	11,700
Sewer	Portable Pump	2026 Water & Sewer Revenue Bonds, Sewer, 20 years		21,450	21,450
				4,715,022	4,715,022

Debt Obligations			
2026 Water & Sewer Revenue Bonds, Sewer, 20 years		1,539,083	1,539,083
2026 Water & Sewer Revenue Bonds, Water, 20 years		3,175,939	3,175,939
Total		4,715,022	4,715,022

Notes:

Table 2 Sources and Uses

	2026		
	Water & Sewer Revenue Bonds	Sewer 20 years Portion	Water 20 years Portion
CIP Projects			
Sewer	1,539,083	1,539,083	
Water	3,175,939		3,175,939
Subtotal Project Costs	4,715,022	1,539,083	3,175,939
CIP Projects¹	4,715,022	1,539,083	3,175,939
Debt Service Reserve			
DSR Funds On Hand	(769,686)	(251,698)	(517,988)
New DSR Requirement	1,168,111	381,989	786,122
Reserve Fund Requirement	398,425	130,291	268,135
Estimated Issuance Expenses			
Municipal Advisor (Ehlers)	55,100	18,018	37,082
Bond Counsel	30,000	9,810	20,190
Disclosure Counsel	19,500	6,377	13,123
Rating Fee	23,000	7,521	15,479
Underwriter's Discount	65,938	21,563	44,375
Paying Agent	850	278	572
Subtotal Issuance Expenses	194,388	63,567	130,820
TOTAL TO BE FINANCED	5,307,835	1,732,941	3,574,894
Estimated Interest Earnings	(35,363)	(11,543.12)	(23,819.54)
Rounding	2,528	3,602	(1,074)
NET ISSUE SIZE	5,275,000	1,725,000	3,550,000

Table 3

Allocation of Debt Service - 2026 Water & Sewer Revenue Bonds

Whitewater, WI

Year Ending	Sewer 20 years Portion				Water 20 years Portion			
	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
2026				0				0
2027	30,000	3.39%	93,982	123,982	50,000	3.39%	193,789	243,789
2028	60,000	3.39%	70,963	130,963	130,000	3.39%	146,465	276,465
2029	65,000	3.39%	68,844	133,844	130,000	3.39%	142,058	272,058
2030	65,000	3.43%	66,628	131,628	135,000	3.43%	137,539	272,539
2031	70,000	3.51%	64,285	134,285	140,000	3.51%	132,767	272,767
2032	70,000	3.58%	61,803	131,803	145,000	3.58%	127,714	272,714
2033	75,000	3.68%	59,170	134,170	150,000	3.68%	122,359	272,359
2034	75,000	3.74%	56,388	131,388	155,000	3.74%	116,700	271,700
2035	80,000	3.82%	53,457	133,457	165,000	3.82%	110,650	275,650
2036	80,000	3.92%	50,361	130,361	170,000	3.92%	104,167	274,167
2037	85,000	4.05%	47,072	132,072	175,000	4.05%	97,291	272,291
2038	90,000	4.12%	43,497	133,497	185,000	4.12%	89,936	274,936
2039	95,000	4.50%	39,505	134,505	190,000	4.50%	81,850	271,850
2040	95,000	4.60%	35,183	130,183	200,000	4.60%	72,975	272,975
2041	100,000	4.65%	30,673	130,673	210,000	4.65%	63,493	273,493
2042	105,000	4.70%	25,880	130,880	220,000	4.70%	53,440	273,440
2043	110,000	4.75%	20,800	130,800	230,000	4.75%	42,808	272,808
2044	120,000	4.85%	15,278	135,278	245,000	4.85%	31,404	276,404
2045	125,000	4.85%	9,336	134,336	255,000	4.85%	19,279	274,279
2046	130,000	4.85%	3,153	133,153	270,000	4.85%	6,548	276,548
Total	1,725,000		916,255	2,641,255	3,550,000		1,893,227	5,443,227

Year Ending	Totals		
	Principal (5/1)	Interest	Total
2026	0	0	0
2027	80,000	287,771	367,771
2028	190,000	217,428	407,428
2029	195,000	210,902	405,902
2030	200,000	204,167	404,167
2031	210,000	197,051	407,051
2032	215,000	189,517	404,517
2033	225,000	181,529	406,529
2034	230,000	173,088	403,088
2035	245,000	164,107	409,107
2036	250,000	154,528	404,528
2037	260,000	144,363	404,363
2038	275,000	133,433	408,433
2039	285,000	121,355	406,355
2040	295,000	108,158	403,158
2041	310,000	94,165	404,165
2042	325,000	79,320	404,320
2043	340,000	63,608	403,608
2044	365,000	46,681	411,681
2045	380,000	28,615	408,615
2046	400,000	9,700	409,700
Total	5,275,000	2,809,482	8,084,482

Notes:

- 1) Estimated Rate assumes current rates plus 65 basis points.
- 2) TIC of 4.58%.

Table 4 Combined Revenue Debt Coverage

Whitewater, WI

Year	Water & Sewer Revenue Bond Coverage				Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	
				\$3,993,485 2025 Net Revenues	
2026	2,139,858	0	2,139,858	1.87	2026
2027	2,145,453	367,771	2,513,224	1.59	2027
2028	2,063,704	407,428	2,471,131	1.62	2028
2029	2,083,196	405,902	2,489,098	1.60	2029
2030	1,937,735	404,167	2,341,902	1.71	2030
2031	1,958,167	407,051	2,365,218	1.69	2031
2032	1,927,359	404,517	2,331,876	1.71	2032
2033	1,951,090	406,529	2,357,618	1.69	2033
2034	1,954,914	403,088	2,358,001	1.69	2034
2035	1,948,680	409,107	2,357,787	1.69	2035
2036	523,313	404,528	927,840	4.30	2036
2037	525,390	404,363	929,752	4.30	2037
2038	536,665	408,433	945,097	4.23	2038
2039	532,059	406,355	938,414	4.26	2039
2040	531,765	403,158	934,923	4.27	2040
2041	525,770	404,165	929,935	4.29	2041
2042	514,274	404,320	918,594	4.35	2042
2043	199,160	403,608	602,767	6.63	2043
2044	200,432	411,681	612,113	6.52	2044
2045	0	408,615	408,615	9.77	2045
2046	0	409,700	409,700	9.75	2046
Total	24,198,984	8,084,482	32,283,466		Total

Notes:

Table 5 Sewer Debt Coverage

Whitewater, WI

Year	Sewer Revenue Bond Coverage				Sewer All In Coverage (Revenue and G.O.)				Year
	Existing Revenue Debt	Proposed Debt	Total	Debt Coverage	Existing Debt G.O. & Revenue	Proposed Debt	Total	Debt Coverage	
			\$2,514,228				\$2,514,228		
			2025 Net Revenues				2025 Net Revenues		
2026	1,893,483	0	1,893,483	1.33	2,145,315	0	2,145,315	1.17	2026
2027	1,934,328	123,982	2,058,310	1.22	2,185,017	123,982	2,308,999	1.09	2027
2028	1,876,579	130,963	2,007,542	1.25	2,127,403	130,963	2,258,366	1.11	2028
2029	1,875,196	133,844	2,009,040	1.25	2,126,080	133,844	2,259,924	1.11	2029
2030	1,724,735	131,628	1,856,363	1.35	1,938,008	131,628	2,069,636	1.21	2030
2031	1,721,167	134,285	1,855,452	1.36	1,939,990	134,285	2,074,274	1.21	2031
2032	1,716,609	131,803	1,848,412	1.36	1,935,769	131,803	2,067,572	1.22	2032
2033	1,721,315	134,170	1,855,485	1.36	1,935,650	134,170	2,069,820	1.21	2033
2034	1,726,139	131,388	1,857,526	1.35	1,940,599	131,388	2,071,986	1.21	2034
2035	1,706,105	133,457	1,839,562	1.37	1,915,640	133,457	2,049,097	1.23	2035
2036	253,038	130,361	383,399	6.56	462,598	130,361	592,959	4.24	2036
2037	253,315	132,072	385,387	6.52	457,850	132,072	589,922	4.26	2037
2038	253,390	133,497	386,886	6.50	362,900	133,497	496,396	5.06	2038
2039	248,288	134,505	382,793	6.57	360,648	134,505	495,153	5.08	2039
2040	252,900	130,183	383,082	6.56	313,530	130,183	443,712	5.67	2040
2041	247,220	130,673	377,892	6.65	247,220	130,673	377,892	6.65	2041
2042	241,455	130,880	372,335	6.75	241,455	130,880	372,335	6.75	2042
2043	103,560	130,800	234,360	10.73	103,560	130,800	234,360	10.73	2043
2044	103,532	135,278	238,809	10.53	103,532	135,278	238,809	10.53	2044
2045	0	134,336	134,336	18.72	0	134,336	134,336	18.72	2045
2046	0	133,153	133,153	18.88	0	133,153	133,153	18.88	2046
Total	19,852,353	2,641,255	22,493,608		22,842,762	2,641,255	25,484,017		Total

Notes:

Table 6 Water Debt Coverage

Whitewater, WI

Year	Water Revenue Bond Coverage				Water All In Coverage				Year
	Existing Revenue Debt	Proposed Debt	Total	Debt Coverage	Existing Debt G.O. & Revenue	Proposed Debt	Total	Debt Coverage	
				\$1,479,257 2025 Net Revenues				\$1,116,322 2025 Net Revenues	
2026	246,375	0	246,375	6.00	570,015	0	570,015	1.96	2026
2027	211,125	243,789	454,914	3.25	616,191	243,789	859,980	1.30	2027
2028	187,125	276,465	463,590	3.19	585,635	276,465	862,099	1.29	2028
2029	208,000	272,058	480,058	3.08	599,886	272,058	871,944	1.28	2029
2030	213,000	272,539	485,539	3.05	536,856	272,539	809,395	1.38	2030
2031	237,000	272,767	509,767	2.90	555,644	272,767	828,410	1.35	2031
2032	210,750	272,714	483,464	3.06	529,151	272,714	801,865	1.39	2032
2033	229,775	272,359	502,134	2.95	547,781	272,359	820,140	1.36	2033
2034	228,775	271,700	500,475	2.96	541,306	271,700	813,006	1.37	2034
2035	242,575	275,650	518,225	2.85	554,581	275,650	830,231	1.34	2035
2036	270,275	274,167	544,442	2.72	496,110	274,167	770,277	1.45	2036
2037	272,075	272,291	544,366	2.72	502,335	272,291	774,626	1.44	2037
2038	283,275	274,936	558,211	2.65	387,635	274,936	662,571	1.68	2038
2039	283,772	271,850	555,622	2.66	391,082	271,850	662,932	1.68	2039
2040	278,866	272,975	551,841	2.68	278,866	272,975	551,841	2.02	2040
2041	278,550	273,493	552,043	2.68	278,550	273,493	552,043	2.02	2041
2042	272,819	273,440	546,259	2.71	272,819	273,440	546,259	2.04	2042
2043	95,600	272,808	368,408	4.02	95,600	272,808	368,408	3.03	2043
2044	96,900	276,404	373,304	3.96	96,900	276,404	373,304	2.99	2044
2045	0	274,279	274,279	5.39	0	274,279	274,279	4.07	2045
2046		276,548	276,548	5.35		276,548	276,548	4.04	2046
Total	4,346,631	5,443,227	9,789,858		8,436,942	5,443,227	13,880,169		Total

Notes:

1. Net revenues for all in coverage excludes PILOT.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND
ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO
EXCEED \$5,275,000 WATERWORKS AND SEWER SYSTEM
REVENUE BONDS, SERIES 2026B

WHEREAS, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City") owns and operates a Waterworks System (the "Waterworks System") and a Sewer System (the "Sewer System") which are operated for public purposes as separate public utilities by the City and which are hereby combined for the purposes of this financing (hereinafter, the City's Waterworks System and Sewer System shall be referred to collectively as the "System"); and

WHEREAS, under the provisions of Section 66.0621, Wisconsin Statutes (the "Act"), any municipality in the State of Wisconsin may, by action of its governing body, provide funds for extending, adding to and improving a public utility from the proceeds of bonds, which bonds are payable only from the income and revenues of such utility and are secured by a pledge of the revenues of the utility; and

WHEREAS, pursuant to a resolution adopted on November 17, 2009 which was amended pursuant to a resolution adopted on April 19, 2022 (collectively, the "2009 Resolution"), the City issued its Waterworks and Sewer System Revenue Bonds, Series 2009, dated December 9, 2009 (the "2009 Bonds"), which 2009 Bonds are payable from the Revenues (defined herein) of the System; and

WHEREAS, pursuant to a resolution adopted on July 19, 2011 which was amended pursuant to a resolution adopted on April 19, 2022 (collectively, the "2011 Resolution"), the City issued its Waterworks and Sewer System Revenue Bonds, Series 2011, dated July 27, 2011 (the "2011 Bonds"), which 2011 Bonds are payable from the Revenues of the System on a parity with the 2009 Bonds; and

WHEREAS, pursuant to a resolution adopted on April 7, 2016 which was amended pursuant to a resolution adopted on April 19, 2022 (collectively, the "2016 Resolution"), the City issued its Waterworks and Sewer System Revenue Bonds, Series 2016, dated April 13, 2016 (the "2016 Bonds"), which 2016 Bonds are payable from the Revenues of the System on a parity with the 2009 Bonds and the 2011 Bonds; and

WHEREAS, pursuant to a resolution adopted on May 19, 2022 (the "2022 Resolution"), the City issued its Waterworks and Sewer System Revenue Bonds, Series 2022B, dated June 9, 2022 (the "2022 Bonds"), which 2022 Bonds are payable from the Revenues of the System on a parity with the 2009 Bonds, the 2011 Bonds and the 2016 Bonds; and

WHEREAS, pursuant to a resolution adopted on May 21, 2024 (the "2024 Resolution"), the City issued its Waterworks and Sewer System Revenue Bonds, Series 2024B, dated July 17, 2024 (the "2024 Bonds"), which 2024 Bonds are payable from the Revenues of the System on a parity with the 2009 Bonds, the 2011 Bonds, the 2016 Bonds and the 2022 Bonds (hereinafter the 2009 Bonds, the 2011 Bonds, the 2016 Bonds, the 2022 Bonds and the 2024 Bonds shall be referred to collectively as the "Prior Bonds");

WHEREAS, the City has determined that certain additions, improvements and extensions to the System (the "Project") are necessary to adequately supply the needs of the City and the residents thereof; and

WHEREAS, the 2009 Resolution, the 2011 Resolution, the 2016 Resolution, the 2022 Resolution and the 2024 Resolution (collectively, the "Prior Resolutions") permit the issuance of bonds payable from Revenues of the System on a parity with the Prior Bonds upon compliance with certain conditions and those conditions have been met; and

WHEREAS, it is necessary, desirable and in the best interests of the City to authorize and sell revenue bonds designated "Waterworks and Sewer System Revenue Bonds, Series 2026B" (the "Bonds") for such purposes payable solely from the Revenues of the System, which Bonds are to be authorized and issued pursuant to the provisions of Section 66.0621, Wisconsin Statutes, on a parity with the Prior Bonds; and

WHEREAS, other than the Prior Bonds, the City has no bonds or obligations outstanding which are payable from the Revenues of the System; and

WHEREAS, it is the finding of the City Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell the Bonds at public sale and to obtain bids for the purchase of the Bonds; and

WHEREAS, in order to facilitate the sale of the Bonds in a timely manner, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Manager or Director of Finance and Administrative Services (each, an "Authorized Officer") the authority to accept on behalf of the City the bid for the Bonds that results in the lowest true interest cost for the Bonds (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City that:

Section 1A. Authorization and Sale of the Bonds; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 66.0621, Wisconsin Statutes, the principal sum of not to exceed FIVE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$5,275,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 18 of this Resolution, the City Manager and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on behalf of and in the name of the City, Bonds aggregating the principal amount of not to exceed FIVE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$5,275,000). The purchase price to be paid to the City for the Bonds shall not be less than 98.75% of the principal amount of the Bonds.

Section 1B. Terms of the Bonds. The Bonds shall be designated "Waterworks and Sewer System Revenue Bonds, Series 2026B"; shall be issued in the aggregate principal amount

of up to \$5,275,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that (i) the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to \$75,000 per maturity or mandatory redemption amount and (ii) the aggregate principal amount of the Bonds shall not exceed \$5,275,000. The schedule below assumes the Bonds are issued in the aggregate principal amount of \$5,275,000.

<u>Date</u>	<u>Principal Amount</u>
05-01-2027	\$ 80,000
05-01-2028	190,000
05-01-2029	195,000
05-01-2030	200,000
05-01-2031	210,000
05-01-2032	215,000
05-01-2033	225,000
05-01-2034	230,000
05-01-2035	245,000
05-01-2036	250,000
05-01-2037	260,000
05-01-2038	275,000
05-01-2039	285,000
05-01-2040	295,000
05-01-2041	310,000
05-01-2042	325,000
05-01-2043	340,000
05-01-2044	365,000
05-01-2045	380,000
05-01-2046	400,000

Interest shall be payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2027. The true interest cost on the Bonds (computed taking the Purchaser's compensation into account) shall not exceed 4.58%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

The Bonds shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Bonds shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

The schedule of principal and interest will be found to be such that the amount of annual debt service payments is reasonable in accordance with prudent municipal utility practices by the Authorized Officer.

Section 1C. Security for the Bonds. The Bonds, together with interest thereon, shall not constitute an indebtedness of the City nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Debt Service Fund provided for in Section 4A herein, and shall be a valid claim of the registered owner or owners thereof only against the Debt Service Fund and the Revenues of the System pledged to such fund, on a parity with the pledge granted to the owners of the Prior Bonds. Sufficient Revenues are hereby pledged to said Debt Service Fund, and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Prior Bonds, the Bonds and any Parity Bonds as the same becomes due.

Section 2. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 3. Definitions. In addition to the words defined elsewhere in this Resolution, the following words shall have the following meanings unless the context or use indicates another or different meaning or intent:

"Annual Debt Service Requirement" means the total amount of principal and interest due in any Bond Year on the Bonds, the Prior Bonds and Parity Bonds (whether the principal is due by maturity or mandatory redemption).

"Bond Year" means the one-year period ending on a principal payment date or mandatory redemption date for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended.

"DTC" means The Depository Trust Company, New York, New York, or any successor securities depository for the City with respect to the Bonds.

"Fiscal Year" means the fiscal year adopted by the City for the System, which is currently the calendar year.

"Net Revenues" means the Revenues minus all Operation and Maintenance Expenses of the System.

"Operation and Maintenance Expenses" or "Current Expenses" means the reasonable and necessary costs of operating, maintaining, administering and repairing the System, including salaries, wages, costs of materials and supplies, insurance and audits, but excluding depreciation, debt service, tax equivalents and capital expenditures.

"Parity Bonds" means additional bonds or obligations issued on a parity as to pledge and lien with the Bonds in accordance with the provisions of Section 7 of this Resolution.

"Reserve Requirement" means an amount, determined as of the date of issuance of the Bonds, equal to the least of (a) the amount required to be on deposit in the Reserve Account prior to the issuance of the Bonds, plus the amount permitted to be deposited therein from proceeds of the Bonds pursuant to section 148(d)(1) of the Code and Regulations; (b) the maximum annual debt service on the 2022 Bonds, the 2024 Bonds and the Bonds in any Bond Year; and (c) 125% of average annual debt service on the 2022 Bonds, the 2024 Bonds and the Bonds; provided,

however, that on an ongoing basis it shall never exceed the remaining maximum annual principal and interest due on the outstanding obligations secured by the Reserve Account in any Bond Year. If Parity Bonds which are to be secured by the Reserve Account are issued, the Reserve Requirement shall mean an amount, determined as of the date of issuance of the Parity Bonds, equal to the least of (a) the amount required to be on deposit in the Reserve Account prior to the issuance of such Parity Bonds, plus the amount permitted to be deposited therein pursuant to Section 148(d)(1) of the Code and Regulations; (b) the maximum annual debt service on outstanding obligations secured by the Reserve Account and the Parity Bonds to be issued in any Bond Year; and (c) 125% of average annual debt service on the outstanding obligations secured by the Reserve Account and the Parity Bonds to be issued; provided, however, that on an ongoing basis it shall never exceed the remaining maximum annual principal and interest due on the Parity Bonds to be issued and the outstanding obligations secured by the Reserve Account in any Bond Year.

"Regulations" means the Regulations of the Commissioner of Internal Revenue under the Code.

"Revenues" or "Gross Earnings" means the gross earnings of the System, including earnings of the System derived from waterworks and sewer charges imposed by the City, all payments to the City under any service agreements between the City and any contract users of the System, and any other monies received from any source including all rentals and fees, any special assessments levied and collected in connection with the projects financed by the Bonds and the Prior Bonds and any monies appropriated by the City Council to the System pursuant to Section 5 herein.

"System" means the entire Waterworks System and Sewer System of the City specifically including that portion of the Project owned by the City and including all property of every nature now or hereafter owned by the City for: (i) the collection, treatment, storage and distribution of water; and (ii) the collection, transmission, treatment, storage, metering and disposal of domestic, industrial and public sewerage and waste, including all improvements and extensions thereto made by the City while any of the Prior Bonds, the Bonds and Parity Bonds remain outstanding, including all real and personal property of every nature comprising part of or used or useful in connection with such Waterworks System, and Sewer System and including all appurtenances, contracts, leases, franchises, and other intangibles.

Section 4A. Income and Revenue Funds. In accordance with the Act, for the purpose of the application and proper allocation of the Revenues of the System, and to secure the payment of the principal of and interest on the Bonds, Prior Bonds and Parity Bonds, certain funds which were created and established by a resolution adopted on November 20, 1990, continued by the Prior Resolutions, and are hereby further continued and shall be used solely for the following respective purposes:

- (a) Sewer System and Waterworks System Revenue Fund (the "Revenue Fund"), into which shall be deposited as received the Gross Earnings of the System, which money shall then be divided among the Operation and Maintenance Fund, the Debt Service Fund, the Reserve Account, the Depreciation Fund and the Surplus Fund in the amounts and in the manner set forth in Section 4B hereof and used for the purposes described below.

(b) Sewer System and Waterworks System Operation and Maintenance Fund (the "Operation and Maintenance Fund"), which shall be used for the payment of Current Expenses.

(c) Sewer System and Waterworks System Revenue Bond and Interest Special Redemption Fund (the "Debt Service Fund"), which shall be used for the payment of the principal of, premium, if any, and interest on the Bonds, the Prior Bonds and Parity Bonds as the same becomes due.

(d) Reserve Account (the "Reserve Account"), which is hereby continued within the Debt Service Fund and which shall be used for the payment of the principal and interest on the 2022 Bonds, the 2024 Bonds, the Bonds and any Parity Bonds secured by the Reserve Account at any time when there shall be insufficient money in the Debt Service Fund for said purpose. The Reserve Account does not secure the principal of or interest on the 2009 Bonds, the 2011 Bonds or the 2016 Bonds, and moneys in the Reserve Account shall under no circumstances be used to pay principal of or interest on the 2009 Bonds, the 2011 Bonds or the 2016 Bonds.

(e) Waterworks System and Sewer System Depreciation Fund (the "Depreciation Fund"), which shall be used to provide a proper and adequate depreciation account for the System. Money in the Depreciation Fund shall be available and shall be used whenever necessary to restore any deficiency in the Debt Service Fund or the Reserve Account.

(f) Waterworks System and Sewer System Surplus Fund (the "Surplus Fund"), which shall first be used when necessary to meet requirements of the Operation and Maintenance Fund including the one month reserve, the Debt Service Fund including the Reserve Account, and the Depreciation Fund. Any money then remaining in the Surplus Fund at the end of any Fiscal Year may be used only as permitted and in the order specified in Section 66.0811(2), Wisconsin Statutes. Money thereafter remaining in the Surplus Fund may be transferred to any of the funds or accounts continued by this section.

