



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT FINANCE COMMITTEE MEETING

Monday, April 13, 2026, 4:00 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of March 9, 2026, Minutes.
3. Consideration of the Offer to Purchase for the sale of tax parcel 251-0871.A on Commerce Street to Ron and Donna Hughes. **Action:** Recommendation to Council.
4. Review the Treasurer's report and monthly bills. **Action:** Accept the report and recommend Council approval of the bills.
5. Discussion of other finance matters.
6. Adjourn.

Agenda Posted and Distributed: Friday, April 10, 2026.

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



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MINUTES

CITY OF MINERAL POINT FINANCE COMMITTEE MEETING

Monday, March 9, 2026, 4:00 PM
City Hall Community Room

Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.

Chair Burrows called the meeting to order at 4:00 pm. Clerk Skelding confirmed compliance with the open meetings laws.

Keith Burrows, Chair	Present
Mike Christensen	Present
Chris Goodney	Present
Others Present: Administrator Matt Honer, Clerk-Treasurer Christy Skelding, Deputy Clerk-Treasurer Renee Rolli, Justin Fischer	

APPROVAL OF FEBRUARY 9, 2026 MINUTES

Motion (Goodney/Christensen) to approve the February 9, 2026, minutes. Motion carried, all voting aye (3-0).

PRESENTATION OF PLAN OF FINANCE AND PARAMETERS RESOLUTION FOR THE SALE OF NOT TO EXCEED \$2,260,000 GENERAL OBLIGATION PROMISSORY NOTES.

Justin Fischer, BAIRD, presented the plan of Finance and Parameters Resolution for the sale of the not to exceed \$2,260,000 General Obligation Promissory Notes. The purpose of this borrowing is to cover \$335,000 in water projects, \$340,000 in sewer projects, and \$1,585,000 in the Brewery Creek Subdivision.

BAIRD estimates the interest rate on the borrowing to be 4.25% with a term ending in 2043.

No action taken.

CONSIDERATION OF RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO EXCEED \$2,260,000 GENERAL OBLIGATION PROMISSORY NOTES.

Motion (Christensen/Burrows) to recommend Council approval of a Resolution authorizing the issuance and establishing parameters for the sale of not to exceed \$2,260,000 General Obligation Promissory Notes. Motion carried, all voting aye (3-0).

CONSIDERATION OF A GRANT ADMINISTRATION CONTRACT WITH DELTA 3 FOR WIDNR CLEAN DRINKING WATER LOAN AND CLEAN WATER PROGRAM.

Grant Administration is \$30,000, which will be covered entirely by the Clean Water Fund and the Safe Drinking Water Loan. The current interest rate on these loans is 2.5%.

The DNR funding will be substantially more than what is listed in the Bond Counsel.

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Motion (Burrows/Christensen) to recommend Council approval of a Grant Administration Contract with Delta 3 for WIDNR Clean Drinking Water and Clean Water Program. Motion carried, all voting aye (3-0).

CONSIDERATION OF BOND COUNSEL AGREEMENTS FOR WIDNR CLEAN DRINKING WATER LOAN AND CLEAN WATER PROGRAM.

The Bond Counsel is approximately \$25,000, which will be covered entirely by the Clean Water Fund and the Safe Drinking Water Loan.

Motion (Christensen/Goodney) to recommend Council approval of Bond Counsel Agreements for WIDNR Clean Drinking Water Loan and Clean Water Program. Motion carried, all voting aye (3-0).

CONSIDERATION OF AN AWARD OF CONSTRUCTION BID FOR SOUTH AND COMMERCE STREET RECONSTRUCTION.

Two bids were submitted for this project. One bid was from Rule Construction, and the other from Parisi Construction. Honer recommends going with the alternate bid, and the low bid, which was Rule Construction. The bids were approximately \$100,000 apart.

Motion (Goodney/Christensen) to recommend Council award the Construction Bid for South and Commerce Street Reconstruction to Rule Construction, with the alternate . Motion carried, all voting aye (3-0).

CONSIDERATION OF SOLDIERS MEMORIAL PARK PARKING LOT AND TENNIS COURT RECONSTRUCTION GRANT APPLICATION.

An application for a WIDNR matching grant was submitted April 29, 2025. The City learned in September 2025 that the grant was not awarded to the City. Following the notice from WIDNR, conversations were had between the Tennis Association, the City Administrator, and WIDNR regarding potential changes to the grant for a re-application in 2026.

Working through the project with the Tennis Committee and Delta 3, the project was rescope to have one tennis court, two pickleball courts, and to mill and overlay the parking lot, with an estimated project cost of \$690,500.

Honer believes the grant will be more challenging to secure this year. The city won't know until late fall 2026 if the grant will be awarded.

Motion (Burrows/Goodney) to recommend Council approval of the City Administrator submitting a grant application to WIDNR for the Soldiers Memorial Park Parking Lot and Tennis Court Reconstruction project. Motion carried, all voting aye (3-0).

CONSIDERATION OF THE SALE OF THE STREETS DEPT. PICK-UP AND PURCHASE OF A BUCKET TRUCK.