Section 4B. Application of Revenues. After the delivery of the Bonds, the Gross Earnings of the System shall be deposited as collected in the Revenue Fund and shall be transferred monthly to the funds listed below in the following order of priority and in the manner set forth below:

(a) to the Operation and Maintenance Fund, in an amount equal to the estimated Current Expenses for such month and, if not needed to remedy any deficiency in the Debt Service Fund for the following month (after giving effect to available amounts in said Fund from prior deposits);

(b) to the Debt Service Fund, an amount equal to one-sixth (1/6) of the next installment of interest coming due on the Bonds, the Prior Bonds and any Parity Bonds then outstanding and an amount equal to one-twelfth (1/12) of the installment of principal of the Bonds, the Prior Bonds and any Parity Bonds

coming due during such Bond Year (after giving effect to available amounts in said Fund from accrued interest, any premium or any other source);

(c) to the Reserve Account, only at such times that the amount on deposit is not equal to the Reserve Requirement, an amount equal to one-twelfth of the Reserve Requirement until the amount accumulated in the Reserve Account (after giving effect to amounts on deposit or in the Reserve Account, from any investment earnings or any other source) equals the Reserve Requirement;

(d) to the Depreciation Fund an amount determined by the City Council to be sufficient to provide a proper and adequate depreciation account for the System; and

(e) to the Surplus Fund, any amount remaining in the Revenue Fund after the monthly transfers required above have been completed.

Transfers from the Revenue Fund to the Operation and Maintenance Fund, the Debt Service Fund, the Reserve Account, the Depreciation Fund and the Surplus Fund shall be made monthly not later than the tenth day of each month, and such transfer shall be applicable to monies on deposit in the Revenue Fund as of the last day of the month preceding. Any other transfers and deposits to any fund required or permitted by subsection (a) through (e) of this Section, except transfers or deposits which are required to be made immediately or annually, shall be made on or before the tenth day of the month. Any transfer or deposit required to be made at the end of any Fiscal Year shall be made within sixty (60) days after the close of such Fiscal Year. If the tenth day of any month shall fall on a day other than a business day, such transfer or deposit shall be made on the next succeeding business day.

It is the express intent and determination of the City Council that the amounts transferred from the Revenue Fund and deposited in the Debt Service Fund (including the Reserve Account) shall be sufficient in any event to pay principal of and interest on the Bonds, the Prior Bonds and any Parity Bonds and to meet the Reserve Requirement, and the City Treasurer shall each Fiscal Year deposit at least sufficient Revenues in the Debt Service Fund to pay promptly all principal and interest falling due on the Prior Bonds, the Bonds and Parity Bonds and to meet the Reserve Requirement.

The Debt Service Fund shall be kept apart from monies in the other funds and accounts of the City. The Debt Service Fund shall be used for no purpose other than the prompt payment of principal of and interest on the Prior Bonds, the Bonds and any Parity Bonds. The minimum amounts to be so deposited for debt service on the Bonds, in addition to all amounts to be deposited to pay debt service on the Prior Bonds, are set forth on the Schedule.

It is the intent of the City that at all times the Reserve Account constitutes a "reasonably required reserve fund" under Section 148 of the Code and any applicable Regulations.

The Operation and Maintenance Fund and the Depreciation Fund shall be deposited as received in public depositories to be selected by the City Council in the manner required by Chapter 34 of the Wisconsin Statutes and may be invested in legal investments subject to the provisions of Section 66.0603(1m), Wisconsin Statutes.

The Debt Service Fund shall be used for no purpose other than the payment of interest upon and principal of the Prior Bonds, the Bonds and Parity Bonds promptly as the same become due and payable or to pay redemption premiums. All money in the Debt Service Fund shall be deposited in a special account and invested in legal investments subject to Section 66.0603(1m), Wisconsin Statutes, and the monthly payments required to be made to the Debt Service Fund shall be made directly to such account.

Funds in the Debt Service Fund in excess of the minimum amounts required to be paid therein plus reserve requirements may be transferred to the Surplus Fund.

Section 5. Service to the City. The reasonable cost and value of any service rendered to the City by the System by furnishing services for public purposes shall be charged against the City and shall be paid by it in monthly installments as the service accrues, out of the current revenues of the City collected or in the process of collection, exclusive of the revenues derived from the System, and out of the tax levy of the City made by it to raise money to meet its necessary current expenses. It is hereby found and determined that the reasonable cost and value of such service to the City in each year shall be in an amount which, together with Revenues of the System, will produce Net Revenues equivalent to not less than 1.20 times the Annual Debt Service Requirement. Such compensation for such service rendered to the City shall, in the manner provided hereinabove, be paid into the separate and special funds described in Section 4A of this Resolution. However, such payment is subject to (a) annual appropriations by the City Council therefor, (b) approval of the Wisconsin Public Service Commission, or successors to its function, if necessary, and (c) applicable levy limits, if any; and neither this Resolution nor such payment shall be construed as constituting an obligation of the City to make any such appropriation over and above the reasonable cost and value of services rendered to the City and its inhabitants or to make any subsequent payment over and above such reasonable cost and value.

Section 6. Operation of System; City Covenants. It is covenanted and agreed by the City with the owner or owners of the Bonds, and each of them, that:

(a) The City will faithfully and punctually perform all duties with reference to the System required by the Constitution and Statutes of the State of Wisconsin, including the making and collecting of reasonable and sufficient rates lawfully established for services rendered by the System, and will collect and segregate the Revenues of the System and apply them to the respective funds and accounts described hereinabove;

(b) The City will not sell, lease, or in any manner dispose of the System, including any part thereof or any additions, extensions, or improvements that may be made part thereto, except that the City shall have the right to sell, lease or otherwise dispose of any property of the System found by the City Council to be neither necessary nor useful in the operation of the System, provided the proceeds received from such sale, lease or disposal shall be paid into the Debt Service Fund, or applied to the acquisition or construction of capital facilities for use in the normal operation of the System, and such payment shall not reduce the amounts otherwise required to be paid into the Debt Service Fund;

(c) The City will cause the Project to be completed as expeditiously as reasonably possible;

(d) The City will pay or cause to be paid all lawful taxes, assessments, governmental charges, and claims for labor, materials or supplies which if unpaid could become a lien upon the System or its Revenues or could impair the security of the Bonds;

(e) The City will maintain in reasonably good condition and operate the System, and will establish, charge and collect such lawfully established rates and charges for the service rendered by the System, so that in each Fiscal Year Net Revenues shall not be less than 120% of the Annual Debt Service Requirement, and so that the Revenues of the System herein agreed to be set aside to provide for the payment of the Bonds, the Prior Bonds and Parity Bonds and the interest thereon as the same becomes due and payable, and to meet the Reserve Requirement, will be sufficient for those purposes;

(f) The City will prepare a budget not less than sixty days prior to the end of each Fiscal Year and, in the event such budget indicates that the Net Revenues for each Fiscal Year will not exceed the Annual Debt Service Requirement for each corresponding Fiscal Year by the proportion stated hereunder, will take any and all steps permitted by law to increase rates so that the aforementioned proportion of Net Revenues to the Annual Debt Service Requirement shall be accomplished as promptly as possible;

(g) The City will keep proper books and accounts relative to the System separate from all other records of the City and will cause such books and accounts to be audited annually by a recognized independent firm of certified public accountants including a balance sheet and a profit and loss statement of the System as certified by such accountants. There may be separate audits for the Waterworks System and the Sewer System. Each such audit, in addition to whatever matters may be thought proper by the accountants to be included therein shall include the following: (1) a statement in detail of the income and expenditures of the System for the Fiscal Year; (2) a statement of the Net Revenues of the System for such Fiscal Year; (3) a balance sheet as of the end of such Fiscal Year; (4) the accountants' comment regarding the manner in which the City has carried out the requirements of this Resolution and the accountants' recommendations for any changes or improvements in the operation of the System; (5) the number of connections to the System at the end of the Fiscal Year, for each user classification (i.e., residential, commercial, public and industrial); (6) a list of the insurance policies in force at the end of the Fiscal Year setting out as to each policy the amount of the policy, the risks covered, the name of the insurer, and the expiration date of the policy; and (7) the volume of water used as the basis for computing the service charge; and

(h) So long as any of the Bonds are outstanding the City will carry for the benefit of the owners of the Bonds insurance of the kinds and in the amounts normally carried by private companies or other public bodies engaged in the operation of similar systems. All money received for loss of use and occupancy shall be considered Revenue of the System payable into the separate funds and accounts named in Section 4A of this Resolution. All money received for losses under any casualty policies shall be used in repairing the damage or in replacing the property destroyed provided that if the City Council shall find it is inadvisable to repair such damage or replace such property and that the operation of the System has not been impaired thereby, such money shall be deposited in the Debt Service Fund, but in that event such payments shall not reduce the amounts otherwise required to be paid into the Debt Service Fund.

Section 7. Additional Bonds. The Bonds are issued on a parity with the Prior Bonds. No bonds or obligations payable out of the Revenues of the System may be issued in such manner as

to enjoy priority over the Bonds. Additional obligations may be issued if their lien and pledge is junior and subordinate to that of the Bonds. Parity Bonds may be issued only if all of the following conditions are met:

a. Either:

(1) The Net Revenues for the last completed Fiscal Year preceding the issuance of such additional obligations must have been at least equal to 1.20 times the average combined annual interest and principal requirements on all bonds then outstanding and payable from the Revenues of the System (other than any bonds being refunded), and the obligations so proposed to be issued for any succeeding Fiscal Year in which there shall be a principal maturity on such outstanding bonds; provided, however, that if prior to the authorization of such additional obligations the City shall have adopted and put into effect a revised schedule of rates, then the Net Revenues of the System for the last completed Fiscal Year for purposes of such computation shall include such additional Revenues as a registered municipal advisor, consulting engineer, the Wisconsin Public Service Commission or an independent certified public accountant employed for that purpose, may calculate would have accrued during the prior Fiscal Year had the new rates been in effect during that Fiscal Year; or

(2) A registered municipal advisor, certified public accountant or consulting professional engineer provides a certificate setting forth for each of the three Fiscal Years commencing with the Fiscal Year following that in which the projects financed by such additional obligations are to be completed, the projected Net Revenues and the maximum annual interest and principal requirements on all bonds outstanding payable from the Net Revenues of the System and on the obligations then to be issued (the "Maximum Annual Debt Service Requirement"); and demonstrating that for each such Fiscal Year the projected Net Revenues will be in an amount not less than 120% of such Maximum Annual Debt Service Requirement.

b. The payments required to be made into the funds enumerated in Section 4A of this Resolution (including the Reserve Account, but not the Surplus Fund) must have been made in full.

c. The additional bonds must have principal falling due on May 1 and interest falling due on May 1 and November 1 of each year.

d. If the Parity Bonds are to be secured by the Reserve Account, the amount on deposit in the Reserve Account must be increased to an amount equal to the Reserve Requirement applicable upon the issuance of Parity Bonds as defined in Section 3 of this Resolution.

e. The proceeds of the additional bonds must be used only for the purpose of providing additions, extensions or improvements to the System, or to refund obligations issued for such purpose.

While the Prior Bonds are outstanding, unless waived by the registered owners of the Prior Bonds, the City must also meet the additional bonds test set forth in the Prior Resolutions prior to the issuance of Parity Bonds.

Section 8. Application of Bond Proceeds. All accrued interest, if any, received from the sale of the Bonds shall be deposited into the Debt Service Fund. An amount of proceeds of the

Bonds needed to make the balance in the Reserve Account equal to the Reserve Requirement shall be deposited in the Reserve Account. The balance of the proceeds, less the expenses incurred in authorizing, issuing and delivering the Bonds, shall be deposited in a special fund designated as "Waterworks and Sewer System Improvement Fund." Said special fund shall be adequately secured and used solely for the purpose of meeting costs of extending, adding to and improving the System, as described in the preamble hereof. The balance remaining in said Waterworks and Sewer System Improvement Fund after paying said costs shall be transferred to the Debt Service Fund for use in payment of principal of and interest on the Bonds.

Section 9. Amendment to Resolution. After the issuance of any of the Bonds, no change or alteration of any kind in the provisions of this Resolution may be made until all of the Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except:

a. The City may, from time to time, amend this Resolution without the consent of any of the owners of the Bonds, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and

b. This Resolution may be amended, in any respect, with the written consent of the owners of not less than two-thirds of the principal amount of the Bonds then outstanding, exclusive of Bonds held by the City; provided, however, that no amendment shall permit any change in the pledge of Revenues derived from the System, or in the maturity of any Bond issued hereunder, or a reduction in the rate of interest on any Bond, or in the amount of the principal obligation thereof, or in the amount of the redemption premium payable in the case of redemption thereof, or change the terms upon which the Bonds may be redeemed or make any other modification in the terms of the payment of such principal or interest without the written consent of the owner of each such Bond to which the change is applicable.

Section 10. Defeasance. When all Bonds have been discharged, all pledges, liens, covenants and other rights granted to the owners thereof by this Resolution shall cease. The City may discharge all Bonds due on any date by depositing into a special account on or before that date a sum sufficient to pay the same in full; or if any Bonds should not be paid when due, it may nevertheless be discharged by depositing into a special account a sum sufficient to pay it in full with interest accrued from the due date to the date of such deposit. The City, at its option, may also discharge all Bonds called for redemption on any date when they are prepayable according to their terms, by depositing into a special account on or before that date a sum sufficient to pay them in full, with the required redemption premium, if any, provided that notice of redemption has been duly given as required by this Resolution. The City, at its option, may also discharge all Bonds of said issue at any time by irrevocably depositing in escrow with a suitable bank or trust company a sum of cash and/or bonds or securities issued or guaranteed as to principal and interest of the U.S. Government, or of a commission, board or other instrumentality of the U.S. Government, maturing on the dates and bearing interest at the rates required to provide funds sufficient to pay when due the interest to accrue on each of said Bonds to its maturity or, at the City's option, if said Bond is prepayable to any prior date upon which it may be called for redemption, and to pay and redeem the principal amount of each such Bond at maturity, or at the City's option, if said Bond is prepayable, at its earliest redemption date, with the premium required for such redemption, if any, provided that notice of the redemption of all prepayable Bonds on such date has been duly given or provided for. Upon such payment or deposit, in the amount and manner provided by this Section, all liability of

the City with respect to the Bonds shall cease, terminate and be completely discharged, and the owners thereof shall be entitled only to payment out of the money so deposited.

Section 11. Investments and Arbitrage. Monies accumulated in any of the funds and accounts referred to in Sections 4A and 8 hereof which are not immediately needed for the respective purposes thereof, may be invested in legal investments subject to the provisions of Sec. 66.0603(1m), Wisconsin Statutes, until needed. All income derived from such investments shall be credited to the fund or account from which the investment was made; provided, however, that at any time that the Reserve Requirement is on deposit in the Reserve Account, any income derived from investment of the Reserve Account shall be deposited into the Debt Service Fund and used to pay principal and interest on the Bonds. A separate banking account is not required for each of the funds and accounts established under this Resolution; however, the monies in each fund or account shall be accounted for separately by the City and used only for the respective purposes thereof. The proceeds of the Bonds shall be used solely for the purposes for which they are issued but may be temporarily invested until needed in legal investments. No such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations.

An officer of the City, charged with the responsibility for issuing the Bonds, shall, on the basis of the facts, estimates and circumstances in existence on the date of closing, make such certifications as are necessary to permit the conclusion that the Bonds are not "arbitrage bonds" under Section 148 of the Code or the Regulations.

Section 12. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the City and the owner or owners of the Bonds, and after issuance of any of the Bonds no change or alteration of any kind in the provisions of this Resolution may be made, except as provided in Section 10, until all of the Bonds have been paid in full as to both principal and interest. The owner or owners of any of the Bonds shall have the right in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce such owner's or owners' rights against the City, the governing body thereof, and any and all officers and agents thereof including, but without limitation, the right to require the City, its governing body and any other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in this Resolution.

Section 13. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 14. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67/10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the City Manager and the City Clerk or other appropriate officers of the City to enter a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal

Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Bonds.

Section 15. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Manager and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the City Manager and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 16. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 17. Compliance with Federal Tax Laws. (a) The City represents and covenants that the Project and the ownership, management and use of the Project will not cause the Bonds to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

The foregoing covenants shall remain in full force and effect, notwithstanding the defeasance of the Bonds, until the date on which all of the Bonds have been paid in full.

Section 18. Condition on Issuance and Sale of the Bonds. The issuance of the Bonds and the sale of the Bonds to the Purchaser is subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates, first interest payment date and purchase price for the Bonds, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Bonds shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Bonds to the Purchaser.

Section 19. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 20. Official Statement. The City Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the closing of the Bonds, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 21. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the City Manager and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 22. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct

statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 23. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The City Manager and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the City Manager and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 24. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the City Manager and City Clerk, authenticated, if required, by the Fiscal Agent, sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 25. Conflicting Ordinances or Resolutions. All prior ordinances, resolutions (other than the Prior Resolutions), rules, or orders, or parts thereof heretofore enacted, adopted or entered, in conflict with the provisions of this Resolution, are hereby repealed and this Resolution shall be in effect from and after its passage. In case of any conflict between this Resolution and the Prior Resolutions, then the Prior Resolutions shall control so long as any bonds authorized by the Prior Resolutions are outstanding.

Adopted, approved and recorded May 19, 2026.

Patrick Singer
Council President

ATTEST:

Heather Boehm
City Clerk

(SEAL)

EXHIBIT A

Approving Certificate

(See Attached)

APPROVING CERTIFICATE

The undersigned [City Manager] or [Director of Finance and Administrative Services] of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City"), hereby certify that:

1. Resolution. On May 19, 2026, the City Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$5,275,000 Waterworks and Sewer System Revenue Bonds, Series 2026B of the City (the "Bonds") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Bonds, and to determine the details for the Bonds within the parameters established by the Resolution.

2. Proposal; Terms of the Bonds. On the date hereof, the Bonds were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Bonds in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Bonds shall be issued in the aggregate principal amount of \$_____, which is not more than the \$5,275,000 approved by the Resolution, and shall mature on May 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Bonds is not more than \$75,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
05-01-2027	\$ 80,000	\$ _____
05-01-2028	190,000	_____
05-01-2029	195,000	_____
05-01-2030	200,000	_____
05-01-2031	210,000	_____
05-01-2032	215,000	_____
05-01-2033	225,000	_____
05-01-2034	230,000	_____
05-01-2035	245,000	_____
05-01-2036	250,000	_____
05-01-2037	260,000	_____
05-01-2038	275,000	_____
05-01-2039	285,000	_____

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
05-01-2040	\$ 295,000	\$ _____
05-01-2041	310,000	_____
05-01-2042	325,000	_____
05-01-2043	340,000	_____
05-01-2044	365,000	_____
05-01-2045	380,000	_____
05-01-2046	400,000	_____

The true interest cost on the Bonds (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 4.58%, as required by the Resolution.

3. Purchase Price of the Bonds. The Bonds shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$ _____, plus accrued interest, if any, to the date of delivery of the Bonds, which is not less than 98.75% of the principal amount of the Bonds, as required by the Resolution.

4. Redemption Provisions of the Bonds. The Bonds maturing on May 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on May 1, _____ or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Bonds are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. Preliminary Official Statement. The Preliminary Official Statement with respect to the Bonds is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

6. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Bonds and the debt service schedule attached hereto as Schedule IV is found to be such that the amount of annual debt service payments is reasonable in accordance with prudent municipal utility practices, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2026 pursuant to the authority delegated to me in the Resolution.

John Weidl
City Manager

OR

Rachelle Blich
Director of Finance and Administrative Services

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP]

Mandatory Redemption Provision

The Bonds due on May 1, ____, ____, and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from special redemption fund deposits which are required to be made in amounts sufficient to redeem on May 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on May 1, 20

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on May 1, 20

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on May 1, 20

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on May 1, 20

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)]

EXHIBIT B

(Form of Bond)

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
	WALWORTH AND JEFFERSON COUNTIES	
NO. R-____	CITY OF WHITEWATER	\$_____
	WATERWORKS AND SEWER SYSTEM REVENUE BOND, SERIES 2026B	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
May 1, _____	July 15, 2026	_____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

The Bonds maturing on May 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on May 1, _____ or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

This Bond is one of an issue aggregating \$_____, issued for the purpose of paying the cost of additions, improvements and extensions to the City's Waterworks System and Sewer System, pursuant to Article XI, Section 3, of the Wisconsin Constitution, Section 66.0621, Wisconsin Statutes, acts supplementary thereto and a Resolution adopted May 19, 2026, and entitled: "Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,275,000 Waterworks and Sewer System Revenue Bonds, Series 2026B", as supplemented by an Approving Certificate, dated _____, 2026 (collectively, the "Resolution") and is payable only from the income and revenues of said Waterworks System and Sewer System. Such revenues have been set aside and pledged as a special fund for that purpose and identified as "Debt Service Fund", continued by the Resolution. The Bonds are issued on a parity with the City's Waterworks and Sewer System Revenue Bonds, Series 2009, dated December 9, 2009, Waterworks and Sewer System Revenue Bonds, Series 2011, dated July 27, 2011, Waterworks and Sewer System Revenue Bonds, Series 2016, dated April 13, 2016, Waterworks and Sewer System Revenue Bonds, Series 2022B, dated June 9, 2022 and Waterworks and Sewer System Revenue Bonds, Series 2024B, dated July 17, 2024. This Bond does not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or provision.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

It is hereby certified, recited and declared that all conditions, things and acts required by law to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in due time, form and manner as required by law; and that sufficient of the income and revenue to be received by said City from the operation of its Waterworks System and Sewer System has been pledged to and will be set aside into a special fund for the payment of the principal of and interest on this Bond.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

IN WITNESS WHEREOF, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified City Manager and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF WHITEWATER
WALWORTH AND JEFFERSON COUNTIES,
WISCONSIN

By: _____
John Weidl
City Manager

(SEAL)

By: _____
Heather Boehm
City Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned Resolution of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

MEMORANDUM

To: Common Council

From: Becky Magestro, Chief of Staff

Date: 4/1/26

Subject: Equal Opportunities Commission Review and Recommendation

Following discussions at the conclusion of our last meeting, as well as a subsequent meeting with Council Representative Orin Smith, we took the opportunity to review the history, activities, and overall impact of the Equal Opportunities Commission.

Through this review, it appears that the commission has had limited measurable outcomes over time. The primary completed effort has been the development of a community flyer. While additional ideas have been introduced—such as the Sister City initiative, which was discussed on more than one occasion, these efforts have not advanced beyond the early stages, largely due to challenges in maintaining momentum, contacts, or necessary information.

We recommend that the Equal Opportunities Commission be dissolved. Based on its limited outcomes and lack of sustained progress, we believe it is appropriate at this time to discontinue the commission and consider other approaches in the future, if needed.

We offer this recommendation for the Council's thoughtful consideration and welcome any discussion on how best to move forward.

AN ORDINANCE REPEALING CHAPTER 2.44 EQUAL OPPORTUNITIES COMMISSION AND CREATING SUBSECTION 7.04.060(C) PROHIBITED DISCRIMINATORY PRACTICES

WHEREAS, the Common Council reviewed a staff report on repealing the Equal Opportunities Commission at its May 5, 2026 council meeting; and,

WHEREAS, the Equal Opportunities Commission has had little measurable outcomes over its history, with the most significant being the creation of a community flyer; and,

WHEREAS, a portion of Chapter 2.44 defines prohibited discriminatory practices which the City desires to maintain within its Ethics Code; and,

WHEREAS, Section 7.04.060 Fair and Equal Treatment is part of the City’s Ethics Code and requires equal treatment for all citizens.

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Whitewater Municipal Code Chapter 2.44 is hereby repealed.

SECTION 2: Whitewater Municipal Code subparagraph 7.04.060(C) is hereby created to read as follows:

7.04.060(C) It shall be a prohibited discriminatory practice for the City of Whitewater, or its officers or employees to do any of the following:

(1) To refuse to furnish services or facilities, whether ordinarily provided pursuant to legal duty or local custom, when such refusal is based to any degree on consideration of age, race, creed, color, disability, marital status, gender (or gender identity), national origin, ancestry, sexual orientation or military service.

(2) To aid or perpetuate discrimination against such individuals by funding an agency, organization, or person that discriminates on the basis of age, race, creed, color, disability, marital status, gender (or gender identity), national origin, ancestry, sexual orientation or military service while directly providing City of Whitewater services or facility use opportunities.