Streets Foreman Whitford would like to sell the recently purchased Ford F-250 pick-up truck and purchase a used bucket truck. The Streets Committee was in general agreement with the plan as presented by the Streets Foreman at the January Streets Committee meeting.

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The pick-up truck has approximately 5,000 miles on it and if approved, the city would send it to public auction and put a reserve on it of approximately \$39,000. If the truck were to be sold, a bucket truck would be purchased for less than the sale amount.

The committee agrees with Whitford's justification on needing a bucket truck.

Motion (Goodney/Burrows) to recommend Council approval of selling the Streets Department Ford F-250 pick-up truck and purchasing a used bucket truck. Motion carried, all voting aye (3-0).

CONSIDERATION OF UTILITIES AND PARK'S DEPT. VEHICLE TRADE AND UTILITIES PURCHASE OF SERVICE BODY.

The Parks Department is in need of another vehicle to meet their needs when they have seasonal help. The Water/Sewer Department is seeking two work vehicles. The proposal is for the Utilities to trade the 2021 F-150 and the 2009 F-250 to the Parks Department for the 2021 F-250 the Parks Department currently has. This would allow the Parks Department to still have a newer truck and a second truck. The Water/Sewer Department would have a vehicle that better meets the needs of the department, but will need to update the truck with a service body.

Motion (Christensen/Goodney) to recommend Council approval of the Utilities and Parks Department vehicle trade and the Utilities purchase of a service body. Motion carried, all voting aye (3-0).

CONSIDERATION OF AWARDING WASTEWATER TREATMENT FACILITIES PLAN.

A new facility plan is required by the Wisconsin DNR for the Wastewater Treatment Facility. The Water/Sewer Superintendent received initial proposals from three qualified and reputable engineering firms that are experienced with the requirements of the plan.

The Water and Sewer committee held formal presentations from each engineering firm to allow them to present their proposal to the committee and for the committee to have the opportunity to ask questions. Following the presentation, the Committee made their recommendation to go with Town and Country Engineering at a proposed price of \$35,000.

Motion (Burrows/Goodney) to recommend Council approval for awarding the Wastewater Treatment Facilities plan to Town and Country Engineering. Motion carried, all voting aye (3-0).

REVIEW MONTHLY TREASURER'S AND BUDGET REPORTS AND MONTHLY BILLS.

Rolli walked through the treasurer's report as well as the budget report. All bills are standard this month.

Motion (Christensen/Goodney) to approve the treasurer's and budget reports and recommend council pay the bills. Motion carried, all voting aye (3-0).

DISCUSSION OF OTHER FINANCE MATTERS

The Committee had a short discussion regarding the \$1M earmark designated to the City for the replacement of lead service lines. Honer did not have any more information regarding the earmark, but will follow-up when he has an update.

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ADJOURN

Motion (Burrows/Christensen) to adjourn at 4:58 pm. Motion carried, all voting aye (3-0).

DRAFT

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4/14/2026

Mineral Point, Wisconsin

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: City Council
Department Reporting: Administration	Submitted by: Matt Honer
<u>ISSUE:</u> Consideration of the Offer to Purchase for the sale of tax parcel 251-0871.A on Commerce Street to Ron and Donna Hughes	
<u>BACKGROUND/ANALYSIS:</u> The adjacent property owners, Ron and Donna Hughes have offered to purchase tax parcel 251-0871.A , also known as Lot 96 of Irwin’s addition. Shown in blue on the map below. The property committee reviewed the matter on two occasions and is ok with selling the property. Selling the property places the land back on the tax roll and aids in the process of resolving property issues in this area. The Property Committee and the Hughes’ have come to an agreement of \$7,000 for the parcel. Following the sale of the Parcel, the City would be able to vacate the unopened right of way adjacent to the parcels.	
<u>RECOMMENDATION:</u> Public health and Property Committee recommend approval of the Offer to Purchase agreement with Ron and Donna Hughes and the transfer of ownership to Ron and Donna Hughes.	
<u>FISCAL IMPACT:</u> \$7,000 Revenue	
<u>ATTACHMENTS:</u> Draft Offer to Purchase Agreement	

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON April 1, 2026 [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE

3 The Buyer, Ronald L. and Donna M. Hughes

4 offers to purchase the Property known as Lot 96 of Irwin's Addition

5
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 650-658, or attach
7 as an addendum per line 680] in the City of Mineral Point, County
8 of Iowa Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is seven thousand and 00/100

10 Dollars (\$ 7,000).

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

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

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
17 lines 12-13) and the following: n/a

18
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented
20 and will continue to be owned by the lessor.**

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

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 650-658 or in
27 an addendum per line 680.**

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

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

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

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

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

36 **CLOSING** This transaction is to be closed on on or before September 1, 2026

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

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

44 **EARNEST MONEY**

45 ■ EARNEST MONEY of \$ 0 accompanies this Offer.