SECTION 3: All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

ORDINANCE NO. 2026-O-12

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Artsmith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Gavin Kelleher								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Holding CC meetings in the Community
Staff Contact (name, email, phone):	Heather Boehm, hboehm@whitewater-wi.gov , 262-473-0102

BACKGROUND

(Enter the who, what when, where, why)

August 6, 2024, Common Council meeting, Council decided to have a meeting twice a year on UW Whitewater Campus, the second meeting in February and the second meeting in September. The goals were to encourage engagement with students and faculty, strengthen community relations and encourage youth involvement.

September 17, 2024, The first Council meeting since Covid took place at the UW-Whitewater's University Center.

October 7, 2025, Council voted to have the second meeting in February on the WUSD campus and the second meeting in September on UWW Campus.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

February 17, 2026, Common Council held their first meeting on WUSD Campus in the Library. No students or faculty were present.

At the April 21, 2026, Council meeting, Councilmember Artsmith inquired about holding Council meetings elsewhere in the Community

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

N/A



March 27, 2026

City of Whitewater
Office of Neighborhood Services
312 W. Whitewater, WI 53190

RE: Property: Twin Oaks Mobile Home Park

To whom it may concern:

Please be advised that InCorp Services, Inc. is merely the Registered Agent for an entity to accept service of process documents on the entity's behalf and forward these to them. InCorp Services, Inc. has no involvement, knowledge, or association with the entities, their business operations, or their properties. Moreover, we do not have any ownership of the subject property in this notice.

We will need the exact name of the entity to be specified and have the document itself re-addressed with the correct entity name. We apologize, but we are unable to interpret and forward to the entity you intend to serve this document for with the way it is currently addressed.

We are returning to sender (yourself) the document per these reasons I have listed above. Thank you.

Regards,

Rosa Salinas
InCorp Services, Inc.– Service of Process Dept.
Toll Free: 800-246-2677



www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

[INITIAL LETTER]

March 9, 2026

INCORP SERVICES, INC.
100 WILBURN RD
STE 100
SUN PRAIRIE , WI 53590-1478

Dear Property Owner,

This letter serves to inform you that, as the owner of the **Twin Oaks Mobile Home Park**, you are responsible for complying with all applicable ordinance requirements. A copy of the applicable ordinance is enclosed for your review.

As part of these requirements, the Mobile Home Park License expires on **May 1, 2026**. To maintain a valid license, please **fill out and submit the Mobile Home Park License Application through the City's online portal at www.whitewater-wi.gov**.


If you have any questions or need assistance with the application process, please contact our office at (262) 249-6701 or mcodeenforcement@gmail.com.

Right to Appeal:

Pursuant to Section 20.04.100 of the City of Whitewater Municipal Code, any person affected by any notice or order issued in connection with the enforcement of any provision of this section may request and shall be granted a hearing before the Common Council. Requests for such hearings must be filed with the City Clerk no later than five (5) business days from the date of the final notice of the order.

We appreciate your attention to this matter.

Sincerely,


Allison Schwark
Code Enforcement Officer
City of Whitewater

Enclosures



Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Twin Oaks Mobile Home Park License Renewal
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

(Enter the who, what when, where, why)

The City of Whitewater Code Enforcement Department has recently notified Twin Oaks Mobile Home Park of their upcoming Mobile Home License renewal deadline, which has now passed as of May 1, 2026. Management/Ownership of the mobile home park has transferred once again, and new management has failed to submit an application for renewal along with all applicable documents.

Per ordinance it is required that the City of Whitewater inspect the park prior to any license issuance, or renewal consideration, and all violations be corrected and remedied. An inspection of the property was completed, and as of April 30, 2026, 92 trailers were found to be in violation of several ordinances.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

In 2025 a renewal was granted by the City of Whitewater for one year, as specified by ordinance.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Review section 5.36.190, and impose the following per our ordinance: The failure to renew or to obtain a mobile home park license while a park is in operation is in violation of Wis. Stats. § 66.0435(2). A twenty percent per month fine of the regular fee shall be assessed against any person in violation of this section. The city administrator-clerk-treasurer will send by regular mail a notice of renewal thirty days prior to the renewal date. In the event of noncompliance after thirty days from the renewal date, a second notice shall be sent by registered mail. Failure to comply (i.e., payment of fine plus fee) after thirty days of the second notice mailing date, will require the dissolution of the mobile home park facility.
2. Review section 5.36.180 regarding revocation and consider taking the following action towards revocation:
Any license granted under this section may be revoked or suspended by the common council if the holder violates any provisions of this section, the building code of the city, or any local rule or regulation of the fire chief, health officer, or the Wisconsin Department of Health and Social Services.
Proceedings for revocation or suspension of a license shall be initiated upon a complaint filed with the city clerk, signed by any law enforcement officer, fire chief, health officer, or building inspector. The holder of the license shall receive written notice of a public hearing at least ten days

in advance and shall have the right to appear and be heard at the hearing regarding the revocation of the license. If the license is revoked or suspended by the council, the licensee may appeal the decision to the circuit court of Walworth County within twenty days of the revocation or suspension by filing a written notice of appeal with the city clerk and providing a surety bond to the city in the amount of five hundred dollars, guaranteeing the prosecution of the appeal and the payment of costs that may be adjudged against them.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Violation Notice
2. Application Reminder Letter



www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

[INITIAL LETTER]

March 9, 2026

INCORP SERVICES, INC.
100 WILBURN RD
STE 100
SUN PRAIRIE , WI 53590-1478

Dear Property Owner,

This letter serves to inform you that, as the owner of the **Twin Oaks Mobile Home Park**, you are responsible for complying with all applicable ordinance requirements. A copy of the applicable ordinance is enclosed for your review.

As part of these requirements, the Mobile Home Park License expires on **May 1, 2026**. To maintain a valid license, please **fill out and submit the Mobile Home Park License Application through the City's online portal at www.whitewater-wi.gov**.

If you have any questions or need assistance with the application process, please contact our office at (262) 249-6701 or mcodeenforcement@gmail.com.

Right to Appeal:

Pursuant to Section 20.04.100 of the City of Whitewater Municipal Code, any person affected by any notice or order issued in connection with the enforcement of any provision of this section may request and shall be granted a hearing before the Common Council. Requests for such hearings must be filed with the City Clerk no later than five (5) business days from the date of the final notice of the order.

We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Allison Schwark".

Allison Schwark
Code Enforcement Officer
City of Whitewater

Enclosures



www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

[INITIAL LETTER]

March 9, 2026

TWIN OAKS MHP
391 LAS COLINAS BLVD E
STE 130-909
IRVING , TX 75039

Dear Property Owner,

This letter serves to inform you that, as the owner of the **Twin Oaks Mobile Home Park**, you are responsible for complying with all applicable ordinance requirements. A copy of the applicable ordinance is enclosed for your review.

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We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Allison Schwark".

Allison Schwark
Code Enforcement Officer
City of Whitewater

Enclosures



www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

[INITIAL LETTER]

April 30, 2026

TWIN OAKS WI LLC
169 MADISON AVE STE 38115
NEW YORK, NY 10016

Tax Key: 292-0515-3223-000, 292-0515-3223-024, 292-0515-3224-001

Dear Property Owner/Occupant,

This is to inform you that inspections were conducted at **Twin Oaks Mobile Home Park** and the following units were found to be in violation of the City of Whitewater Municipal Code of Ordinances:

- | | | | | |
|-------------|--------------|--------------|--------------|-------------------------|
| 1. Unit 9 | 20. Unit 74 | 39. Unit 112 | 58. Unit 158 | 77. Unit 203 |
| 2. Unit 14 | 21. Unit 76 | 40. Unit 114 | 59. Unit 159 | 78. Unit 206 |
| 3. Unit 37 | 22. Unit 77 | 41. Unit 115 | 60. Unit 161 | 79. Unit 208 |
| 4. Unit 38 | 23. Unit 78 | 42. Unit 116 | 61. Unit 162 | 80. Unit 211 |
| 5. Unit 40 | 24. Unit 80 | 43. Unit 122 | 62. Unit 164 | 81. Unit 216 |
| 6. Unit 41 | 25. Unit 82 | 44. Unit 124 | 63. Unit 165 | 82. Unit 220 |
| 7. Unit 42 | 26. Unit 92 | 45. Unit 126 | 64. Unit 168 | 83. Unit 222 |
| 8. Unit 43 | 27. Unit 94 | 46. Unit 132 | 65. Unit 174 | 84. Unit 230 |
| 9. Unit 44 | 28. Unit 95 | 47. Unit 136 | 66. Unit 176 | 85. Unit 234 |
| 10. Unit 46 | 29. Unit 97 | 48. Unit 139 | 67. Unit 177 | 86. Unit 236 |
| 11. Unit 47 | 30. Unit 98 | 49. Unit 140 | 68. Unit 178 | 87. Unit 237 |
| 12. Unit 48 | 31. Unit 100 | 50. Unit 141 | 69. Unit 184 | 88. Unit 239 |
| 13. Unit 52 | 32. Unit 101 | 51. Unit 145 | 70. Unit 186 | 89. Unit 240 |
| 14. Unit 60 | 33. Unit 102 | 52. Unit 146 | 71. Unit 188 | 90. Unit 241 |
| 15. Unit 63 | 34. Unit 103 | 53. Unit 147 | 72. Unit 190 | 91. Unit 242 |
| 16. Unit 65 | 35. Unit 104 | 54. Unit 148 | 73. Unit 191 | 92. Lot behind Unit 124 |
| 17. Unit 66 | 36. Unit 105 | 55. Unit 153 | 74. Unit 195 | |
| 18. Unit 67 | 37. Unit 106 | 56. Unit 154 | 75. Unit 197 | |
| 19. Unit 68 | 38. Unit 110 | 57. Unit 155 | 76. Unit 198 | |

Therefore, you are hereby directed to complete the following corrective actions for all properties listed above:

On or before **May 21, 2026**:

- **Clean up and remove all discarded items, tarps, rubbish, trash, leaf bags, wood debris, and all other unsightly debris in the area, or properly store such items away from public view.**
- **Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**
- **Remove or relocate vehicles and trailers parked on grass to an appropriate, improved surface, and permitted parking location.**
- **Submit the required permit applications for the unpermitted accessory structures, solar panels, and driveways online at www.whitewater-wi.gov. Be sure to include valid and accurate site plans with your applications.**
- **Remove all temporary structures from the property.**
- **Post house numbers so they are clearly visible from the street right-of-way.**
- **Remove exposed wiring and install properly enclosed, weatherproof light fixtures.**

On or before **July 30, 2026**:

- **Repair or replace all damaged and missing siding and skirting.**
- **Repair or replace all broken doors and windows.**
- **Repair or replace all deteriorated roofing, soffits, and fascia.**
- **Repair or replace all damaged decks, porches, and front steps. Ensure all required safety handrails are properly installed and maintained.**
- **Repair or replace all damaged carports/lean-to structures, sheds, and other accessory structures.**
- **Ensure all exterior components of the properties are in good condition, structurally sound, and weather-tight.**

The violations noted are in breach of the following code ordinances:

Chapter 5.36.080 - Minimum park standards.

- (c) All mobile home parks shall be maintained in a clean, orderly, and sanitary condition at all times and shall comply with all requirements of Title 8, Title 11, and Title 20.

Chapter 5.36.120 - Storage building and accessory structures.

- (a) One storage building, such as a storage shed, or carport, or container is permitted on a space. The licensee must apply for a zoning and building permit and provide a sketch of the unit space showing dimensions, the location and dimensions of the mobile home, and the proposed location and dimensions of the storage building or container. The zoning and building permit fee schedule in the Municipal Code applies.
- (b) The floor of the storage building or container shall be constructed of metal, cement, concrete, bituminous concrete, gravel, or masonry mortar jointed.
- (c) The storage building or container shall be located within the rear one-fourth of the space area with a minimum setback of five feet to the rear and side boundaries of the unit space.
- (d) An open space of not less than three feet shall be provided between the storage building or container and the nearest wall of the mobile home on the space.
- (e) Each building permit for the construction of a storage building or container shall be limited to the construction and maintenance of such storage building in conjunction with the mobile home currently on the space. The permit shall terminate if the mobile home is replaced. An expired permit may be reinstated upon the replacement of the mobile home if the storage building or container complies with all the aforementioned provisions.

Chapter 12.44.060 - Survey—Placement of numbers.

- (c) The numbers shall be conspicuously placed immediately above or at the side of the proper door of each building so that the number can be seen plainly from the street. Whenever any building is situated more than seventy-five feet from the street line, the number of such building shall be conspicuously displayed

at the street line, near the walk, driveway, or common entrance to such building and upon the gate post, fence, tree, post, or other appropriate place so as to be easily discernible from the sidewalk.

Chapter 14.06.010 - Adoption of Wisconsin State Electrical Code.

The Wisconsin State Electrical Code is adopted in its entirety and by reference made a part of this code. A copy of said code shall at all times be kept on file in the department of public works.

Wis. Admin. Code § SPS 316 ELECTRICAL:

SPS 316.020 Construction and operation.

- (1) General. All electrical power and communication equipment and lines shall be constructed, installed, operated, and maintained so as to minimize hazards to life and property. All electrical installations shall conform to the National Electrical Code, incorporated by reference in this chapter, and the requirements specified in this chapter.

SPS 316.021 Maintenance. All electrical wiring installations and equipment shall be cleaned and inspected at intervals as experience has shown to be necessary. Any equipment or electrical wiring installation known to be defective so as to endanger life or property shall be promptly repaired, permanently disconnected or isolated until repairs can be made.

Chapter 19.63.010 - Zoning permit—Purpose—Required, when.

For the purposes of assuring compliance with the standards and intent of this title and of promoting compatible development and preservation of the unique character of the city, no structure shall be erected, constructed, altered, demolished or moved and no land or building shall be changed in use without the issuance of an approved zoning permit. Zoning permits shall not be required for minor structures, incidental repairs, interior structural alterations and/or changes not resulting in an increase in intensity.

Title 20 - PROPERTY MAINTENANCE

Chapter 20.04.030 - General maintenance required

- (a) The exterior of all properties and premises including the open space of the property or premises shall be maintained in a clean, safe and sanitary condition, free from accumulation of any combustible or non-combustible materials, debris and refuse.
- (b) "Debris and refuse" shall include but not be limited to: broken concrete, bricks, blocks or other mineral matter; bottles, porcelain and other glass or crockery; boxes; new and used lumber or other wood that is not part of a structure or that is not used as firewood and is not stacked or stored in a neat manner on the property; paper, rags, animal waste, cardboard, rubber, plastic, wire, tin and metal materials; discarded household goods or appliances, junk lawn mowers, snow blowers, tires, tire rims or used motor vehicle parts, machine parts, junked boats or junked recreational vehicles; tar paper residue from burning or similar materials which constitute health, fire or safety hazards or any other materials that have a detrimental visual and aesthetic impact upon the neighborhood in which the property is located or the city in general, which tend to cause a blighted condition as defined under state law, or which emit a noxious, foul or offensive odor.

Chapter 20.04.040 - Specific maintenance required.

- (a) Exterior Walls and Foundations.
 - (1) Every foundation and exterior wall shall be reasonably weather tight, rodent proof, insect proof and shall be kept in a good and sound condition and state of repair. The foundation elements shall adequately support the building at all points. Any sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breeching shall be so constructed and maintained so as to ensure that they safely and properly remove the products of combustion from the building.
 - (2) Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - (3) All cornices, moldings, lintels, sills, oriel windows, and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous or unsightly.
- (b) Paint and Other Preservatives. Exterior surfaces of buildings, fences and other structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior

surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Missing or damaged siding shall be promptly replaced.

- (c) Doors, Windows and Basement Hatchways. (1) Every window, screen, exterior door and basement hatchway shall be tight and shall be kept in a good and sound condition and state of repair. Every window sash shall be fully supplied with glass windowpanes or an approved substitute which is without open cracks or holes. Every window sash shall be in good condition and fit well within its frame.
- (d) Porches, Railings, Stairways, Decks, Balconies, Platforms and Patios. Every outside stair, porch, balcony, platform, patio and appurtenance thereto, shall be so constructed to be safe to use and capable of supporting normal loads as required by the building code and shall be kept in a good and sound condition and state of repair.
 - (1) Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (g) Exterior Property Areas. All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, or physical hazards, rodent harborage and infestation, or animal feces.
- (l) Accessory Structures. All accessory structures shall be maintained in a state of good repair and vertical alignment. All exterior appurtenances or accessory structures which serve no useful purpose and are deteriorated or dilapidated condition, which are not economically repairable, shall be removed. Such structures include, but shall not be limited to, porches, terraces, entrance platforms, garages, driveways, carports, walls, fences, and miscellaneous sheds.
- (m) Motor Vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles, or motor vehicle parts shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantles. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
- (n) Residential Yard Parking Regulations. The parking of any vehicle upon a residential lot shall be in compliance with the following standards:
 - (1) The parking of any vehicle within the front yard or (street) side yard shall be on an improved surface driveway or parking pad. Improved surface shall mean a surface of concrete, asphalt, or other material other than grass, such as crushed rock, gravel or other materials, laid over subsoil, which provides a hard driving surface, resists rutting, provides for sufficient water runoff and is graded and drained to dispose of all surface water. The remainder of the required front yard setback, and the streetside yard setback on any corner lot, shall not be considered a part of the permitted parking area and shall be landscaped.
 - (2) No parking pad shall be allowed in the minimum front yard setback or minimum street side yard setback established for the district except that one additional parking pad up to ten feet wide may be added directly abutting a single-width or double-width driveway leading to an approved parking area, provided the parking pad shall not be located in front of a home.
 - (3) Parking is prohibited within a driveway right-of-way.
- (p) Storage and Parking of Recreational Vehicles and Trailers. In all residential and commercial districts provided for in this chapter, it is permissible to park or store a recreational vehicle, camper, trailer, watercraft or boat and boat trailer on private property in the following manner:
 - (3) Parking is permitted outside in the side yard or rear yard provided it is not nearer than five feet to the lot line and on an improved surface. Improved surface shall mean a surface of concrete, asphalt, paver, treated wood, treated plywood, or other similar material other than grass, such as crushed rock, or other materials, laid over subsoil, which provides a hard parking surface, resists rutting, provides for sufficient water runoff and is graded and drained to dispose of all surface water.

The above-described conditions and requested repairs or remediation must be completed to the satisfaction of the City of Whitewater Code Enforcement Officer. In case of non-compliance, re-inspection fees will be collected as follows: (1) First re-inspection fee: \$75.00 per parcel of property upon verification of continued violation. (2) a second reinspection, a fee of \$200.00. (3) For a third reinspection a fee of \$400.00, and for each subsequent

reinspection for the same condition. Failure to meet the deadline above may result in citations being issued to the property owner.

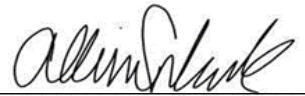
Right to Appeal:

Pursuant to Section 20.04.100 of the City of Whitewater Municipal Code, any person affected by any notice or order issued in connection with the enforcement of any provision of this section may request and shall be granted a hearing before the Common Council. Requests for such hearings must be filed with the City Clerk no later than five (5) business days from the date of the final notice of the order.

Should you have any questions, or need an extension of time, you may contact **(262) 249-6701** or **mcodeenforcement@gmail.com**. All requests for extensions must be submitted in writing.

We appreciate your attention given to this matter.

Sincerely,



Allison Schwark
Code Enforcement Officer
City of Whitewater

Enclosures

Unit 9:



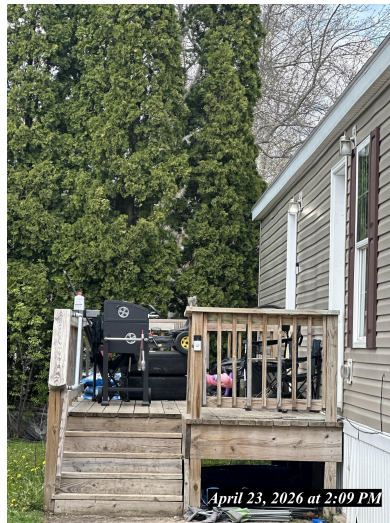
Unit 14:



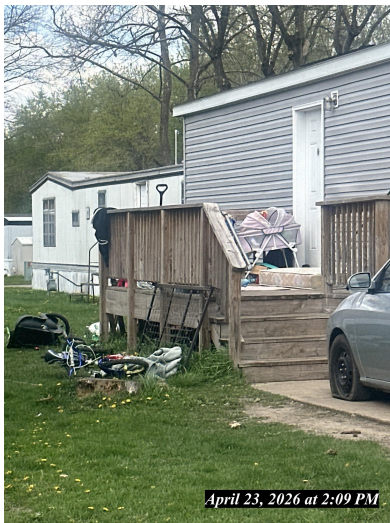
Unit 37:



Unit 38:



Unit 40:



Unit 41:



Unit 42:



Unit 43:



Unit 44:



Unit 46:



Unit 47:



Unit 48:



Unit 52:



Unit 60:



Unit 63:



Unit 65:



Unit 66:



Unit 67:



Unit 68:



Unit 74:



Unit 76:



Unit 77:



Unit 78:



Unit 80:



Unit 82:



Unit 92:



Unit 94:



Unit 95:



Unit 97:



Unit 98:



April 23, 2026 at 2:47 PM



April 23, 2026 at 2:47 PM

Unit 100:



April 23, 2026 at 2:46 PM



April 23, 2026 at 2:46 PM

Unit 101:



April 23, 2026 at 2:46 PM



April 23, 2026 at 2:46 PM



April 23, 2026 at 2:46 PM



Unit 102:



Unit 103:



Unit 104:



Unit 105:



Unit 106:



Unit 110:



Unit 112:



Unit 114:



Unit 116:



Unit 122:



Unit 124:



Unit 126:



Unit 132:



Unit 136:



Unit 139:



Unit 140:



Unit 141:



Unit 145:



Unit 146:



Unit 147:



Unit 148:



Unit 154:



Unit 155:



Unit 158:



Unit 159:



Unit 161:



Unit 162:



Unit 164:



Unit 165:



Unit 168:



Unit 174:



Unit 176:



Unit 177:



Unit 184:



April 23, 2026 at 2:20 PM



April 23, 2026 at 2:20 PM



April 23, 2026 at 2:20 PM

Unit 186:



April 23, 2026 at 2:19 PM

Unit 188:



April 23, 2026 at 2:19 PM



April 23, 2026 at 2:19 PM



April 23, 2026 at 2:19 PM

Unit 190:



Unit 191:



Unit 195:



Unit 197:



Unit 203:



Unit 206:





April 23, 2026 at 1:51 PM



April 23, 2026 at 1:51 PM

Unit 208:



April 23, 2026 at 1:52 PM



April 23, 2026 at 1:52 PM



April 23, 2026 at 1:52 PM

Unit 211:



April 23, 2026 at 1:54 PM



April 23, 2026 at 1:54 PM

Unit 216:



Unit 220:



Unit 222:



Unit 230:



Unit 234:



Unit 236:



Unit 237:



April 23, 2026 at 1:58 PM

Unit 239:



April 23, 2026 at 2:13 PM



April 23, 2026 at 1:59 PM

Unit 240:



April 23, 2026 at 1:56 PM



April 23, 2026 at 1:56 PM



April 23, 2026 at 1:56 PM

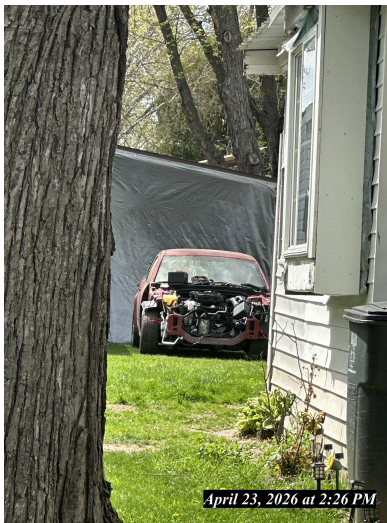
Unit 241:



Unit 242:



Lot behind Unit 124:





Council Agenda Item

Meeting Date:	May 19, 2026
Agenda Item:	Twin Oaks Mobile Home Park License Renewal
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

(Enter the who, what when, where, why)

The City of Whitewater Code Enforcement Department has recently notified Twin Oaks Mobile Home Park of their upcoming Mobile Home License renewal deadline, which has now passed as of May 1, 2026. Management/Ownership of the mobile home park has transferred once again, and new management has failed to submit an application for renewal along with all applicable documents.