46 If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

47 ■ EARNEST MONEY of \$ 0 will be mailed, or commercially, electronically
48 or personally delivered within days ("5" if left blank) after acceptance.

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

50) STRIKE THOSE NOT APPLICABLE

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

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

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

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

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

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

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

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

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has
95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in
96 Seller's Vacant Land Disclosure Report dated _____, which was received by Buyer prior to Buyer
97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
98 and _____

99 _____
100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

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

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

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

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

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

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

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

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

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

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

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

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

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 680).

116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
118 lines located on but not directly serving the Property.

119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.

121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.

125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
126 system serving the Property not closed or abandoned according to applicable regulations.

127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)

134 k. Existing or abandoned manure storage facilities located on the property.

135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.

138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.

141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.

143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.

148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.

156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.

158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.

163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.

168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.

170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

344 If Seller has the right to cure, Seller may satisfy this contingency by:

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

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

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

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

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

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

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

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

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

355 ☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written

356 _____ [loan type or specific lender, if any] first mortgage loan commitment as described
357 below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$

358 _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial

359 monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's

360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance

361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees

362 to pay discount points in an amount not to exceed _____% ("0" if left blank) of the loan. If Buyer is using multiple loan

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

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

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: _____

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

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

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

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

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

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

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

277 ☐ electricity _____; ☐ gas _____; ☐ sewer _____;

278 ☐ water _____; ☐ telephone _____; ☐ cable _____;

279 ☐ other: _____

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

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

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

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

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

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

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

363 sources or obtaining a construction loan or land contract financing, describe at lines 650-658 or in an addendum attached
364 per line 680. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly
365 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow
366 lender's appraiser access to the Property.

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

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

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

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

377 ~~■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:~~ If Buyer qualifies for the loan described in this Offer
378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
380 (even if subject to conditions) that is:

381 (1) signed by Buyer; or,

382 (2) accompanied by Buyer's written direction for delivery.

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

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

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

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

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

396 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or

397 (2) the Deadline for delivery of the loan commitment on line 357,

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

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

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

407 (2) _____

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

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

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

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

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

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

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

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

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

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

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
433 report.

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

435 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of
436 Buyer's property located at _____

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

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

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of _____
447 _____ (name other contingencies, if any); and

448 (3) Any of the following checked below:

449 ☐ Proof of bridge loan financing.

450 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: _____

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

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

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

466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
468 association assessments, fuel and no further prorations _____.

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

471 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

472 ☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) **NOTE: THIS CHOICE**
474 **APPLIES IF NO BOX IS CHECKED.**

475 ☐ Current assessment times current mill rate (current means as of the date of closing).

476 ☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

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

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

545 registered mail or make regular deliveries on that day.

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

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

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

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

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

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

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

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

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

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

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

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

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 650-658 or in an addendum attached per line 680, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

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

597 If Buyer defaults, Seller may:

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

601 If Seller defaults, Buyer may:

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

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

488 **TITLE EVIDENCE**

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

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

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

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

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

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

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

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

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

534 **LEASED PROPERTY:** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
536 (written) (oral) ~~STRIKE ONE~~ lease(s), if any, are _____

537 _____
538 _____ Insert additional terms, if any, at lines 650-658 or attach as an addendum per line 680.

539 **DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

650 **ADDITIONAL PROVISIONS/CONTINGENCIES**

651 _____

652 _____

653 Buyer, at Buyer's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer
654 Fee.

655 _____

656 Buyer shall pay all costs of providing title evidence.

657 _____

658 The Property is legally described as Lot 96 of Irwin's Addition, City of Mineral Point, Iowa County, Wisconsin.

659 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
660 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
661 662-677.

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

664 Name of Seller's recipient for delivery, if any: Matthew Honer, City Administrator
 665 Name of Buyer's recipient for delivery, if any: Ronald and Donna Hughes
 666 ☐ (2) Fax: fax transmission of the document or written notice to the following number:
 667 Seller: () Buyer: ()
 668 ☐ (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
 669 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
 670 line 673 or 674.
 671 ☒ (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
 672 Party, or to the Party's recipient for delivery, for delivery to the Party's address.
 673 Address for Seller: 137 High St. STE 1., Mineral Point, WI 53565
 674 Address for Buyer: 15 Commerce St. Mineral Point, WI 53565
 675 ☒ (5) Email: electronically transmitting the document or written notice to the email address.
 676 Email Address for Seller: administrator@cityofmineralpointwi.gov
 677 Email Address for Buyer: _____
 678 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
 679 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.
 680 ☐ **ADDENDA:** The attached _____ is/are made part of this Offer.