Per ordinance it is required that the City of Whitewater inspect the park prior to any license issuance, or renewal consideration, and all violations be corrected and remedied. An inspection of the property was completed, and as of April 30, 2026, 92 trailers were found to be in violation of several ordinances.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

In 2025 a renewal was granted by the City of Whitewater for one year, as specified by ordinance.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Review section 5.36.190, and impose the following per our ordinance: The failure to renew or to obtain a mobile home park license while a park is in operation is in violation of Wis. Stats. § 66.0435(2). A twenty percent per month fine of the regular fee shall be assessed against any person in violation of this section. The city administrator-clerk-treasurer will send by regular mail a notice of renewal thirty days prior to the renewal date. In the event of noncompliance after thirty days from the renewal date, a second notice shall be sent by registered mail. Failure to comply (i.e., payment of fine plus fee) after thirty days of the second notice mailing date, will require the dissolution of the mobile home park facility.

2. Review section 5.36.180 regarding revocation and consider taking the following action towards revocation:

Any license granted under this section may be revoked or suspended by the common council if the holder violates any provisions of this section, the building code of the city, or any local rule or regulation of the fire chief, health officer, or the Wisconsin Department of Health and Social Services.

Proceedings for revocation or suspension of a license shall be initiated upon a complaint filed with the city clerk, signed by any law enforcement officer, fire chief, health officer, or building inspector. The holder of the license shall receive written notice of a public hearing at least ten days

in advance and shall have the right to appear and be heard at the hearing regarding the revocation of the license. If the license is revoked or suspended by the council, the licensee may appeal the decision to the circuit court of Walworth County within twenty days of the revocation or suspension by filing a written notice of appeal with the city clerk and providing a surety bond to the city in the amount of five hundred dollars, guaranteeing the prosecution of the appeal and the payment of costs that may be adjudged against them.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Violation Notice
2. Application Reminder Letter

Memorandum

To: Common Council

From: John Weidl, City Manager

Date: 5/14/2026

Subject-Public Art Commission

Following the previously provided memo regarding coordination between the Whitewater Arts Alliance and the Public Art Committee, this memo is intended to outline an additional policy consideration based on the current funding structure, committee activity, and the role of external partners in public art initiatives.

As noted, the City's direct investment in public art remains limited, with most projects initiated and funded by external organizations, including the Whitewater Arts Alliance. In addition, there is no dedicated City budget supporting ongoing public art expansion, and any future efforts would likely depend on external funding or additional direction from the Common Council.

The existing ordinance already establishes a connection between the Public Art Committee and the Whitewater Arts Alliance through designated representation. However, recent committee activity has been inconsistent, including challenges in maintaining quorum and a lack of a regular meeting schedule.

Given these factors, it may be appropriate to consider whether maintaining a City-level Public Art Committee is the most effective structure moving forward.

One potential option for consideration would be the dissolution of the Public Art Committee. Under this approach, individuals currently serving on or interested in the committee's work could be encouraged to participate in and support the Whitewater Arts Alliance. As an established organization actively engaged in fundraising, programming, and implementation of public art projects, the Arts Alliance may be better positioned to lead these efforts.

This approach would align responsibility for public art more directly with the organization already carrying out most of the related work, while allowing the City to focus on its regulatory role, including review of proposals as outlined in Section 12.46.080 of the Municipal Code.

This is presented as a policy option for consideration. Any action to dissolve the Public Art Committee would require amendment to the existing ordinance.

Summary

Given the City's limited funding role, the reliance on external partners, and the inconsistent activity of the Public Art Committee, transitioning responsibilities to the Whitewater Arts Alliance may provide a more practical and sustainable framework for supporting public art in the community.



Council Agenda Item

Meeting Date:	05/19/2026
Agenda Item:	PD Evidence/Training Garage Shelving
Staff Contact (name, email, phone):	Dan Meyer dmeyer@whitewater-wi.gov 262-473-1371

BACKGROUND

(Enter the who, what when, where, why)

The construction of the PD Evidence/Training garage is scheduled to be completed by the end of October. Of critical importance outside the construction contract are shelving and tables for the evidence room. Using the design completed by Angus Young as a template, the quotes below were obtained for the purchase and installation of shelving and tables:

- 1) Bradford Systems Option 1 (4-post shelving): \$58,446.61
- 2) Bradford Systems Option 2 (widespan shelving): \$68,426.09
- 3) Tab (4-post shelving): \$85,894.33
- 4) Wolter (bulk rack shelving): \$44,371.04
- 5) Home Depot Option 1 (JG Contracting-Assembly): \$54,258.39
- 6) Home Depot Option 2 (Maza Contracting-Assembly): \$22,593.39

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

On 3/17/26 Council awarded the PD Evidence/Training Garage construction contract to Gilbank Construction. Shelving and tables for the evidence room were not included in the construction contract.

FINANCIAL IMPACT

(If none, state N/A)

\$22,593.39 - \$85,894.33 - The cost was accounted for in the initial CIP borrowing estimate related to the PD Evidence/Training garage.

STAFF RECOMMENDATION

Staff recommend moving forward with Home Depot Option 2 at a cost of \$22,593.39. While the quality of shelving materials may be higher with some of the more expensive options, it is believed that the materials that would be purchased through Home Depot will be sufficient for our application.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Bradford Systems Quote
2. Bradford Systems Option 1
3. Bradford Systems Option 2
4. Tab Quote
5. Wolter Quote
6. Home Depot Material Quote 1 of 2

-
7. Home Depot Material Quote 2 of 2
 8. Home Depot – JG Contracting Assembly Quote
 9. Home Depot – Maza Contracting Assembly Quote
-



Whitewater Police Department Evidence Storage

Prepared for:
Chief Dan Meyer

Whitewater Police Department
312 West Whitewater Street
Whitewater, WI 53190

Submitted by:
Ryan Mawhinney
(608) 481-1741
rmawhinney@bradfordsystems.com

Bradford Systems Corporation
945 North Oaklawn Avenue
Elmhurst, IL 60126

March 31, 2026
BSC Project #47552

Bradford Systems Corporation is a qualified Sourcewell Contract provider and is proposing the following Spacesaver equipment and related services through:

Contract # 110923-SPC

Sourcewell Contract Member # 110516

Corporate Headquarters
945 North Oaklawn Ave
Elmhurst, IL 60126

630.350.3453 office
630.350.3454 fax

Indiana Office
6231 Coffman Rd
Indianapolis, IN 46268

317.895.0670 office
317.895.0672 fax

Central Illinois
125 Thunderbird Lane
East Peoria, IL 61611

636.343.1515 office
636.343.3588 fax

Wisconsin Office
201 North Main Street
Fort Atkinson, WI 53538

630.350.3453 office
630.350.3454 fax

Missouri Office
7827 Town Square Ave
O'Fallon, MO 63368

636.343.1515 office
636.343.3588 fax

March 31, 2026

Chief Dan Meyer
Whitewater Police Department
312 West Whitewater Street
Whitewater, WI 53190

Dear Chief Meyer:

On behalf of Bradford Systems Corporation, I would like to thank you for the opportunity to present this proposal. The following solution has been designed and tailored to meet your evidence storage needs.

We value the opportunity to present our unique capabilities, and look forward to showing you why thousands of clients over the last 58 years have chosen Bradford Systems Corporation to help them solve their most challenging public safety storage dilemmas.

If you have any questions regarding this proposal or if we can make any changes to better accommodate your needs or requirements, please call me at (608) 481-1741.

Again, thank you for your consideration.

Sincerely,



Ryan Mawhinney
Space Planner

Bradford Systems Corporation
945 North Oaklawn Avenue
Elmhurst, IL 60126
(m) (608) 481-1741
rmawhinney@bradfordsystems.com

**Whitewater Police Department
Evidence Storage Option 1
Project #47552**

Spacesaver 4-Post Shelving – Evidence Storage Solution:

- (3) Fixed shelving range (to sit directly on floor), 30' L x 24" D
- (2) Fixed shelving range (to sit directly on floor), 36' L x 24" D
- (1) Fixed shelving range (to sit directly on floor), 18' L x 24" D
- (1) Fixed wide span shelving range (to sit directly on floor), 12' - 7" L x 24" D

Shelving Components:

- (60) Four-post single-entry sections, 24" D x 36" W x 76-1/4" H
- (2) Wide span sections with wire decking, 24" D x 72" W x 72" H
- (1) Back panel
- (1) Door keyed alike
- (60) 4" Front bases

Tables:

- (4) Stainless steel tables, 144" L x 36" D

Project Investment:

Total	\$58,446.61
--------------	--------------------

Notes:

1. **Sales tax will be charged unless Bradford Systems is provided with a tax exempt or resale certificate.**
2. *The above quote is based on the drawings.*
3. *A non-refundable down payment of one-third (1/3) of the contract, is due upon order. A payment of 1/3 is due upon shipment and 1/3 payment upon completion.*
4. *This agreement is based on a normal eight hour working day Monday through Friday and no provisions have been made for overtime or shift premium pay. If overtime is required, additional costs will be incurred.*
5. **Pricing valid for 30 days.**

**Whitewater Police Department
Evidence Storage Option 2
Project #47552**

Spacesaver Widespan Shelving – Evidence Storage Solution:

- (3) Fixed wide span shelving range (to sit directly on floor), 31’ - 3” L x 24” D
- (2) Fixed wide span shelving range (to sit directly on floor), 37’ - 6” L x 24” D
- (1) Fixed wide span shelving range (to sit directly on floor), 18’ - 10” L x 24” D
- (1) Fixed wide span shelving range (to sit directly on floor), 12’ - 7” L x 24” D

Shelving Components:

- (32) Wide span sections with wire decking, 24” D x 72” W x 72” H

Tables:

- (4) Stainless steel tables, 144” L x 36” D

Project Investment:

Total	\$68,426.09
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Notes:

1. *Sales tax will be charged unless Bradford Systems is provided with a tax exempt or resale certificate.*
2. *The above quote is based on the drawings.*
3. *A non-refundable down payment of one-third (1/3) of the contract, is due upon order. A payment of 1/3 is due upon shipment and 1/3 payment upon completion.*
4. *This agreement is based on a normal eight hour working day Monday through Friday and no provisions have been made for overtime or shift premium pay. If overtime is required, additional costs will be incurred.*
5. *Pricing valid for 30 days.*

**Whitewater Police Department
Evidence Storage**

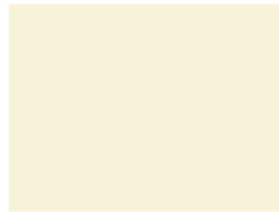
Project #47552

1. Purchase orders should be made out to the following:
Bradford Systems Corporation
945 North Oaklawn Avenue
Elmhurst, IL 60126
2. Purchase orders may be sent via:
 - Email: purchaseorders@bradfordsystems.com
 - USPS: 945 North Oaklawn Avenue Elmhurst, IL 60126
 - Facsimile: (630) 350-3454
3. Please send the following in conjunction with your purchase order:
 - Reference BSC project # 47552 on your purchase order
 - Project Information Sheet
 - Signed copy of the proposal and project drawings

STANDARD COLORS



Cottonwood
CO (204)



Furniture White
FW (15)



Tan
TN (1)



Frost
FR (6)



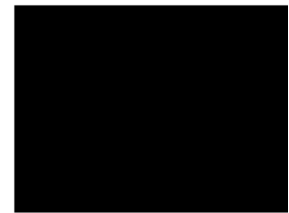
Designer Grey
DG (2)



Blue Grey
BG (25)



Forest Green†
FG (84)



Black
BL (7)

Whitewater Police Department
Evidence Storage
Project Implementation Information
Project #47552

Purchase Order Information:

P.O. #: _____
Approved by: _____

Project Selections:

Four-Post Shelving: _____ (See 8 Standard Finishes)
Wide-Span Shelving: _____ (See 8 Standard Finishes)
Hinged Door Locks: Keyed Different Keyed Alike

Delivery Information:

Delivery Address: _____

Delivery Contact Name: _____
Contact Phone Number: _____
Truck or Delivery Time Restrictions: _____
Delivery Dock: Yes No _____
Freight Elevator: Yes No _____

Order Acknowledgement/Billing Information:

Order Acknowledgement Required? Yes No _____
Billing Address: _____

Billing Contact Name: _____
Contact Phone Number: _____
Contact Email Address: _____

Installation Information:

Installation Address: _____

Floor/Room: _____
Requested Installation Date: _____
Move Date: _____
Construction Schedule Available: Yes No _____
Client Provided Dumpster Available: Yes No _____
Are There Security Requirements: Yes No _____
Parking: Permission/Permits: Yes No _____
Certificate of Insurance Required: Yes No _____
General Contractor Name/Phone: Yes No _____

STANDARD TERMS AND CONDITIONS

1. **GENERAL:** These terms and conditions shall apply to sales from Bradford Systems Corporation to Buyer and to any quotation by Bradford Systems Corporation for sales. These terms and conditions shall not be superseded by any terms and conditions in Buyer's order except as otherwise specifically agreed in writing executed by all parties to this agreement. The paragraph headings contained herein are for purposes of reference only and are not to be considered in the interpretation of any clauses contained herein. This agreement may be executed in counterpart and a copy of this agreement shall be as binding as is the original.
2. **ENGINEERING:** The proposal drawings and/or specifications of any quotation are confidential engineering data, and represent Bradford Systems Corporation investment in engineering skill and development, and remain the property of Bradford Systems Corporation. Such are submitted with the understanding that the information will not be disclosed or used in any manner detrimental to Bradford Systems Corporation. All specifications and dimensions of proposal drawings are approximate, and are subject to changes during detailed engineering.
3. **SURVEYS, PERMITS AND REGULATIONS:** Buyer shall procure and pay for all permits and/or inspections required by any governmental authority for any part of the work performed by Bradford Systems Corporation, except as otherwise stated.
4. **PAYMENT:** This system has been specially designed and will be specially manufactured for the Buyers unique requirements. A non-refundable down payment of one-third (1/3) of the contract is due upon order. A payment of 1/3 is due upon shipment and 1/3 payment upon completion. One and one-half (1-1/2) percent interest per month will be charged on any unpaid balance after thirty (30) days. If the installation is not entirely complete upon final invoicing, a holdback of reasonable value is allowed without incurring interest charges. A 4% convenience fee will be applied to all orders paid with a credit card.
5. **TAXES:** All applicable sales taxes, as required by law, will be billed, unless Bradford Systems Corporation has a current Tax Exempt Letter or Resale Certificate on file.
6. **EXPIRATION DATE:** Pricing is valid for thirty (30) days. After thirty days, a new proposal and revised pricing may be required.
7. **CANCELLATION:** On all canceled orders, Buyer shall compensate Bradford Systems Corporation for its performance, commitments and damage as follows; Buyer shall pay Bradford Systems Corporation a cancellation fee not to exceed the original purchase price.
8. **CHANGE ORDERS:** Should the Buyer order changes or additions to the work, such orders and adjustments shall be made in writing to Bradford Systems Corporation utilizing Bradford's formal change order document. The contract price and installation/delivery fees shall be adjusted according to the changes in the work specified in the change order.
9. **INSURANCE:** Bradford Systems Corporation's employees who enter Buyer's premises will have Workmen's Compensation coverage in statutory limits and Bradford Systems Corporation's automobiles will be covered by Public Liability and Property Damage Insurance.
10. **DELIVERY:** Installation or delivery date is approximate. Bradford Systems Corporation shall not be liable for delays in or failures of delivery due to changes requested by Buyer, or causes beyond its control. If shipment is delayed at the request of Buyer, payment shall be made by Buyer as though shipment had been made as specified and for any expenses incurred by Bradford due to Buyer's request in delaying shipment.
11. **STORAGE:** If product is stored for more than thirty (30) days at Bradford Systems Corporation due to delays in delivery caused by buyer, Bradford will charge buyer at the rate of 1% of buyer's invoice per month pro-rated daily.
12. **DAMAGE:** After product arrival at site, any loss or damage by weather, other trades, fire or other elements, shall be the responsibility of the Buyer. The Buyer agrees to hold Bradford System Corporation harmless for loss for such reasons.
13. **BUYER RECEIVING:** If the Buyer receives product for any reason, the Buyer is responsible for checking the product during off-load and noting on the packing slip any damage or possible damage and notifying Bradford Systems Corporation immediately. If Bradford does not receive a written notice and copy of the packing slip within twenty-four (24) hours, the Buyer agrees to pay any additional replacement product and delivery costs if a freight claim cannot be awarded.
14. **SITE CONDITIONS:** Buyer shall provide Bradford Systems Corporation with a free and clear construction site. Buyer shall remove all material and/or construction from the area. Buyer will furnish Bradford with adequate electrical power to operate tools required for the installation.
15. **UNLOADING, SPOTTING AND STORAGE:** Buyer shall provide Bradford Systems Corporation with adequate unloading facilities and sufficient access to same to insure Bradford's efficient unloading procedure. Adequate aisles shall be provided by the Buyer to provide efficient handling of the materials from the unloading of storage area to construction site.

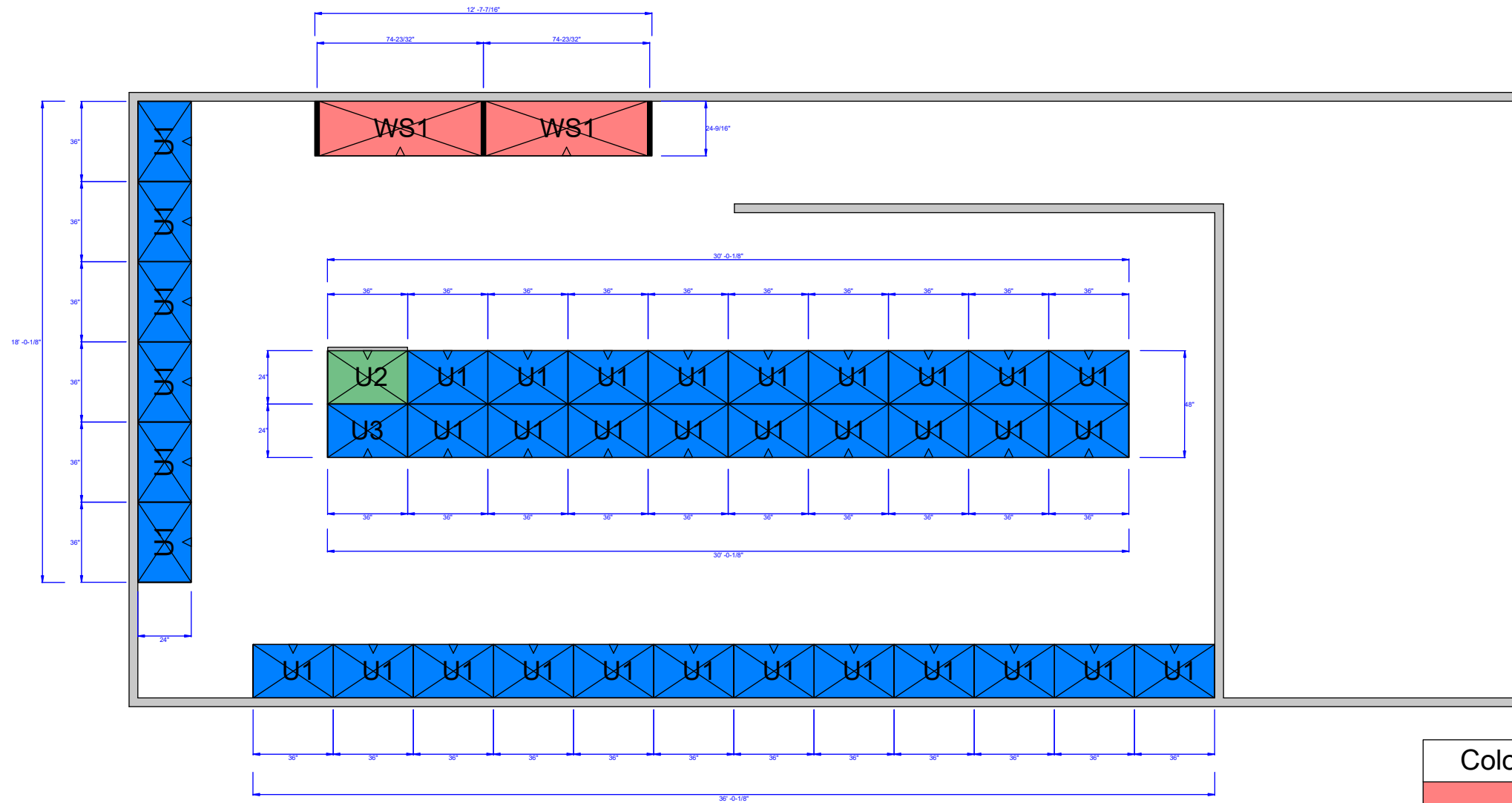
16. **COMMENCEMENT OF INSTALLATION:** Bradford Systems Corporation will not be obligated to commence work at job site until receipt of written notice from Buyer that Buyer's building is ready for use and necessary utilities and equipment are supplied thereto.
17. **COMPLETION:** Installation shall be deemed completed upon acceptance or use of any equipment by Buyer.
18. **OVERTIME:** This agreement is based on a normal eight hour working day Monday through Friday and no provisions have been made for overtime or shift premium pay. If overtime is required, additional costs will be incurred.
19. **TESTING:** All material and equipment for testing the installation shall be provided at Buyer's expense. At the time when Bradford Systems Corporation states to the Buyer that the work is complete, the Buyer will inspect the work and if the work is in conformity with the terms and provisions of the proposal, the Buyer shall accept the same and deliver to Bradford a signed statement of acceptance. If the Buyer declines to sign such a statement, then the Buyer shall immediately inform Bradford in writing of the reasons for such declination. If the Buyer fails to so notify Bradford of if the Buyer fails to make such inspection the work shall be conclusively deemed to have been accepted by the Buyer.

PROJECT TERMS AND CONDITIONS

1. **FLOOR COVERING:** If Bradford Systems Corporation is not the contractor for the installation of the floor covering, Buyer's floor covering contractor is responsible for coordinating floor covering installation after Bradford installs system rail and floor.
2. **FLOOR LOADING:** Buyer is responsible for the load bearing capacity of the floor upon which the proposed installation shall be constructed. Floor load data that applies to the project is subject to interpretation by a certified structural engineer. BSC is providing reference data for determining load and distribution conditions. Floor load and considerations are to be reviewed and evaluated by a qualified engineer. It is the responsibility of client to have this system approved for the floor loading if needed. If media weight is unknown; we recommend a sample weight be verified in the field.
3. **FLOOR DRILLING:** Buyer is responsible to notify Bradford Systems Corporation of any electrical or other obstructions located in the floor and Buyer is responsible for relocating said obstructions at Buyer's expense. Anchoring and/or hammer drilling may be required to which it is the Buyers responsibility to notify Bradford if there are any building restrictions on when this work may be performed.
4. **SEISMIC:** Buyer is responsible for determining if a seismic evaluation is necessary at which Bradford Systems Corporation will provide all equipment information for a seismic evaluation by an engineer if applicable.
5. **FIRE CODE:** Fire code typically requires an 18" minimum clearance between installed height of shelving system and any sprinkler system. It is the Buyer's responsibility to verify that the proposed shelving system height meets this requirement prior to the placement of purchase order.
6. **SPACESAVER WARRANTY:** A 5-year standard warranty and 1-year scheduled maintenance are included with your installation. Extended warranty and maintenance agreements are available upon request.
7. **SPACESAVER SYSTEM TRAINING & ORIENTATION:** Bradford Systems Corporation offers training to all potential users to insure safe and efficient system operation upon the Buyer's request.

Client Signature	Title	Date
------------------	-------	------

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Evidence Mezzanine 201

Elevations

Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking
	U1	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base
	U2	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base - Door (Keyed Alike) - Back Panel



Item 19.

Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

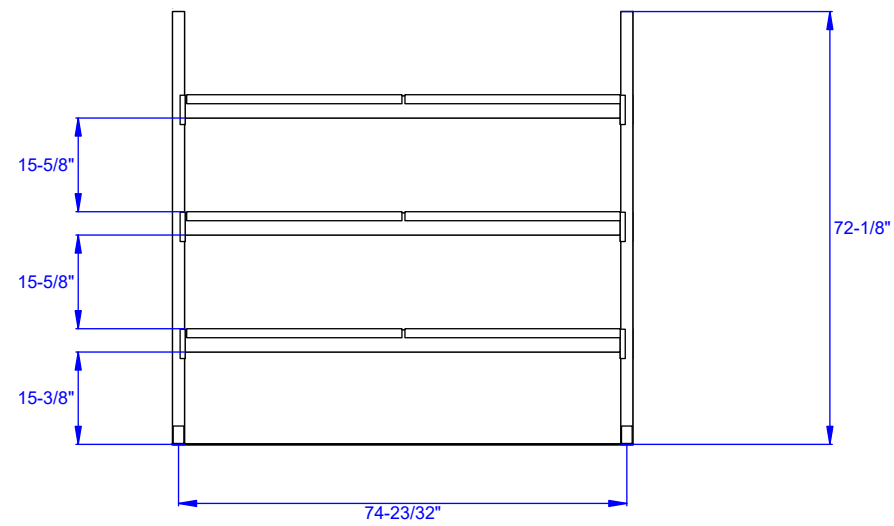
Project #:
47552

Drawn by:
SR

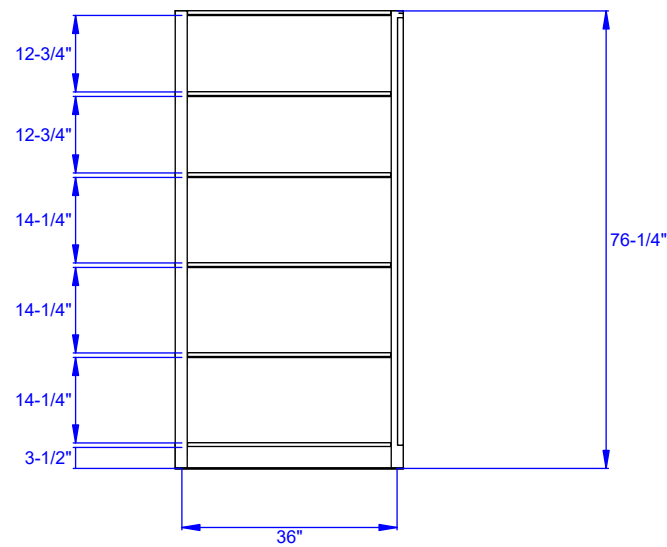
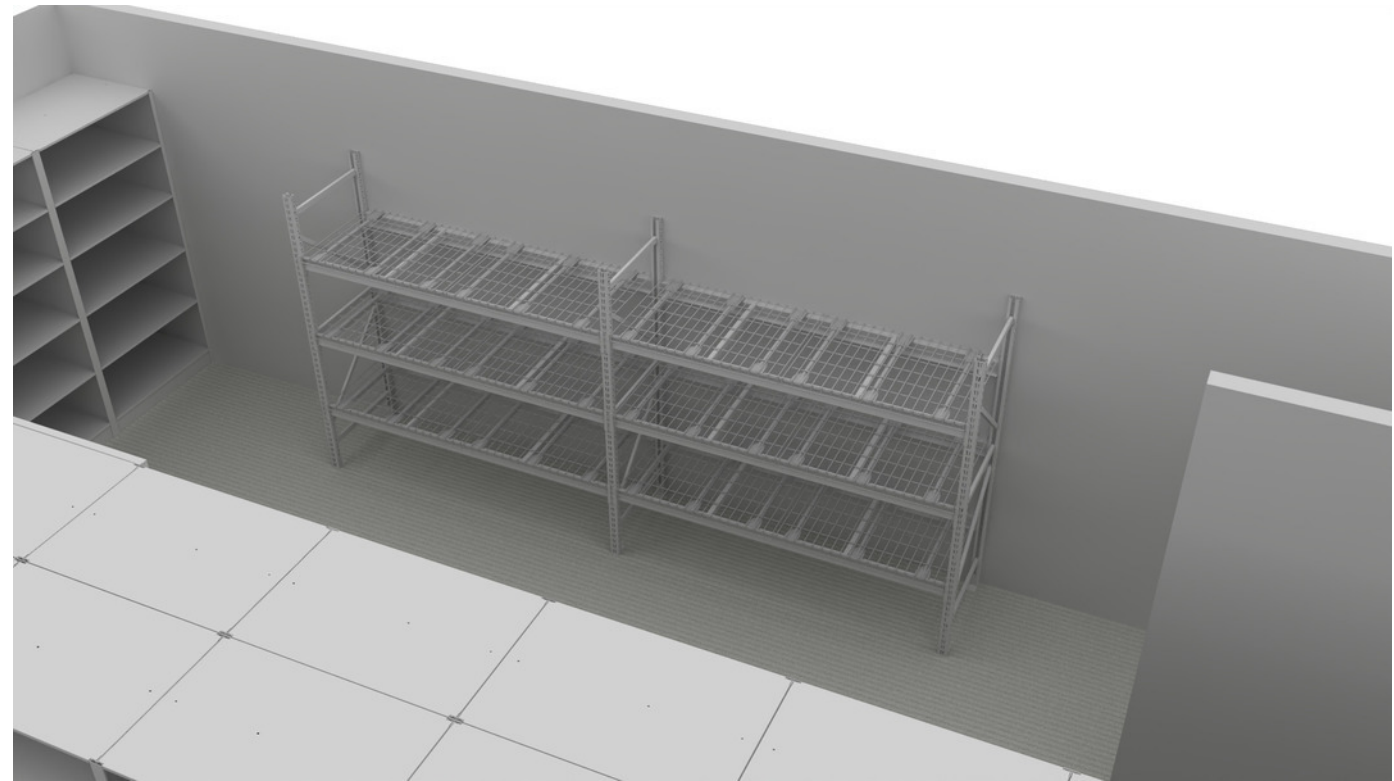
Date printed:
3/18/2026

APPROVAL
This drawing is approved by:

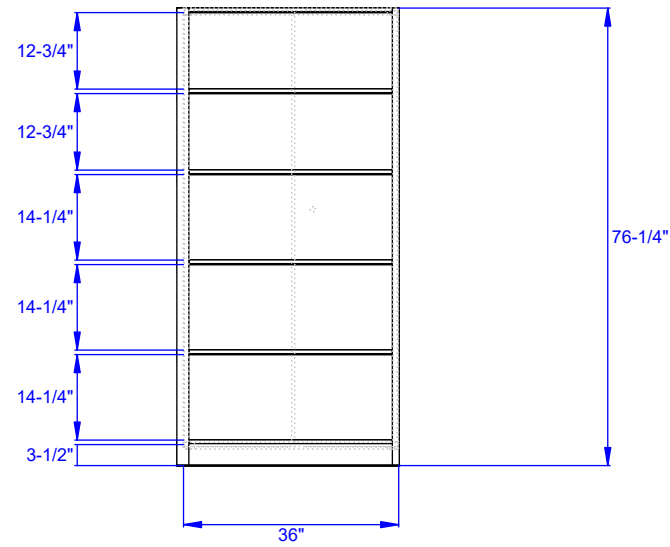
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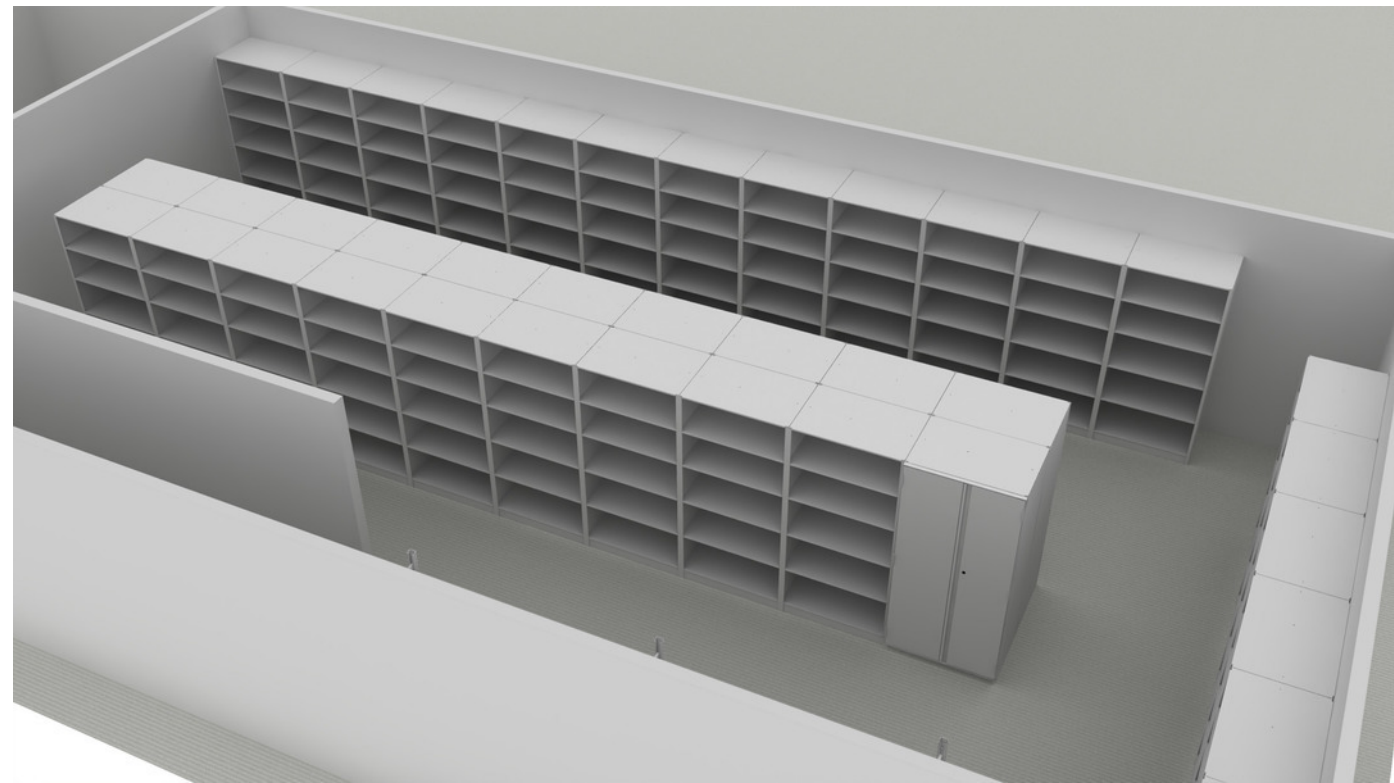
Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking



Color	Tag	Description
	U1	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base



Color	Tag	Description
	U2	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base - Door (Keyed Alike) - Back Panel



Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

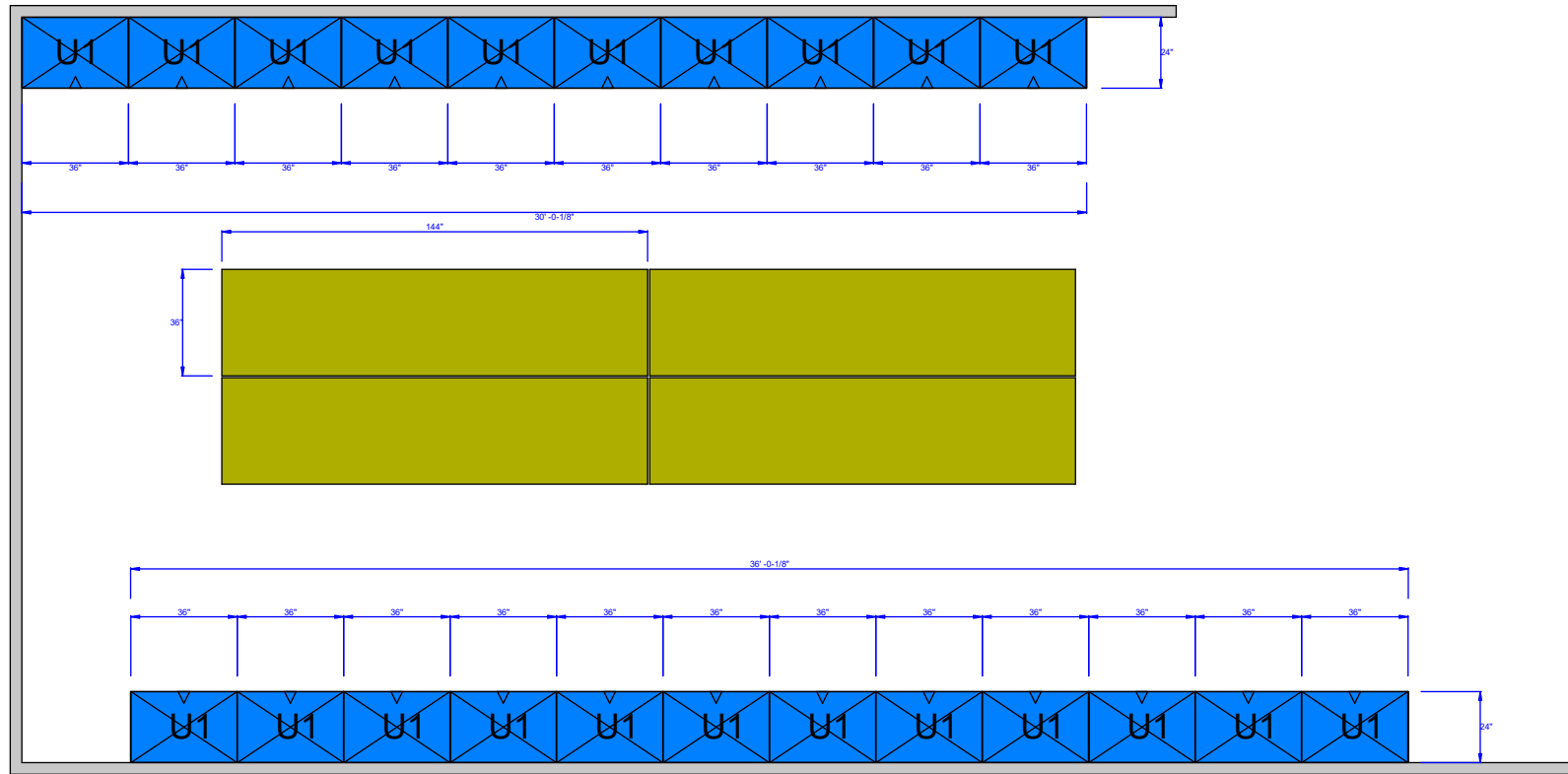
Project #:
47552

Drawn by:
SR

Date printed:
3/18/2026

APPROVAL
This drawing is approved by:

DATE: _____



Evidence 101

Elevations

Color	Tag	Description
	U1	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base
	Tables	(4) 36" D x 144" L - Back to Back Stainless Steel



Item 19.

Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

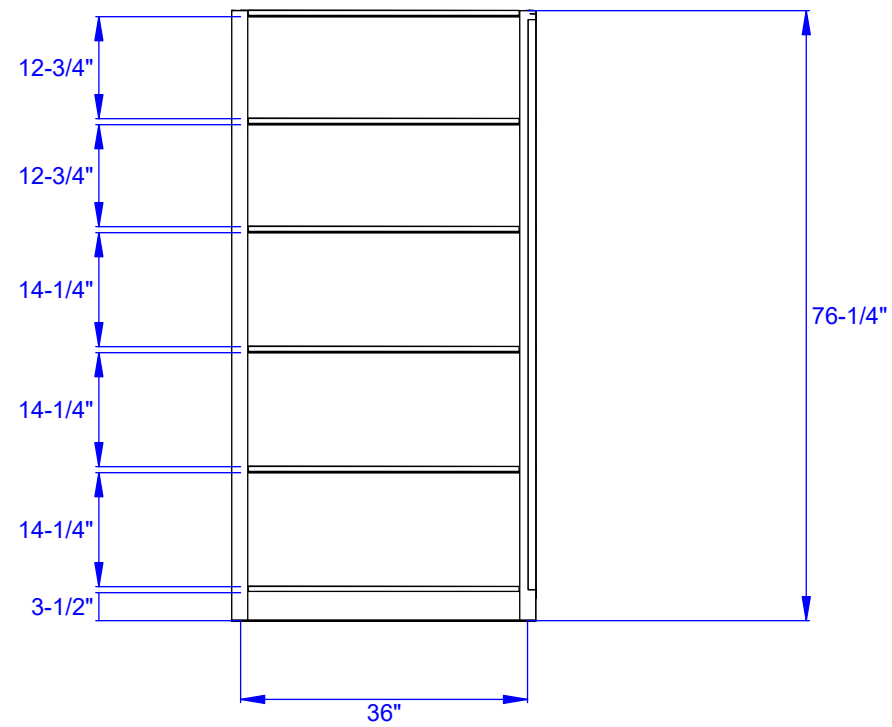
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47552

Drawn by:
SR

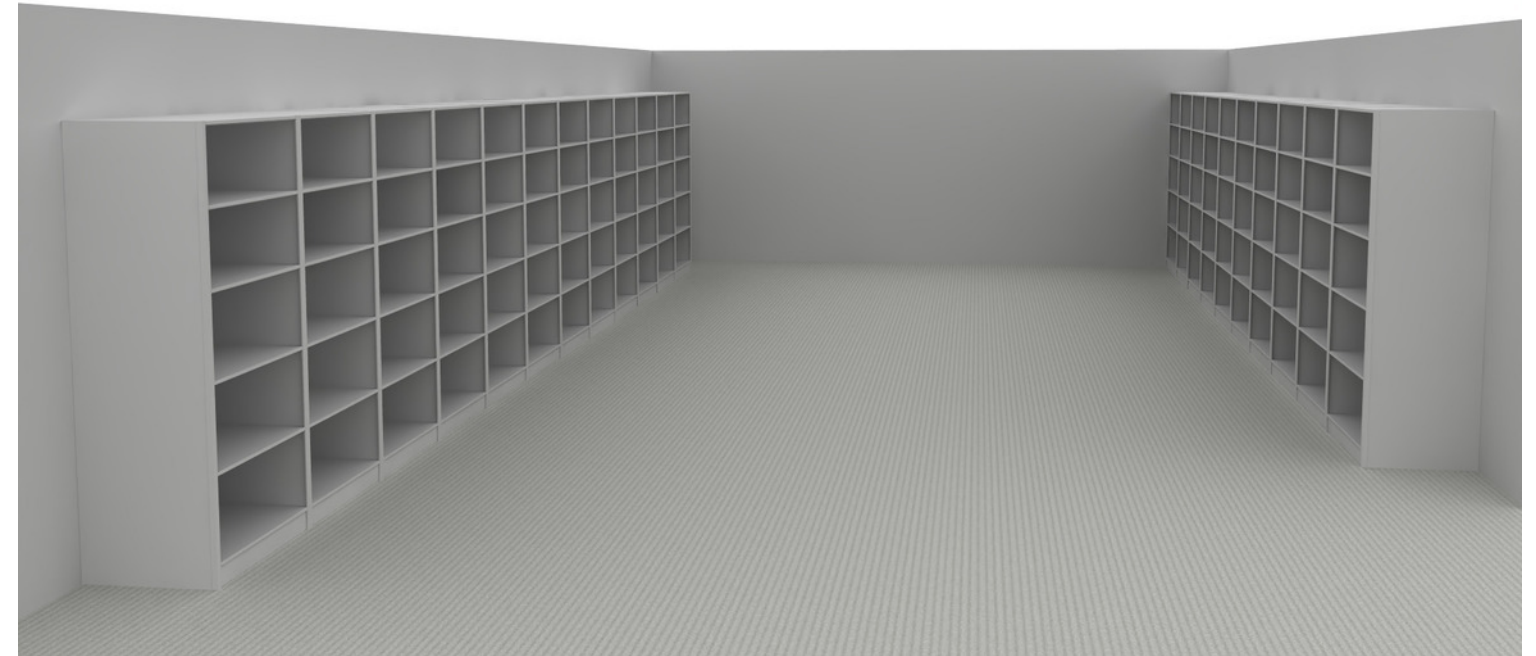
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3/18/2026

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This drawing is approved by:

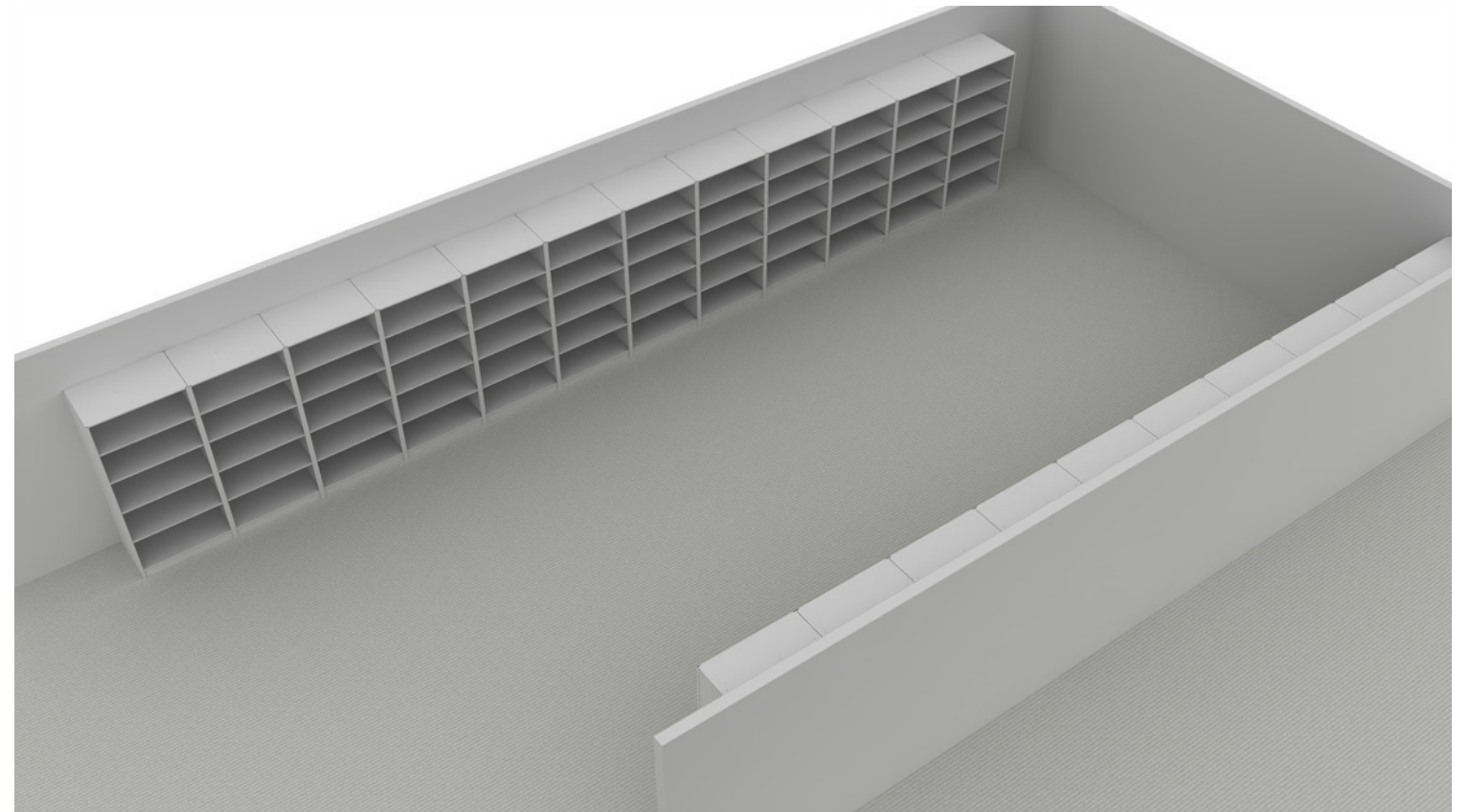
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Color	Tag	Description
	U1	24" D x 36" W x 76-1/4" H - Plain Shelves - 4" Front Base



Color	Tag	Description
	Tables	(4) 36" D x 144" L - Back to Back Stainless Steel



Item 19.

Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Project #:
47552

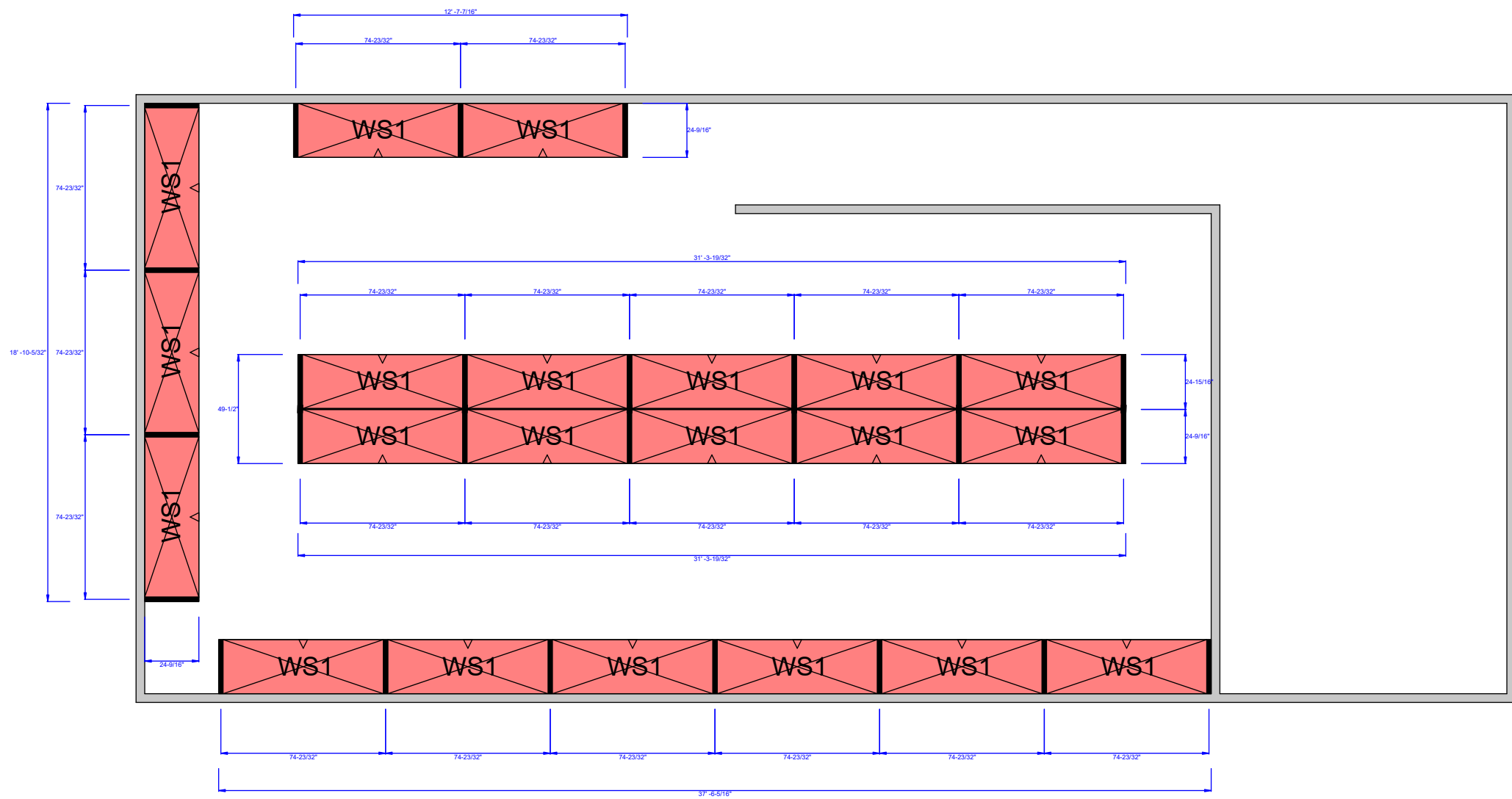
Drawn by:
SR

Date printed:
3/18/2026

Rev. level:
1A

APPROVAL
This drawing is approved by:

DATE: _____



Evidence Mezzanine 201

Elevation

Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking



Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

Project #:
47552

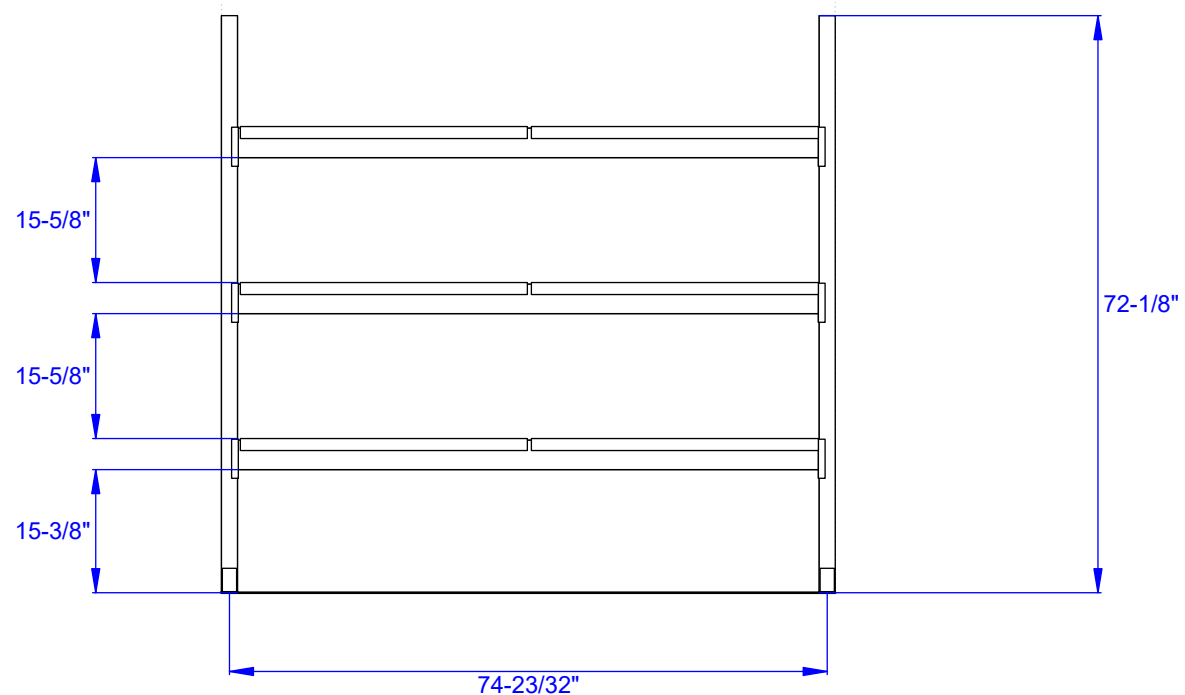
Drawn by:
SR

Date printed:
3/18/2026

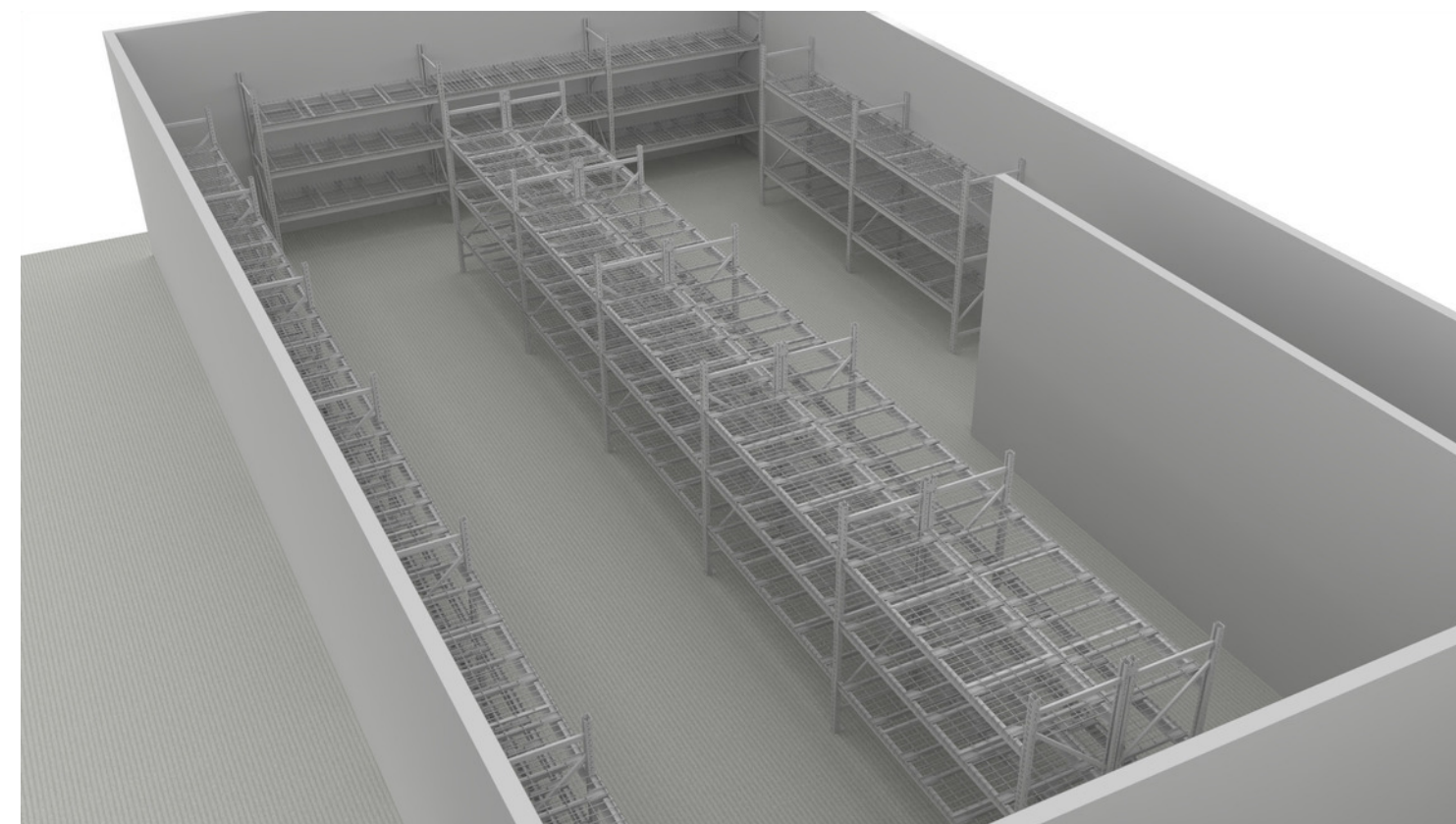
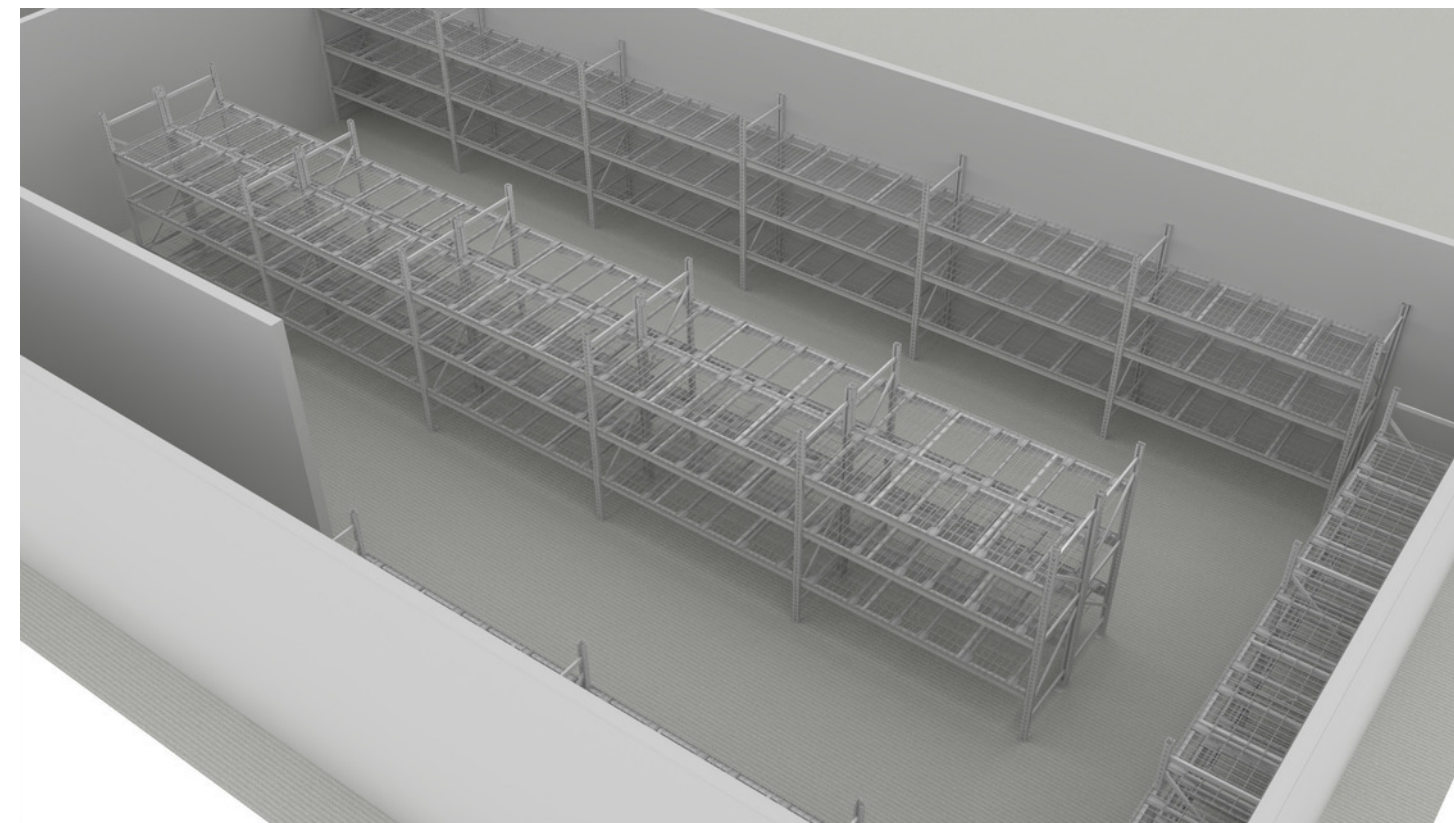
APPROVAL
This drawing is approved by:

DATE: _____

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Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking



Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

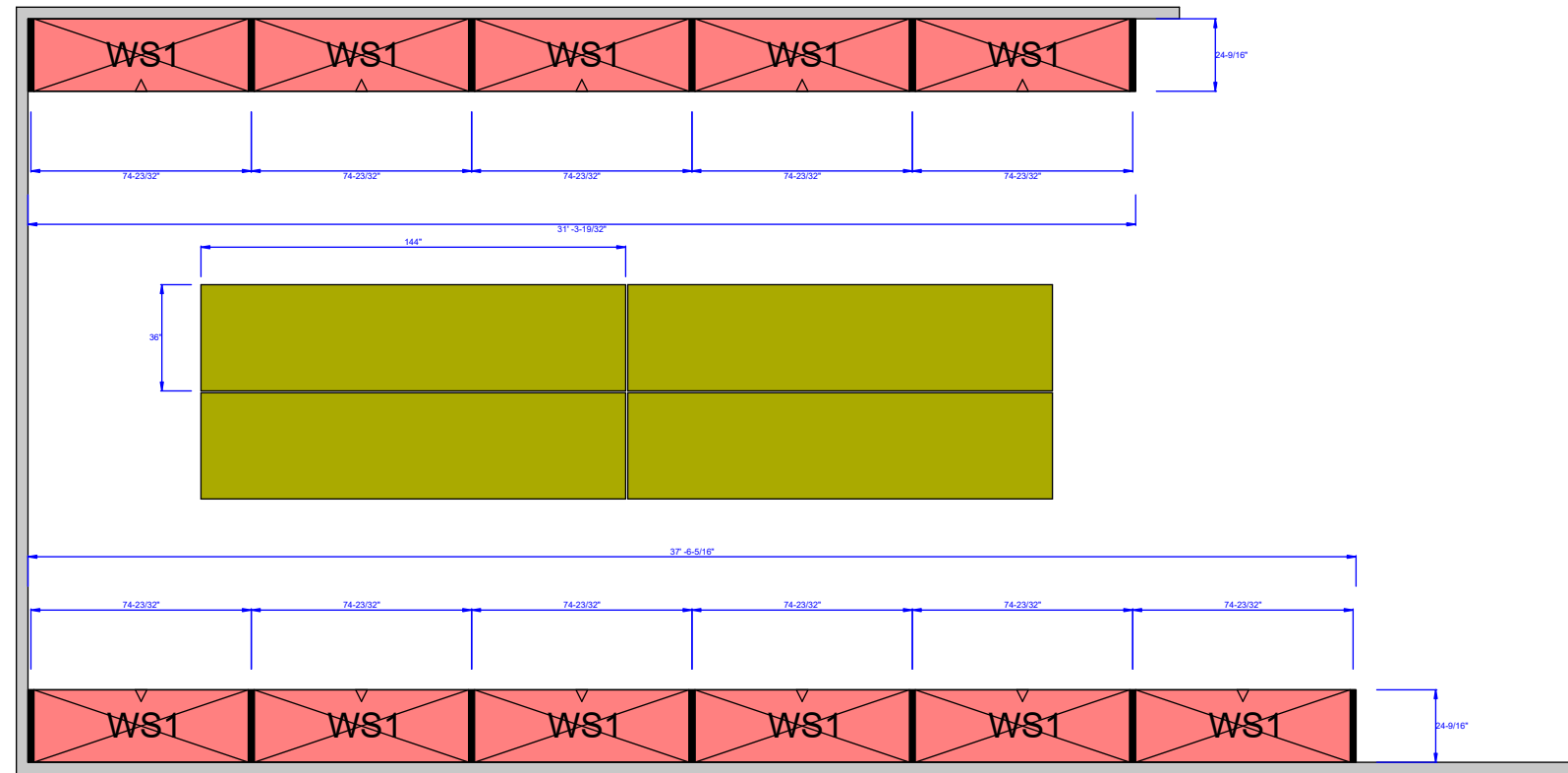
Project #:
47552

Drawn by:
SR

Date printed:
3/18/2026

APPROVAL
This drawing is approved by:

DATE: _____



Evidence 101

Elevation

Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking
	Tables	(4) 36" D x 144" L - Back to Back Stainless Steel



Item 19.

Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY, RYAN

Rev. level:
1A

Project #:
47552

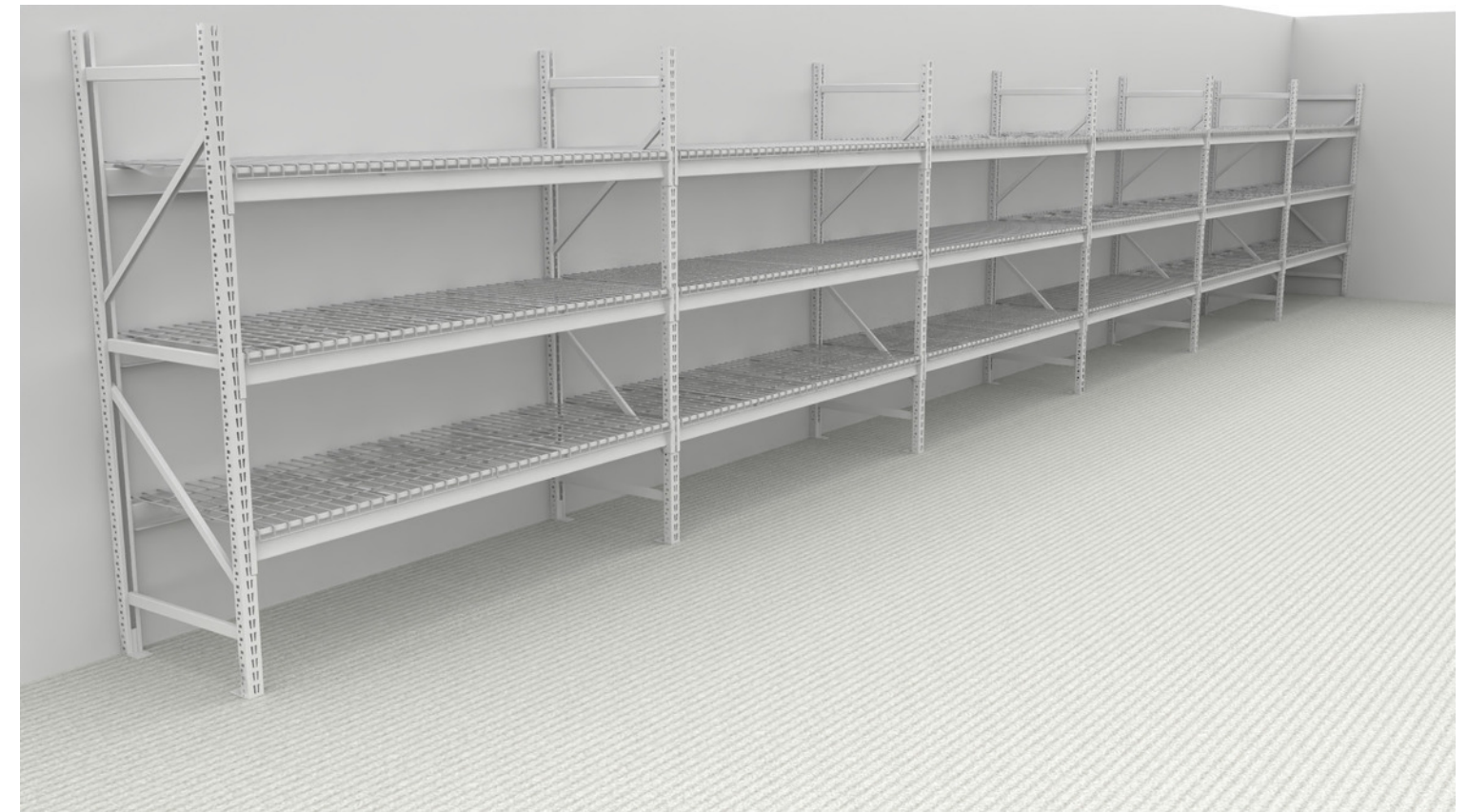
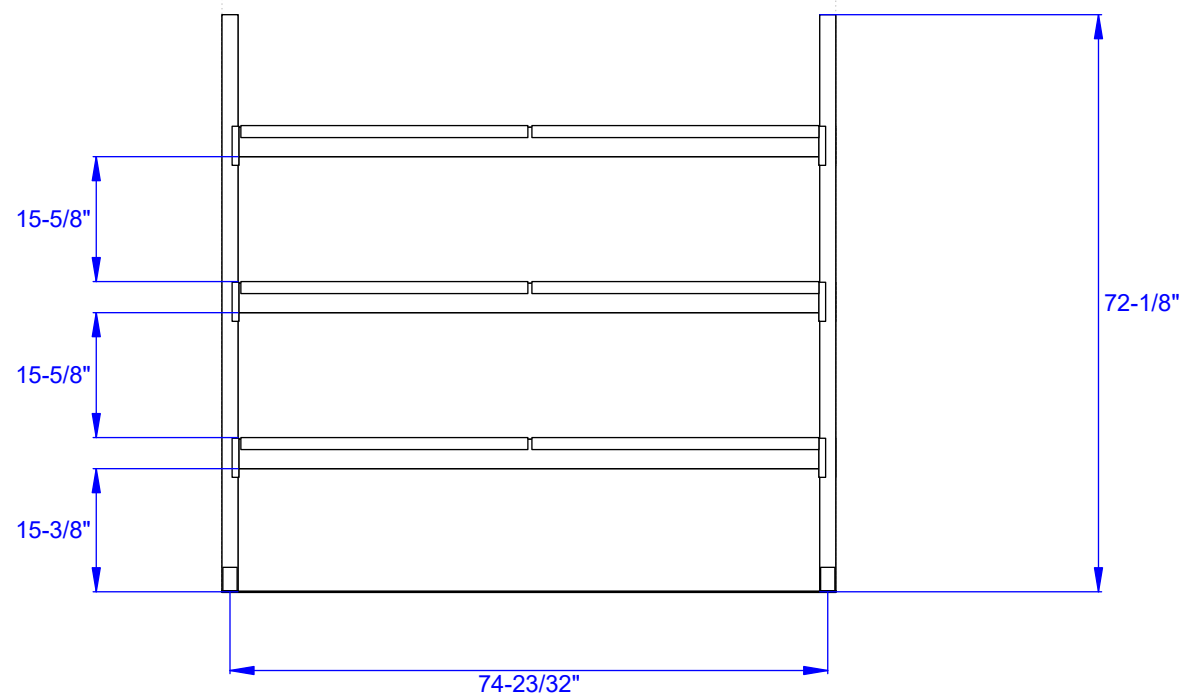
Drawn by:
SR