681 This Offer was drafted by [Licensee and Firm] Matthew Honer, City of Mineral Point and Attorney Eric Hagen, Boardman & Clark LLP

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

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

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

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

694 (x) Ronald L. Hughes 4-5-2026
 695 Buyer's Signature ▲ Print Name Here ▶ Ronald L. Hughes Date ▲
 696 (x) Donna M. Hughes 4-5-2026
 697 Buyer's Signature ▲ Print Name Here ▶ Donna M. Hughes Date ▲

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

702 (x) _____
 703 Seller's Signature ▲ Print Name Here ▶ Danny Clark, Mayor Date ▲
 704 (x) _____
 705 Seller's Signature ▲ Print Name Here ▶ Christy Skelding, Clerk/Treasurer Date ▲

706 This Offer was presented to Seller by [Licensee and Firm] _____
 707 _____ on _____ at _____ a.m./p.m.

708 This Offer is rejected _____ This Offer is countered [See attached counter] _____
 709 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

2026 Year to Date Budget Report
City of Mineral Point
March 2026 General Fund
% of Year Complete: 25%

	March	Year to Date	2026 Budget	% of Budget
REVENUES				
General Government	25,068	147,620	\$ 1,115,332	13%
Public Safety	1,300	7,806	\$ 115,850	7%
Public Works	-	-	\$ -	0%
Culture, Recreation, Education	795	1,670	\$ 54,250	3%
Conservation & Development	3,157	10,530	\$ 90,000	12%
Property Taxes	520	1,509,091	\$ 1,903,071	79%
Total	30,841	1,676,717	\$ 3,278,504	51%

	March	Year to Date	2026 Budget	% of Budget
EXPENSES				
General Government Personnel	(14,167)	(49,645)	(177,750)	28%
General Government Operations	(11,067)	(30,201)	(154,888)	19%
Public Safety Personnel	(59,620)	(213,936)	(785,180)	27%
Public Safety Operations	(11,887)	(168,397)	(305,639)	55%
Public Works Personnel	(15,329)	(70,176)	(274,883)	26%
Public Works Operations	(33,909)	(78,938)	(363,272)	22%
Culture, Recreation, Education Personnel	(6,667)	(26,456)	(172,781)	15%
Culture, Recreation, Education Operations	(6,704)	(15,207)	(92,503)	16%
Conservation/Development Operations	(375)	(18,800)	(94,650)	20%
Debt Service Principal	(178,147)	(238,147)	(428,613)	56%
Debt Service Interest	(46,548)	(50,876)	(220,272)	23%
Other Financing Uses	-	(201,581)	(208,072)	97%
Total	(384,422)	(1,162,360)	(3,278,504)	35%

Council Check Report				
Tuesday, April 14, 2026				
	Regular	Manual	Pay Apps	Total
Pooled Cash - General	67,435.22	40,035.77		107,470.99
Pooled Cash - Library	4,243.74	4,454.72		8,698.46
Pooled Cash - Debt Service				-
Pooled Cash- Outlay Fund				-
Pooled Cash - Capital Projects	42,027.49	1,814.67		43,842.16
Pooled Cash - Water	64,031.65	200,436.63		264,468.28
Pooled Cash - Sewer	18,369.11	28,485.79		46,854.90
Pooled Cash-TID #2	273,916.00			273,916.00
Pooled Cash- ARPA				-
Pooled Cash- Revolving Loan Fund				-
Sewer Loan Checking				-
MP Summer Rec				-
DARE Program				-
Total	\$ 470,023.21	\$ 275,227.58	\$ -	\$ 745,250.79

CASH					
Account	Bank	Balance	Interest Rate	Maturity	
General Checking	Farmers Savings	\$ 417,950.62	3.69%		
Loan-MP Sewer Disposal	Farmers Savings	\$ 800.55	0.25%		
MP D.A.R.E. Program	Farmers Savings	\$ 3,630.64	-		
MP Summer Rec Program	Farmers Savings	\$ 15,615.69	-		
Savings-Police Petty Cash	Farmers Savings	\$ 10.27	0.25%		
MP Water Dept-Gold Money Market	Farmers Savings	\$ 138,916.92	3.69%		
Sewage Disp Replacement- Gold Money Market	Farmers Savings	\$ 215,850.57	3.69%		
Sewer Utility Bond Reserve-Gold Money Market	Farmers Savings	\$ 257,371.02	3.69%		
General	LGIP	\$ 1,768,263.35	3.69%		
Water Special Redemption	LGIP	\$ 35,618.35	3.69%		
2M Sewer Loan	LGIP	\$ 12,712.91	3.69%		
Capital Improvements	LGIP	\$ 4,125,055.22	3.69%		
ARPA	LGIP	\$ 112,974.54	3.69%		
Library	LGIP	\$ 31,907.38	3.69%		
Revolving Loan Fund-1989 WDF	LGIP	\$ 258,825.03	3.69%		
Fire Truck Outlay	LGIP	\$ 305,502.15	3.69%		
Grand Total		\$ 7,701,005.21			

LGIP rates stayed the same at 3.69%
TID/W/S Borrowing arrives on 4/15/26

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 ALL Checks by Payee
 POOLED CASH G/W/S

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Dated From: 4/01/2026 From Account:
 Thru: 4/30/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	4/15/2026	ACCESS SYSTEMS	
COPIER		Manual Check Nbr:	ACCESS
100-00-51421-500-000		ADMIN COMMUNICATION/TECHNOLOGY	168.59
COPIER		41472878	
		Total	168.59
	4/15/2026	AFLAC	
		Manual Check Nbr:	AFLAC
100-00-21530-000-000		DISABILITY INS DEDUCT. PAYABLE	90.84
		Total	90.84
	4/06/2026	ALLIANT ENERGY	
MINERAL ST LIFT STATION		Manual Check Nbr:	ALLIANT
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	52.93
MINERAL ST LIFT STATION			
100-00-55420-310-300		RECREATION EXPENSES	36.06
SOLDIERS BALLFIELD			
100-00-53230-310-000		SHOP - CITY GARAGE	838.67
536 7TH ST-SHOP			
100-00-52900-000-000		OTHER PUBLIC SAFETY	1.65
SPRUCE ST FIRE SIREN			
100-00-55420-310-000		PARK/FACILITIES EXPENSES	23.17
WATER TOWER INFO CTR			
100-00-53470-310-000		STREET SIGNS & MARKINGS	27.80
US HIGHWAY 151 E SIGN			
100-00-55420-310-400		SWIMMING POOL-PARK BOARD	50.80
206 COPPER ST POOL			
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	48.17
9TH ST LIFT STATION			
100-00-52210-310-000		FIRE DEPARTMENT SUPPLIES	749.64
214 DOTY ST, FIRE STATION			
100-00-53420-000-000		STREET LIGHTING	23.32
JAIL ALLEY ST ORN STL			
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	58.11
BUS PARK 2 LIFT STATION			
100-00-55420-310-000		PARK/FACILITIES EXPENSES	23.32
COPPER ST SHELTER			

Dated From: 4/01/2026 From Account:
 Thru: 4/30/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53420-000-000		STREET LIGHTING	23.74
		COMMERCE ST ORN STL	
100-00-53420-000-000		STREET LIGHTING	34.74
		318 COMMERCE ST STREET LIGHT	
600-00-53701-000-626		PURCHASED ELECTRIC & GAS EXP	2,316.06
		WELL 3-ELECTRIC	
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	47.06
		BETTY LN LIFT STATION	
600-00-53701-000-626		PURCHASED ELECTRIC & GAS EXP	152.98
		WELL 3-GAS	
200-00-55111-220-000		CITY UTILITIES	1,207.40
		137 HIGH ST. LIBRARY PORTION	
100-00-51610-330-000		CITY HALL UTILITIES	603.70
		137 HIGH ST CITY HALL	
800-00-57001-000-603		PLANT MAINT. & SUPPLIES-EXPENS	825.78
		SLUDGE BLDG	
100-00-55130-310-000		AUDITORIUM	2,052.03
		139 HIGH ST. THEATRE	
800-00-57001-000-627		PURCHASED GAS & ELECTRIC EXP	2,571.55
		WASTEWATER TREAT PLANT	
100-00-55420-310-300		RECREATION EXPENSES	63.98
		SHAKERAG ST PICNIC	
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	45.20
		FAIR ST LIFT STATION	
100-00-55420-310-000		PARK/FACILITIES EXPENSES	17.27
		PARKS GARAGE	
100-00-52900-000-000		OTHER PUBLIC SAFETY	1.65
		DOTY ST FIRE SIREN	
100-00-53420-000-000		STREET LIGHTING	21.75
		158 HIGH ST STH STL	
100-00-52100-220-000		PD UTILITIES	430.88
		1020 RIDGE ST-POLICE	
600-00-53701-000-626		PURCHASED ELECTRIC & GAS EXP	1,128.71
		WELL 4	
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	207.19
		FOUNTAIN ST LIFT STATION	
800-00-57001-000-626		SUPPLIES & EXP.-ELEC.PUMPING	113.40
		BUS PARK LIFT STATION	

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Dated From: 4/01/2026 From Account:
 Thru: 4/30/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			13,798.71
	4/20/2026	ALLIANT ENERGY	
DUE 04.20.26		Manual Check Nbr:	ALLIANT
100-00-53420-000-000		STREET LIGHTING	3,222.68
DUE 04.20.26			
Total			3,222.68
	4/15/2026	AMERICAN FIDELITY ASSURANCE COMPANY	
2741284A		Manual Check Nbr:	AM FID
100-00-21590-000-000		CAFETERIA 125 FLEX PLAN PAYABL	624.99
2741284A		2741284A	
Total			624.99
	4/15/2026	AMERICAN FIDELITY ASSURANCE COMPANY	
D954918		Manual Check Nbr:	AM FID
100-00-21530-000-000		DISABILITY INS DEDUCT. PAYABLE	139.96
D954918		D954918	
Total			139.96
	4/16/2026	AT&T MOBILITY	
287304573195X04012026		Manual Check Nbr:	AT&T
100-00-52104-000-000		PD DATA	227.90
287304573195X04012026			
Total			227.90
	4/19/2026	CHARTER COMMUNICATIONS	
137 HIGH ST- 8245 11 742 0001125		Manual Check Nbr:	CHARTER
100-00-51421-500-000		ADMIN COMMUNICATION/TECHNOLOGY	314.31
137 HIGH ST- 8245 11 742 0001125			
Total			314.31
	4/19/2026	CHARTER COMMUNICATIONS	
FIRE DEPT		Manual Check Nbr:	CHARTER
100-00-52210-310-000		FIRE DEPARTMENT SUPPLIES	304.67
FIRE DEPT			
Total			304.67
	4/19/2026	CHARTER COMMUNICATIONS	
INTERNET AT PD		Manual Check Nbr:	CHARTER