Date printed:
3/18/2026

APPROVAL
This drawing is approved by:

DATE: _____

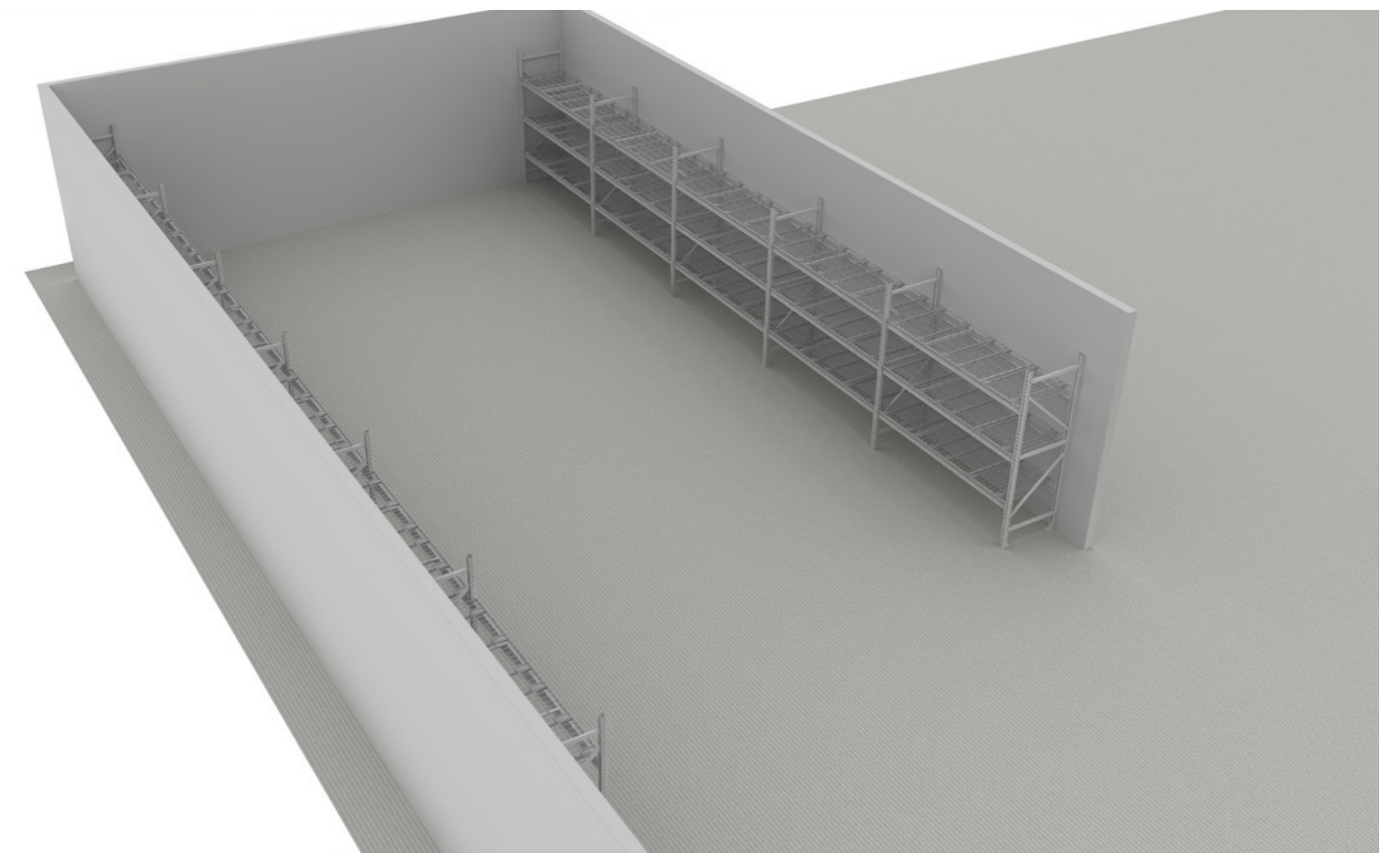
320



Color	Tag	Description
	WS1	24" D x 72" W x 72" H - Wire Decking



Color	Tag	Description
	Tables	(4) 36" D x 144" L - Back to Back Stainless Steel



Project name:
Whitewater Police Department

Salesperson:
MAWHINNEY,RYAN

Rev. level:
1A

Project #:
47552

Drawn by:
SR

Date printed:
3/18/2026

APPROVAL
This drawing is approved by:

DATE: _____



Store it. Find it. Use it.



PRESENTED TO: WHITEWATER POLICE DEPARTMENT

DATE: 5/4/2026

CLIENT CONTACT

Daniel A. Meyer
Chief of Police
262-473-1374
dmeyer@whitewater-wi.gov

TAB CONTACT

Zach Hug
Sales Representative
920-387-1945
zhug@tab.com

STATEMENT OF CONFIDENTIALITY, LIABILITY AND VALIDITY

This document has been prepared specifically for the client and is proprietary to TAB.

Any dissemination or distribution of this proposal or copies thereof to any third party without TAB's prior written consent is strictly prohibited.

TAB shall not be liable for any technical or editorial errors and omissions contained herein, nor for any damages directly or indirectly arising from the furnishing of this proposal.

This proposal shall remain valid for 30 days, after which, unless accepted by the client or extended by TAB in writing, it will be deemed withdrawn.

Dear Valued Customer,

Thank you for the opportunity to provide a quote for your upcoming project. We appreciate the time you have taken to share your requirements and consider TAB as a potential partner.

At Tab, we recognize that this decision is not simply about selecting equipment—it is about choosing a long-term partner who will support both current, and future growth. For nearly 80 years, Tab has been a recognized leader in storage and information management and technology.

At our core, we strive to build long-term relationships with our customers. While providing a competitive and accurate quote is important, our primary focus is on establishing a strong partnership—one built on trust, communication, and a shared commitment to success. We aim to understand your needs thoroughly and deliver solutions that support not only this project, but your broader goals moving forward.

Please feel free to reach out with any questions or if additional information is needed as you review our proposal. We look forward to the possibility of working together and supporting your team.

Thank you again for your consideration.

Sincerely,

Zachary Hug

INVESTMENT

Description	Extended
TAB Shelving & Installation	\$85,894.33

Notes:

TAB provides TAB factory certified contractors to install the shelving.
 Installation based on standard wages (non-union, no prevailing wage)
 All work during normal business hours.
 Project to take place as one continuous event
 Lead Time: 6-8 weeks

AUTHORIZATION

The Client commits to engage TAB Products Co. LLC, to build a Statement of Work ("SOW") for the project outlined in this Proposal. Upon receiving this letter of commitment, signed by the Client and TAB, TAB will assign a Project Manager to collaborate with the Client's assigned Project Manager on the creation of a SOW document and project initiation.

Customer

Authorized Signature

Name, Title

Date

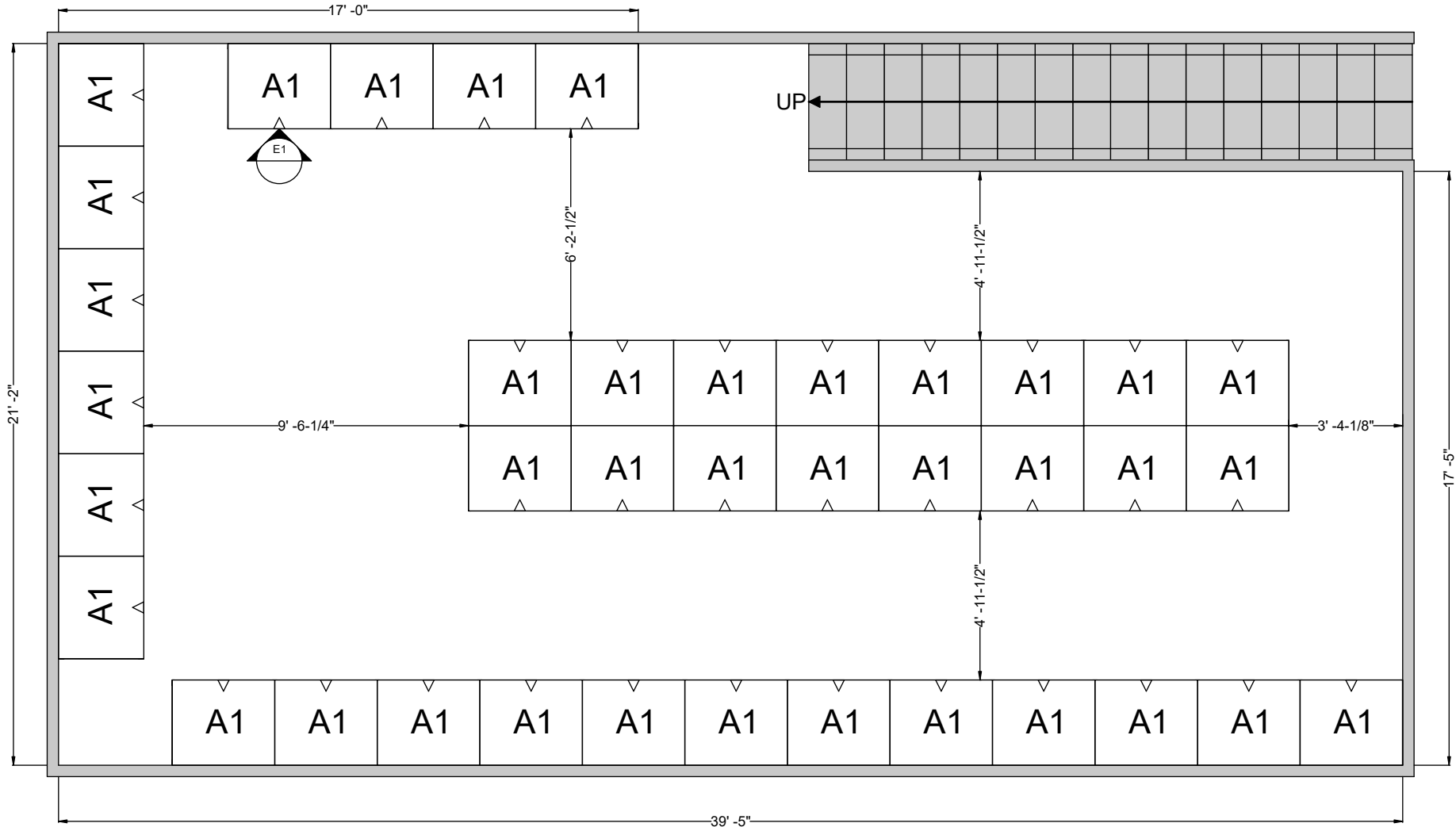
TAB PRODUCTS CO. LLC.

Authorized Signature

Name, Title

Date

This proposal is hereby approved.



TAB PRODUCTS
 1000 NORTH STREET
 MILWAUKEE WI 53202

Item 19.

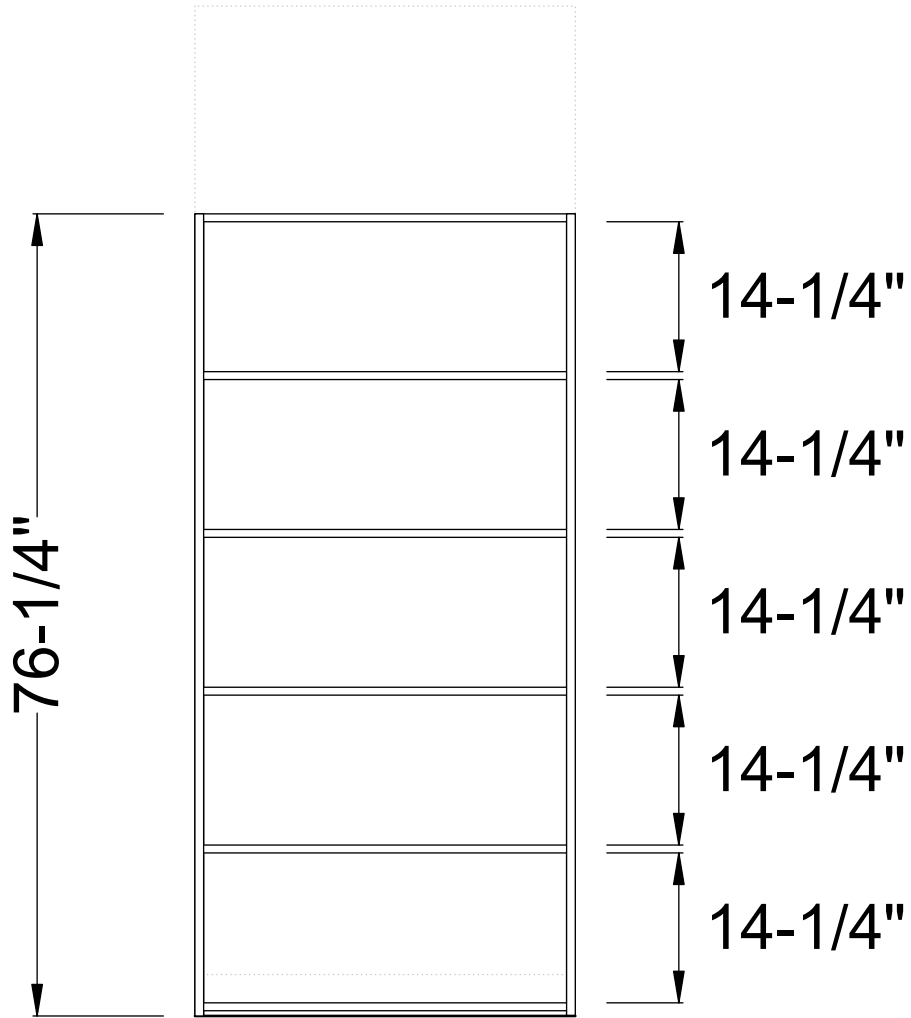
CLIENT INFORMATION

CUSTOMER: WHITEWATER POLICE DEPARTMENT
 PROJECT: TOP FLOOR
 SALES REP: ZACH HUG
 DRAWING NO:
 DATE: 04/28/2026


SOLUTION LAYOUT

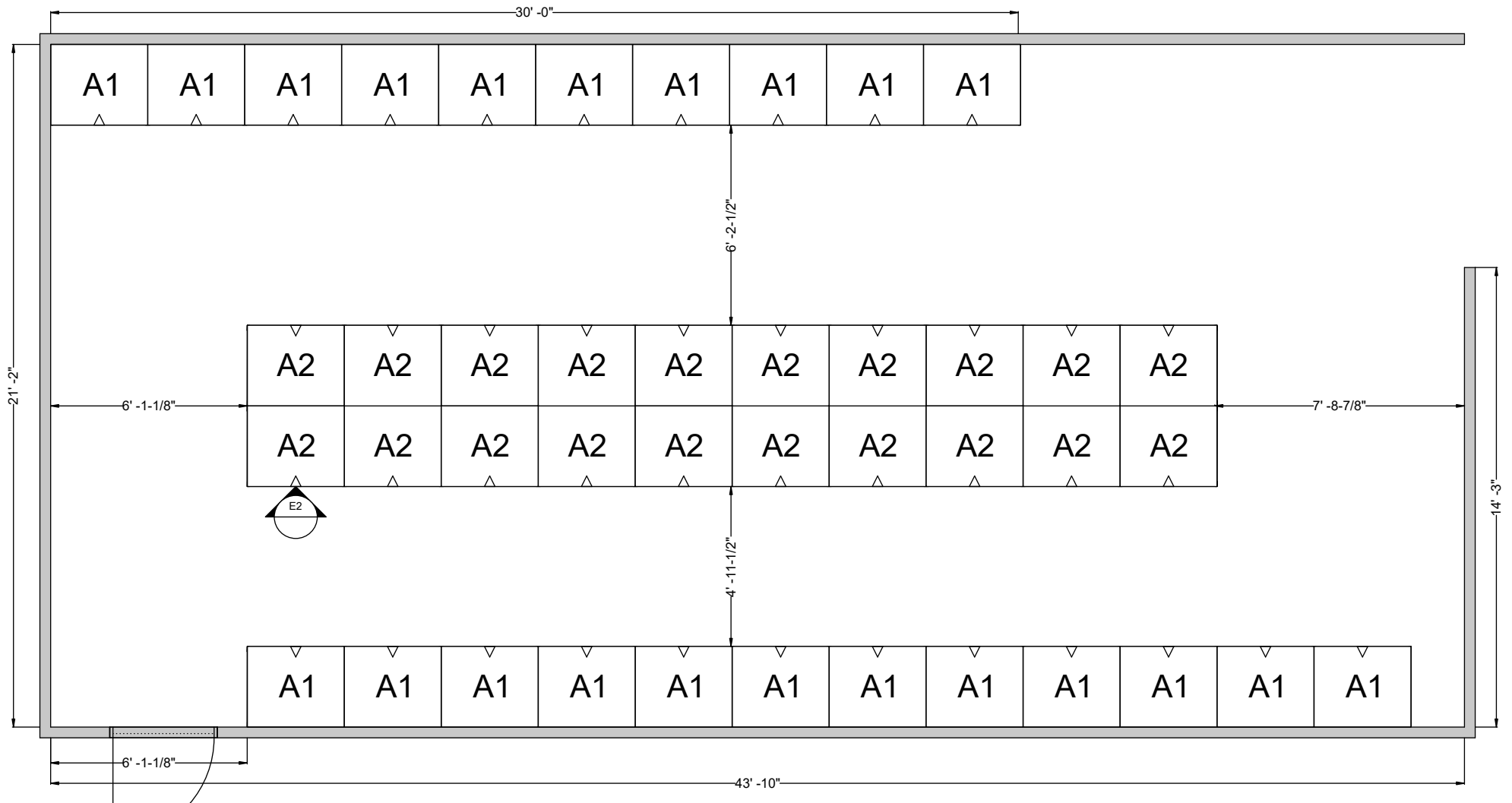
SCALE: NONE
 DIMENSIONS: STANDARD
 VIEW: 2D - TOP DOWN
 PAPER SIZE: 11" X 8.5"
 ORIENTATION: LANDSCAPE

ALL DESIGNS REPRESENTED BY
 DRAWINGS ARE CONFIDENTIAL
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 WITHOUT WRITTEN PERMISSION
 FROM TAB



All units are 36"W x 30"D x 76-1/4"H
 Weight capacity per level is 255 lbs
 Each unit can store (10) bins

 TAB PRODUCTS 1000 W. DURTH STREET MILWAUKEE WI 53050 Item 19.	CLIENT INFORMATION	SOLUTION DETAIL	ALL DESIGNS REPRESENTED BY DRAWINGS ARE CONFIDENTIAL AND SHOULD NOT BE DISCLOSED WITHOUT WRITTEN PERMISSION FROM TAB
	CUSTOMER: WHITEWATER POLICE DEPARTMENT PROJECT: TOP FLOOR SALES REP: ZACH HUG DRAWING NO: DATE: 04/28/2026	SYSTEM: 4POST TRACK: N/A DECK: N/A END PANELS: N/A SHELVING: 22-GAUGE/SLOTTED	



TAB PRODUCTS
 1000 NORTH STREET
 MILWAUKEE WI 53050

Item 19.

CLIENT INFORMATION

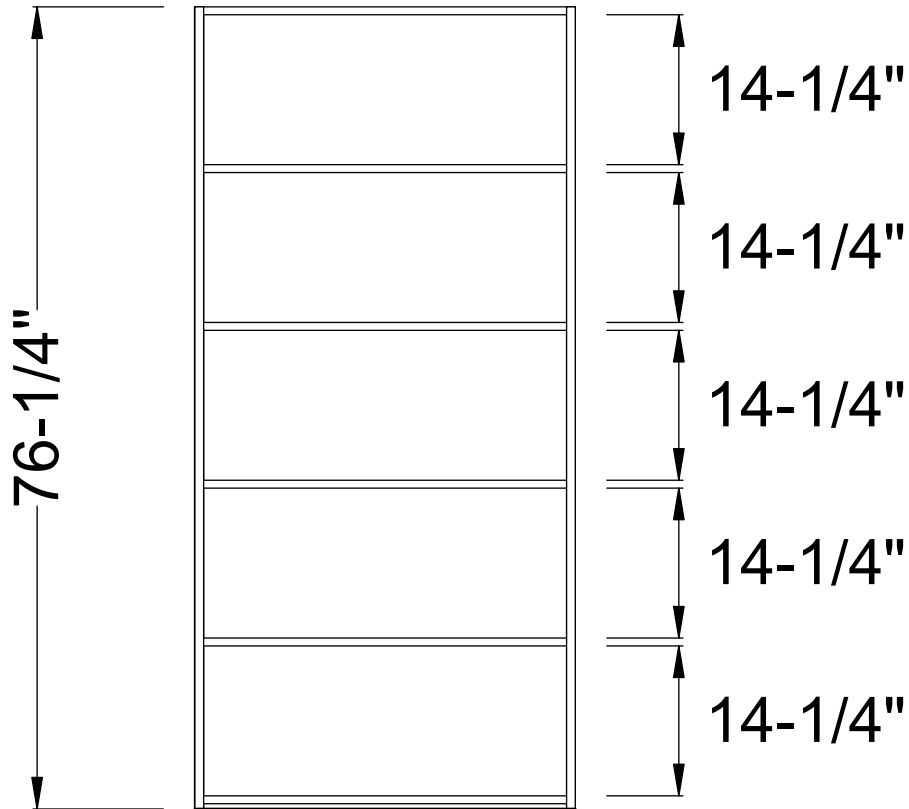
CUSTOMER: WHITEWATER POLICE DEPARTMENT
 PROJECT: BOTTOM FLOOR
 SALES REP: ZACH HUG
 DRAWING NO:
 DATE: 04/23/2026

SOLUTION LAYOUT

SCALE: NONE
 DIMENSIONS: STANDARD
 VIEW: 2D - TOP DOWN
 PAPER SIZE: 11" X 8.5"
 ORIENTATION: LANDSCAPE

ALL DESIGNS REPRESENTED BY
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A1 Elevation



A1 units are 36"W x 30"D x 76-1/4"H

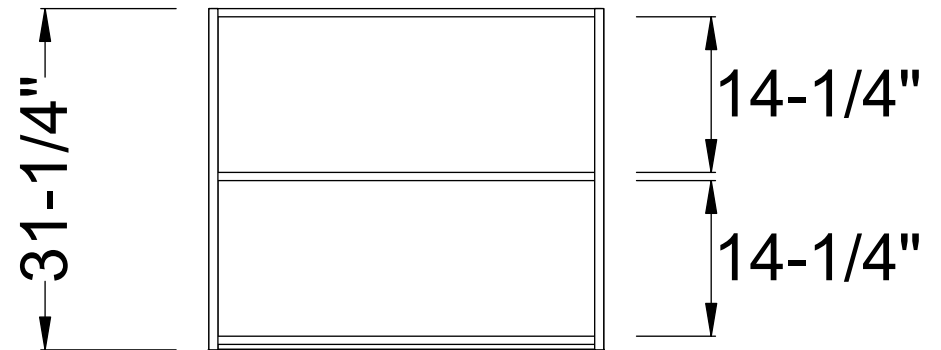
A2 units are 36"W x 30"D x 31-1/4"H

Weight capacity per level is 255 lbs

Each unit can store (10) bins

A2 Elevation

A2 units will include a stainless top (not provided by TAB)



TAB PRODUCTS
 1000 NORTH STREET
 MILWAUKEE WI 53050

Item 19.