Dated From: 4/01/2026 From Account:
 Thru: 4/30/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-52104-000-000	PD DATA		149.60
	INTERNET AT PD		
Total			149.60

4/27/2026		FRONTIER	
4/2-5/1/26		Manual Check Nbr:	FRONTIER
100-00-55420-310-400	SWIMMING POOL-PARK BOARD		124.88
	4/2-5/1/26		
Total			124.88

4/21/2026		MUNICIPAL WATER DEPARTMENT	
111.0001.00/529	CHURCH ST	Manual Check Nbr:	WATER BILLS
600-00-53701-000-632	WATER TREATMENT-EXPENSES		54.67
	111.0001.00/529 CHURCH ST		
800-00-57001-000-632	TREAT PLANT-MAINT&SUPPLY EXP		859.21
	222.0040.00/1030 BOLLERUD ST		
100-00-51610-330-000	CITY HALL UTILITIES		124.63
	000.0420.01/CITY HALL		
100-00-52210-310-000	FIRE DEPARTMENT SUPPLIES		303.56
	111.0730/FIRE DEPARTMENT		
100-00-55420-310-400	SWIMMING POOL-PARK BOARD		156.56
	111.2100.00-SWIM POOL		
100-00-55420-310-000	PARK/FACILITIES EXPENSES		45.34
	111.2101.01/SHELTER #4 SOLDIERS MEM PK		
100-00-55420-310-300	RECREATION EXPENSES		28.61
	111.2105/DRINKING FOUNTAIN SOLDIERS MEM		
100-00-55420-310-300	RECREATION EXPENSES		45.34
	222.2110.01/SOLDIERS MEM PARK-RESTROOMS		
100-00-55420-310-400	SWIMMING POOL-PARK BOARD		92.12
	111.2124.00-SOLDIERS MEM PARK-BATHHOUSE		
100-00-55130-310-000	AUDITORIUM		220.81
	222.0415.01/AUDITORIUM		
100-00-52100-220-000	PD UTILITIES		117.45
	111.7853.00/PD		
100-00-53230-310-000	SHOP - CITY GARAGE		233.36
	111.7854.00/NEW CITY GARAGE		
600-00-53701-000-632	WATER TREATMENT-EXPENSES		28.61
	222.4397.00/ 829 RIDGE WELL 4		

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Dated From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			2,310.27

4/15/2026 STATE OF WI - HEALTH INS

MAY HEALTH INSURANCE

Manual Check Nbr:

HEALTH INS

200-00-55110-130-000	FRINGE BENEFITS	3,081.82
MAY HEALTH INSURANCE		
600-00-53701-000-926	EMPLOY.PEN.& BENEFITS	2,113.59
MAY HEALTH INSURANCE		
800-00-57001-000-926	EMPLOY.PENSION & BENEFITS	3,925.24
MAY HEALTH INSURANCE		
100-00-51420-130-000	ADMIN-FRINGE BENEFITS	1,423.75
MAY HEALTH INSURANCE		
100-00-55420-130-000	PARK FRINGE BENEFITS	2,190.39
MAY HEALTH INSURANCE		
100-00-53230-130-000	SHOP-CITY GARAGE-FRINGE BENEFI	2,190.39
MAY HEALTH INSURANCE		
100-00-52100-130-000	POLICE DEPT FRINGE BENEFITS	10,544.40
MAY HEALTH INSURANCE		
100-00-21540-000-000	EMPE PAID LIFE INS PREMIUM	5,639.92
MAY HEALTH INSURANCE		
Total		31,109.50

4/27/2026 STATE OF-WI ENVIRONMENTAL IMPROVEMENT FUND

5446-03 PRINCIPAL-WATER

Manual Check Nbr:

DEBT21960

600-00-25500-000-000	WATER BONDS-CLEAN WATER LOANS	29,718.77
5446-03 PRINCIPAL-WATER		
600-00-53701-000-430	INT.ON DEBT TO CITY	2,881.14
5446-03 INTEREST-WATER		
600-00-25500-000-000	WATER BONDS-CLEAN WATER LOANS	23,565.60
5446-04 PRINCIPAL-WATER		
800-00-28000-000-000	CLEAN WATER LOAN TO SWR	16,376.11
5446-04 PRINCIPAL-SEWER		
600-00-53701-000-430	INT.ON DEBT TO CITY	3,259.97
5446-04 INTEREST-WATER		
800-00-57001-000-427	INT.ENVIRON.IMPROVE.FUND-CWF	2,265.41
5446-04 INTEREST-SEWER		
600-00-25500-000-000	WATER BONDS-CLEAN WATER LOANS	109,477.47
5446-07 PRINCIPAL-WATER		

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600-00-53701-000-430		INT.ON DEBT TO CITY	25,466.51
5446-07		INTEREST-WATER	
Total			213,010.98

4/15/2026 TRANSUNION RISK & ALTERNATIVE

Manual Check Nbr: TRANSUNION

100-00-52104-000-000	PD DATA	100.00
Total		100.00

4/12/2026 U.S. CELLULAR

Manual Check Nbr: US CELLULAR

100-00-52104-000-000	PD DATA	7.04
POLICE		
100-00-51421-500-000	ADMIN COMMUNICATION/TECHNOLOGY	42.62
CITY ADMINISTRATOR		
600-00-53701-500-000	WATER COMMUNICATION/TECHNOLOGY	42.62
GABE'S PHONE		
100-00-53230-500-000	SHOP-COMMUNICATION/TECHNOLOGY	42.62
DIRRICKS PHONE		
100-00-51421-500-000	ADMIN COMMUNICATION/TECHNOLOGY	47.75
CHRISTY'S PHONE		
600-00-53701-500-000	WATER COMMUNICATION/TECHNOLOGY	42.10
NATE'S PHONE		
600-00-53701-500-000	WATER COMMUNICATION/TECHNOLOGY	40.72
TROY PHONE		
Total		265.47

4/15/2026 US BANK-CREDIT CARDS

Manual Check Nbr: US BANK CC

400-00-55210-810-000	PARKS/POOL CAPITAL PROJECTS	1,814.67
POOL HOUSE BATHROOM-PARTITIONS		
100-00-52100-310-000	POLICE SUPPLIES	12.78
POLICE-AMAZON-MEDICAL WASTE BAGS		
100-00-52100-000-000	POLICE OFFICE SUPPLIES	7.59
POLICE-USPS-POSTAGE		
100-00-52100-310-000	POLICE SUPPLIES	32.97
POLICE-AMAZON-BIOHAZ BAGS/SHARPS CONTAIN		
100-00-52100-000-000	POLICE OFFICE SUPPLIES	4.98
POLICE-AMAZON -PLASTIC KEY TAGS		

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Voucher Nbr	Check Date	Payee	Amount
100-00-52100-000-000		POLICE OFFICE SUPPLIES	48.49
		POLICE-AMAZON-PENS/BAGS/STICKY NOTES	
100-00-53230-310-000		SHOP - CITY GARAGE	271.89
		STREETS-MENARDS-LUMBER/CEMENT/FUNNELS	
100-00-53230-310-000		SHOP - CITY GARAGE	118.99
		STREETS-AMAZON-CROSS GUARD SIGN	
100-00-53230-310-000		SHOP - CITY GARAGE	166.98
		STREETS-AMAZON-CROSS GUARD SIGN	
100-00-53230-310-000		SHOP - CITY GARAGE	188.80
		STREETS-AMAZON-FIRST AID KITS	
100-00-52100-310-000		POLICE SUPPLIES	56.64
		POLICE-AMAZON-FIRST AID KITS	
600-00-53701-000-930		MISC.GEN.EXPENSES	113.28
		WATER-AMAZON-FIRST AID KITS	
100-00-51421-310-000		ADMIN - SUPPLIES	45.53
		ADMIN-AMAZON-LAPTOP STAND/CABLES	
100-00-55420-310-400		SWIMMING POOL-PARK BOARD	19.93
		POOL-AMAZON-FIRST AID KIT	
100-00-55420-310-000		PARK/FACILITIES EXPENSES	39.86
		PARKS-AMAZON-FIRST AID KITS	
100-00-51421-500-000		ADMIN COMMUNICATION/TECHNOLOGY	121.78
		ADMIN-ZOOM	
100-00-51610-310-000		JANITORIAL SUPPLIES	164.95
		JANITORIAL-AMAZON-VACUUM	
100-00-51421-310-000		ADMIN - SUPPLIES	94.00
		ADMIN-AMAZON-PAPER	
100-00-51610-310-000		JANITORIAL SUPPLIES	47.83
		JANITORIAL-AMAZON-AIR FILTERS	
100-00-51421-310-000		ADMIN - SUPPLIES	19.84
		ADMIN-AMAZON-STAMP	
100-00-51421-500-000		ADMIN COMMUNICATION/TECHNOLOGY	191.79
		ADMIN-MICROSOFT	
800-00-57001-000-921		OFFICE SUPPLY & EXP.	50.25
		SEWER-AMAZON-BINDER/CALCULATOR/TISSUES	
800-00-57001-000-632		TREAT PLANT-MAINT&SUPPLY EXP	19.56
		SEWER-AMAZON-PRESSURE GAUGE	
800-00-57001-000-632		TREAT PLANT-MAINT&SUPPLY EXP	49.36
		SEWER-MENARDS	