CLIENT INFORMATION

CUSTOMER: WHITEWATER POLICE DEPARTMENT
 PROJECT: BOTTOM FLOOR
 SALES REP: ZACH HUG
 DRAWING NO:
 DATE: 04/23/2026

SOLUTION DETAIL

SYSTEM: 4POST
 TRACK: N/A
 DECK: N/A
 END PANELS: N/A
 SHELVING: 22-GAUGE/SLOTTED

ALL DESIGNS REPRESENTED BY
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 AND SHOULD NOT BE DISCLOSED
 WITHOUT WRITTEN PERMISSION
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PROPOSAL FOR:

City of Whitewater Police Department
Evidence Garage Storage Equipment and Stainless
Steel Worktables
Chief Dan Meyer

Prepared By:

Ken Pahlke



CUSTOMER: City of Whitewater Police Department
 312 W. Whitewater St.
 Whitewater, WI 53190

SHIP TO: City of Whitewater Police Department
 312 W. Whitewater St.
 Whitewater, WI 53190

Contact : Dan Meyer
 Phone : 262-473-1371
 Terms : Net 30 Days with Credit Approval

Shipping : Prepay & Add
 Lead Time : 4-6 weeks at time of quote
 FOB : Factory

Quote Date	Quote No.	Rev	County	Prepared By
5/5/2026	QUO-83956-N2N5X9	0	55127 - Walworth	Ken Pahlke

We would like to thank you for the opportunity to quote on your Material Handling Equipment requirements. We propose to furnish the equipment, parts or service described herein, in accordance with the specifications, terms and conditions outlined. We are pleased to offer the following:

Mfr	Model	Description	Qty	Sell Each	Total
Evidence 101					
<i>Evidence 101 Equipment Subtotal</i>					\$21,600.00
	Stainless Steel Solid Top Tables	72" w x 30" d x 36" h freestanding work tables, Type 430 16 gauge stainless steel top with sound deadening, 1 5/8" legs with C-Channel Frame. 750 lbs. capacity, adjustable feet.	10	\$1,320.00	\$13,200.00
	Bulk Rack Shelving	(5) SH1 Units Single Range 374" L x 36" D x 84" H with 3 levels of storage evenly spaced, Corrugated Steel Deck on each level, Starter/Adder Configuration with shared uprights. (6) SH2 Units Single Range 448" L x 24" D x 84" H with 4 levels of storage evenly spaced. Corrugated Steel Deck on each level, Starter/Adder Configuration with shared uprights.	1	\$8,400.00	\$8,400.00
Evidence Mezzanine 201					
<i>Evidence Mezzanine 201 Equipment Subtotal</i>					\$14,191.04
	Bulk Rack Shelving	(5) SH1 Units Single Range 374" W x 36" D x 84" H and (5) SH1 Units Single Range 362" W x 36" D x 84" H both with 3 level of storage evenly spaced, Corrugated Steel Deck on each level, Starter/Adder Configuration with shared uprights. (5) SH2 Units Single Range 362" W x 24" D x 84" H, (3) SH2 Units Single Range 225" W x 24" D x 84" H, (2) SH2 Units Single Range 151" W x 24" D x 84" H all with 4 levels of storage evenly spaced, Corrugated Steel	1	\$14,191.04	\$14,191.04



Item 19.

332



Deck on each level, Starter/Adder Configuration with shared uprights.

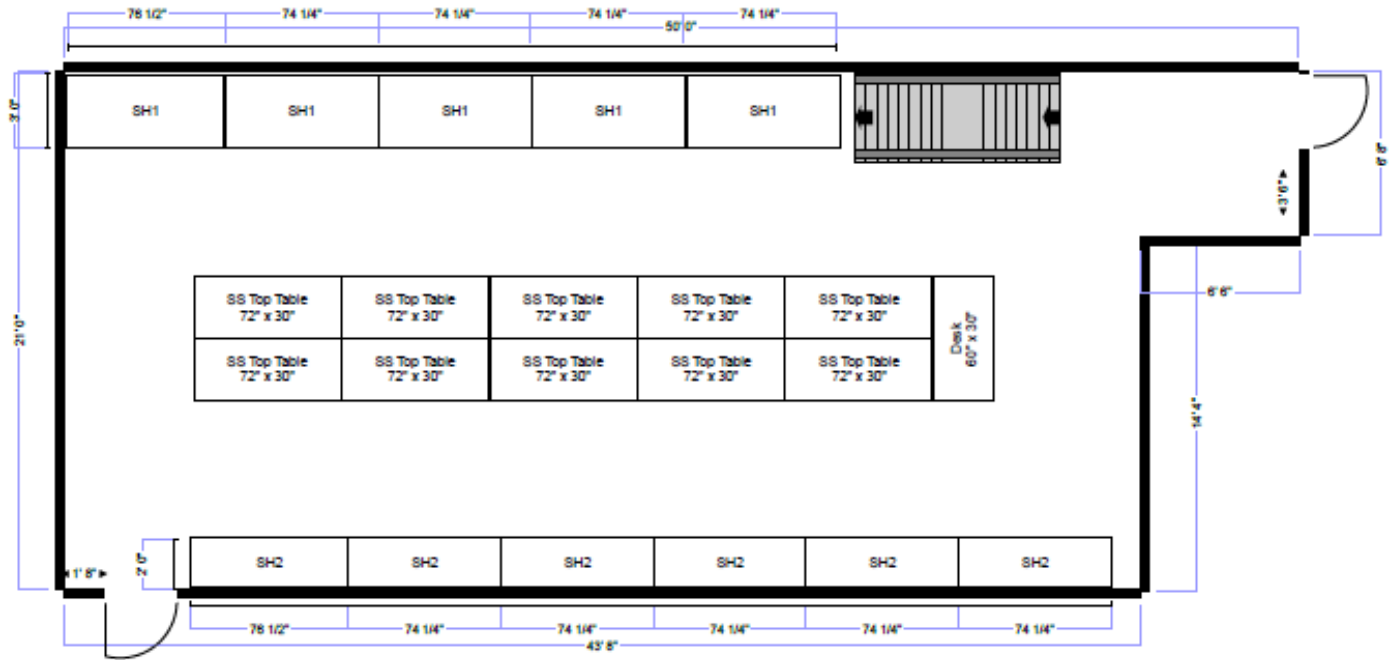
Non-union Installation & Freight for Project

Non-union Install and Freight for Project Subtotal **\$8,580.00**

Installation	Non-union Installation as per assumptions below	1	\$5,440.00	\$5,440.00
Freight	Dock to Dock - client to receive shipments and unload at worksite. Requires Full Size Dock that will accept a semi with 52' trailer.	1	\$3,140.00	\$3,140.00

Total Net Price: \$44,371.04

Whitewater Police Evidence Garage Storage Evidence 101



Material Handling



Automation & Robotics



Cranes & Hoists



Integrated Solutions



Industrial Storage & Handling



Power Systems



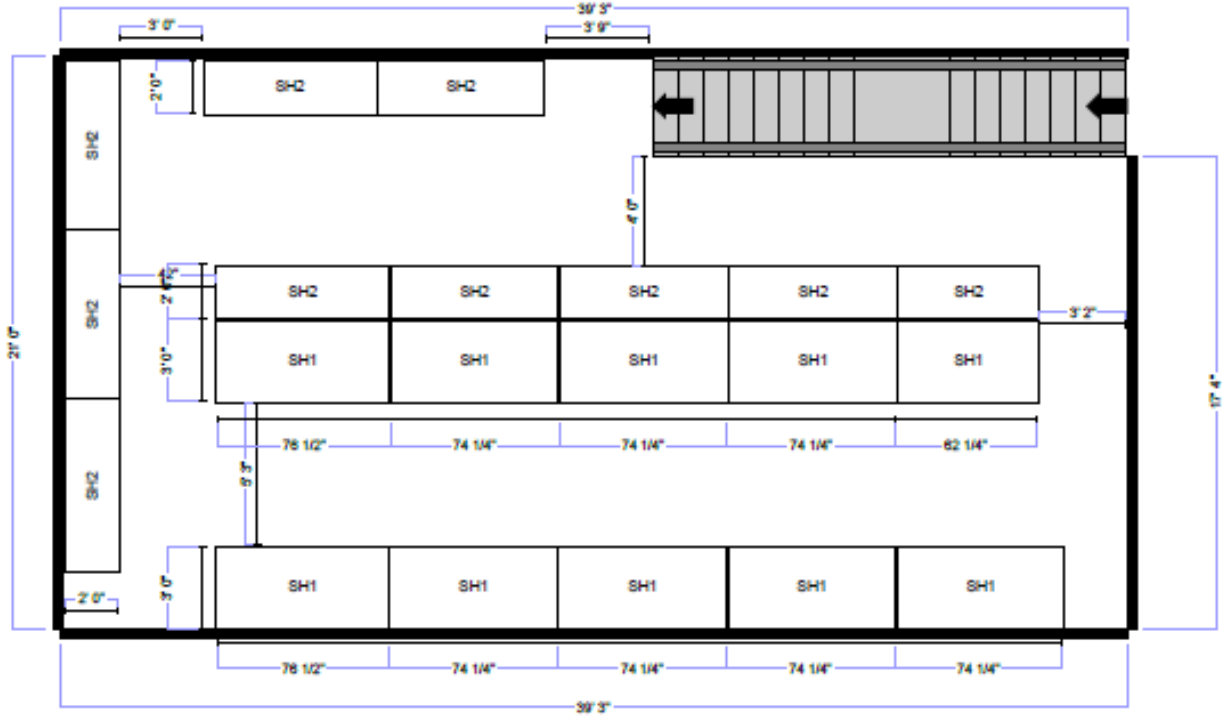
Workplace Storage



Dock & Door



Whitewater Police Evidence Garage Storage Evidence Mezzanine 201



Material Handling



Automation & Robotics



Cranes & Hoists



Integrated Solutions



Industrial Storage & Handling



Power Systems



Workplace Storage



Dock & Door

Item 19.



SH1

Parts List		
BALLOON	QTY	DESCRIPTION
1	9	BPS-36
2	6	BPB-72 (Sold in Pairs)
3	18	BSD-7236 (12in wide sections)
4	2	BUF-3684

WOLTER
Accelerate Your Productivity

NOTE: STARTER SHOWN.
ADDER SIMILAR.
STARTER USES (2) BUF-3684.
ADDER USES (1) BUF-3684.

SH2

Parts List		
BALLOON	QTY	DESCRIPTION
1	12	BPS-24
2	8	BPB-72 (SOLD IN PAIRS)
3	24	BSD-24
4	2	BUF-2484

WOLTER
Accelerate Your Productivity

NOTE: STARTER SHOWN.
ADDER SIMILAR.
STARTER USES (2) BUF-84.
ADDER USES (1) BUF-84.

Item 19.



335



We have priced out each room separately in case budget will not allow for both rooms to be purchased in a single phase. The Stainless Steel Worktables use a 430 Stainless Steel, the top front and back edges are rolled over, the top side s edges are flat with legs that have adjustable feet.

We quoted Steel Bulk Storage Racking with a Corrugated Steel Decking, this is the by far the strongest most durable configuration with each shelf designed to store up to 2,750 lbs. evenly distributed. There are cheaper solutions such as particle board or wire but they will deflect over time and can sometimes damage what is stored. Shelves are fully adjustable on 3" increments if the configuration of evidence stored require them to be moved. These units can also be placed on Mobile Shelving in the future should more capacity be needed.

Pricing assumes direct shipments to the building and that the client receives the product using a fork lift from the back of a truck. Once on site the installers will come out and install all the equipment at the same time.

Additional Notes:

*Project pricing is good until 6/1/26 after that date pricing must be reviewed. This does not automatically mean the pricing will increase, simply that the steel mills and freight companies will not hold their pricing longer due to market volatility.

*This proposal to become an attachment to the Contract or Purchase Order.

*This proposal is based on our standard insurance coverage levels. Extra or special requests may be accommodated, however there may be an extra costs associated with those requests that are not included in this pricing.

*Non-standard components are non-cancellable and non-returnable.

*Any approved returns are subject to return freight and applicable restock fees.

*Freight is estimated at the time of quote, actual to be billed at the time of shipment.

*Sales Tax is not included and will be added at the time of invoice. To avoid paying sales tax the client must submit an approved "Sales Tax Exemption Certificate" or "Sales Tax Resale Certificate" with the purchase order. Our tax department will review and confirm the paperwork meets parameters set by the state in which the project is being performed.

*If you have questions or need additional information, please contact Ken Pahlke at 630-220-4216.

*Please Email purchase orders to mrstorage@wolterinc.com or fax to (262) 781-2531.

Installation Notes:

*One Phase Installation – Non-union (union available at extra cost).

*Work Performed During Normal Business Hours (after hours available at extra cost).

*Assumes client receives product from back of truck at the site, our installers will do the stair carry.

*If delivery location is a construction site, assumes a paved surface capable of holding a full size semi-truck and trailer and a paved surface from the point of unload into the building without any steps or obstacles that require us to remove equipment from dollies and hand carry.

*Clear Path to Room of Install with No Stairs or Obstacles.

*Area of Install is Finished with Working Lighting, HVAC, Floor Covering, Painted, Etc.

*Area of Install is Empty with Adequate Space to for Installers to Maneuver During Assembly.



Material Handling



Automation & Robotics



Cranes & Hoists



Integrated Solutions



Industrial Storage & Handling



Power Systems



Workplace Storage



Dock & Door



*Temporary Staging Space Outside the Install Area During Time of Install.

*All Packing Materials to Client Provided Dumpster (removal from site available at extra cost).

*If we take delivery of equipment but are unable to install, there will be extra labor costs to receive and stage the product as this becomes a double handling event. The cost cannot be determined ahead of time and will be based on conditions present at the time the event occurs.

The parameters above are what the installation cost for the project was based on. We can accommodate variances in these conditions. Depending on the variance, costs may increase or decrease. It is the client's responsibility to make sure all conditions are in place on the days of delivery and installation. Should we find conditions are not as described, we will do our best to make the client aware of the issue as soon as is practical. Sometimes when it is clear nothing can be immediately done to correct the situation (power outage, broken elevator, etc.), or the client is not responding within 15 minutes, we will select the best alternative solution and move forward. Client agrees that in these situations they defer to our best judgment and will cover any additional costs.



Material Handling



Automation & Robotics



Cranes & Hoists



Integrated Solutions



Industrial Storage & Handling



Power Systems



Workplace Storage



Dock & Door



Buyer hereby grants to Seller a security interest in all equipment and materials listed herein to secure payment in full of the purchase price of all such equipment and materials, and performance of all other obligations by Buyer under this agreement; Buyer authorizes the Seller to file a UCC financing statement with respect to this security interest.

This Proposal is subject to Wolter, Inc's Standard Terms and Conditions, which are incorporated herein by reference. Buyer expressly agrees to such Standard Terms and Conditions and any inconsistent or additional terms submitted by Buyer are rejected. See: <https://www.wolterinc.com/terms-and-conditions/>

APPROVED AND ACCEPTED BY: City of Whitewater Police Department

PRINTED NAME: _____

TITLE: _____

EMAIL ADDRESS: _____

DATE: _____

AUTHORIZED SIGNATURE: X _____

ACCEPTED BY SELLER:

QUOTATION SUBMITTED BY: Ken Pahlke
(Salesperson)

SIGNATURE: X _____

TITLE: _____

(This Quotation shall become a contract only upon signature by the Sales Manager of Seller at its business offices.)

If you have any questions, please contact us:

Sales Rep: **Ken Pahlke**
Cell Phone: **630-220-4216**
Email Address: **mrstorage@wolterinc.com**

Inside Sales:
Branch Phone:
Email Address:

Company: **Wolter, Inc.**
Address: **490 W North Frontage Rd**
City/State/Zip: **Bolingbrook, IL 60440**

Customer Name: **City of Whitewater Police Department**
Quote Number: **QUO-83956-N2N5X9**
Quote Date: **5/5/2026**





Customer Quote

4/16/2026, 2:09 PM CDT

Sales Person DCS5GWT

Store Phone # (262) 646-9160

Store # 4910

Location 3400 HILLSIDE DR, DELAFIELD, WI 53018

Customer Information

ADAM VANDER STEEG

(262) 473-1372

AVNDERSTEEG@WHITEWATER-WI.GOV

WHITEWATER POLICE DEPARTMENT

312 W WHITEWATER ST

WHITEWATER, WI 53190



Quote # H4910-260505

PO / Job Name Evidence Garage

Delivery

Delivery Address
312 W Whitewater St
Whitewater, WI 53190

Delivery Options
...

Delivery Date
Delivery to be scheduled at the time of purchase

Item Description

Model #

SKU #

Unit Price Qty

Subtotal



Husky

N2W772472W4B

1013480165

~~\$249.00 / each~~
\$199.00 / each

32

\$6,368.00

4-Shelf Metal Industrial Duty Freestanding Garage Storage Shelving Unit in Black (77 in. W x 72 in. H x 24 in. D)

SPECIAL BUY \$20.00 OFF EACH

Delivery

Delivery Address
312 W Whitewater St
Whitewater, WI 53190

Delivery Options
Priority Ground Shipping

Estimated Delivery Date

Item Description

Model #

SKU #

Unit Price Qty

Subtotal



AMGOOD

AMG WT-3096-WHEELS

1015288443

\$874.95 / box

5

\$4,374.75

30 in. x 96 in. Stainless Steel Work Table with Casters | Mobile Metal Kitchen Utility Table with Bottom Shelf



Priority Ground Shipping

N/A

1

\$0.00

Prices Valid Through: 04/24/2026
at The Home Depot #4910

Subtotal \$10,742.75

Discounts -\$0.00

Sales Tax \$590.85

Quote Total \$11,333.60



Customer Quote

4/16/2026, 2:13 PM CDT

Sales Person DCS5GWT

Store Phone # (262) 646-9160

Store # 4910

Location 3400 HILLSIDE DR, DELAFIELD, WI 53018

Customer Information

ADAM VANDER STEEG

(262) 473-1372

AVNDERSTEEG@WHITEWATER-WI.GOV

WHITEWATER POLICE DEPARTMENT

312 W WHITEWATER ST

WHITEWATER, WI 53190



Quote # H4910-260506

PO / Job Name Evidence Garage

Will Call

Estimated Arrival

Alternate Pickup Person
ADAM VANDER STEEG

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
AMGOOD 30 in. x 96 in. Stainless Steel Work Table with Casters Mobile Metal Kitchen Utility Table with Bottom Shelf	AMG WT-3096-WHEELS	1015288443	\$874.95 / box	4	\$3,499.80

Prices Valid Through: 04/24/2026
at The Home Depot #4910

Subtotal	\$3,499.80
Discounts	-\$0.00
Sales Tax	\$174.99
Quote Total	\$3,674.79



JG Contracting of WI, LLC

P.O Box 926, Sun Prairie, WI 53590

contractingjg@gmail.com

(608) 471-5085

License #020800135

EST-10340

Evidence Garage - Shelving & Work Table Assembly/Installation

Sent on Apr 6, 2026

Prepared for

Adam Vander Steeg

avandersteeg@whitewater-wi.gov

(262) 473-1372

312 W Whitewater St, Whitewater, WI 53190, USA

We are delighted to work with you on turning your project dreams into reality. Our goal is to make this process as smooth and transparent as possible for you.

We're excited to present our estimate for the Evidence Garage shelving and work table installation project at 312 W Whitewater St in Whitewater. This comprehensive project includes the delivery, assembly, and installation of 32 DEWALT heavy-duty 4-tier steel garage storage shelving units (77"W x 72"H x 24"D) and 9 stainless steel work tables (30"x96") with casters and bottom shelves. Our scope covers freight delivery of all materials to your Whitewater location, professional assembly and installation of all 32

shelving units, and complete assembly and installation of all 9 mobile work tables. This solution will provide you with durable, professional-grade storage and workspace that meets the demanding requirements of your evidence storage facility.

Please take your time to review the estimate and let us know if you have any questions or need further clarification. Our goal is to ensure that you feel confident and comfortable with every aspect of the project. We value your trust and are committed to delivering the highest quality of work.

Looking forward to starting this exciting project together.

Shelving Units

-

Assembly and installation of 32 four-tier steel garage storage shelving units

-

Units are 77"W x 72"H x 24"D DEWALT DXST10000 model

-

Installation follows provided diagrams

Stainless Steel Work Tables

-

Assembly and installation of 9 stainless steel work tables with casters and bottom shelves on the first floor of the evidence garage

-

Tables will be positioned according to provided diagrams

Delivery

-

Freight delivery of shelving units and work tables to Whitewater, WI

Total

\$39,250.00



Andrew Maza - Handyman & Maintenance LLC

3091 Wisconsin 134 | Cambridge, Wisconsin 53523
(608) 628-6740 | Andrew@HandymanAndMaintenance.com |
<https://www.handymanandmaintenance.com/>

RECIPIENT:

Adam Vander Steeg
312 West Whitewater Street
Whitewater, Wisconsin 53190

Estimate #26052	
Sent on	Apr 07, 2026
Total	\$7,585.00

Product/Service	Description	Qty.	Unit Price	Total
Services (Taxable)	<p>Assembly & installation of (32) owner-supplied & staged DEWALT Yellow 4-Tier Steel Garage Storage Shelving Unit (77 in. W x 72 in. H x 24 in. D)</p> <p>Assembly & installation of (9) owner-supplied & staged AMGOOD 30 in. x 96 in. Stainless Steel Work Table with Casters : Mobile Metal Kitchen Utility Table with Bottom Shelf</p> <p>*All materials to be provided by owner and staged onsite as previously discussed.</p> <p>**All packaging will be broken down & staged onsite for easy disposal by owner.</p> <p>***Bid assumes sales & use tax-exempt status as a governmental unit. This work is deemed subject to sales & use tax per WI DOR Pub 207. An S-211 form must be provided prior to completion of the work, otherwise all applicable sales & use taxes will be applied to the final invoice.</p>	1	\$7,585.00	\$7,585.00

Subtotal	\$7,585.00
Tax-Exempt (0.0%)	\$0.00
Total	\$7,585.00

*Scheduling will be conducted as estimated work dates (October) approaches. All reasonable efforts will be made to accommodate client needs, though confirmed dates cannot be provided until jobsite accessibility & materials arrival is confirmed by client.

Estimate is valid for acceptance through 5/31/26, for work completed in calendar year 2026.

Acceptance of this estimate represents a binding contract. In the event the described project is cancelled at the request of the client after this estimate has been accepted, all expenses committed to the project (including materials, time committed to acquire materials, time spent visiting the site for planning or work purposes, and all other efforts) prior to cancellation will be billed out at standard rates up to the total cost of the job as described in the estimate. If client doesn't respond for greater than 14 days without prior arrangement, the project will be considered cancelled and the above conditions applicable.

No warranty is provided on any owner-supplied materials. Owner is responsible for ensuring any owner-supplied materials are satisfactory for the job. If any owner-supplied materials are found to be insufficient for any reason once contractor is onsite (broken, incomplete, wrong-size, incompatible, etc.), a non-refundable, non-creditable \$185 trip charge will apply. If any owner-supplied materials are found to be defective once installed, their removal and the reinstallation of owner-provided replacements will be billed at standard rates.



Andrew Maza - Handyman & Maintenance LLC

3091 Wisconsin 134 | Cambridge, Wisconsin 53523
(608) 628-6740 | Andrew@HandymanAndMaintenance.com |
<https://www.handymanandmaintenance.com/>

Please review, approve, & digitally sign the estimate to proceed with the proposed scope-of-work. Once the approved & signed estimate is received, I will be in touch to discuss the schedule of your project. Scheduling of all exterior projects is subject to weather considerations, and no specific timelines can be guaranteed. All reasonable efforts will be made to complete projects in a timely manner. Please reach out with any questions or to discuss any changes to the proposed scope-of-work. Cheers!

As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

Payment is due by the date documented on each invoice. A 1% per month (12% per year) late payment fee will be assessed on any unpaid balance remaining after 30 days

WI: DC-122301530, DCQ-112301466, & 627 - HVACCONT

Signature: _____ **Date:** _____