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800-00-57001-000-605		MAINT.-SUPPLY PLANT	87.90
		SEWER-CONEQUIP-RADIATOR CAP	
100-00-55460-000-000		CORNISH HERITAGE PARK EXPENSES	1,328.35
		ARCHED BACK BENCH	
		Total	5,118.99

4/15/2026 WEX BANK

POLICE

Manual Check Nbr:

WEX

100-00-52101-000-000		PD SQUAD MAINTENANCE	1,250.46
		POLICE	111756770
800-00-57001-000-933		TRANSPORTATION EXP.	591.19
		SEWER	111757128
100-00-53240-370-000		MACH.GAS/OIL	165.38
		STREETS	111754804
600-00-53701-000-933		TRANSPORTATION EXP.	33.83
		WATER	111757128
		Total	2,040.86

4/01/2026 WPS

APR DENTAL

Manual Check Nbr:

WPS-DENTAL

100-00-52100-130-000		POLICE DEPT FRINGE BENEFITS	886.69
		APR DENTAL	
100-00-53230-130-000		SHOP-CITY GARAGE-FRINGE BENEFI	253.34
		APR DENTAL	
800-00-57001-000-926		EMPLOY.PENSION & BENEFITS	292.17
		APR DENTAL	
100-00-55420-130-000		PARK FRINGE BENEFITS	126.67
		APR DENTAL	
200-00-55110-130-000		FRINGE BENEFITS	165.50
		APR DENTAL	
100-00-51420-130-000		ADMIN-FRINGE BENEFITS	380.01
		APR DENTAL	
		Total	2,104.38

Grand Total 275,227.58

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Total Expenditure from Fund # 100 - GENERAL FUND	40,035.77
Total Expenditure from Fund # 200 - LIBRARY	4,454.72
Total Expenditure from Fund # 400 - CAPITAL PROJECTS FUND	1,814.67
Total Expenditure from Fund # 600 - WATER FUND	200,436.63
Total Expenditure from Fund # 800 - SEWER UTILITY	28,485.79
Total Expenditure from all Funds	275,227.58

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	4/15/2026	ACCESS SYSTEMS LEASING	
200-00-55110-310-000		OFFICE SUPPLIES	214.13
		5038176184	
		Total	214.13
	4/15/2026	ACCESS SYSTEMS LEASING-PD	
100-00-52100-000-000		POLICE OFFICE SUPPLIES	181.40
		INV1963525	
		Total	181.40
	4/15/2026	ALERE TOXICOLOGY SERVICES, INC	
L433052			
100-00-52100-310-000		POLICE SUPPLIES	77.29
L433052			
		Total	77.29
	4/15/2026	ALLIANT ENERGY	
1088226-UNDERGROUND SUBDIVISION 192 ANTO			
902-00-56710-000-000		BREWERY CREEK SUBDIVISION-TID2	169,117.60
		1088226-UNDERGROUND SUBDIVISION 192 ANTO	
902-00-56710-000-000		BREWERY CREEK SUBDIVISION-TID2	92,417.90
		1088227-GAS MAIN INSTALLATION/PIPE	
		Total	261,535.50
	4/15/2026	BADGER METER, INC.	
80232795-MARCH 2026			
600-00-53701-000-903		METER READING EXPENSES	690.53
		80232795-MARCH 2026	
		Total	690.53
	4/15/2026	BARNES & NOBLE	
200-00-55100-000-000		MATERIALS	852.96
		XX	
200-00-55100-000-000		MATERIALS	186.75
		4722301	
200-00-55100-000-000		MATERIALS	41.27
		4724351	

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Total			1,080.98
4/15/2026 BEN FRANKLIN			
200-00-55110-310-000		OFFICE SUPPLIES	13.98
		CARDSTOCK	
200-00-55110-310-000		OFFICE SUPPLIES	10.99
		STORAGE BOX	
200-00-55110-310-000		OFFICE SUPPLIES	4.98
		FILES FOR 3D PRINTS	
Total			29.95
4/15/2026 BOARDMAN CLARK LLP			
TID #2 ATTORNEY SERVICES-FEB 26			
902-00-56701-000-000		TID #2 EXPENSE	220.50
		TID #2 ATTORNEY SERVICES-FEB 26	315613
400-00-53210-810-000		PUBLIC WORKS CAPITAL PROJECTS	180.00
		PUBLIC INFRASTRUCTURE EASEMENTS	315613
100-00-51300-000-000		CITY ATTORNEY	3,862.45
		ATTORNEY SERVICES-FEB 26	315613
Total			4,262.95
4/15/2026 BOND TRUST SERVICES CORPORATION			
SERIES 2013B-PRINCIPAL			
600-00-25500-000-000		WATER BONDS-CLEAN WATER LOANS	45,000.00
		SERIES 2013B-PRINCIPAL	103357
600-00-53701-000-430		INT.ON DEBT TO CITY	2,380.00
		SERIES 2013B-INTEREST	103357
Total			47,380.00
4/15/2026 BURGESS LAWN SPRAYING			
6077-FALL 2025 SPRAY			
100-00-55420-310-000		PARK/FACILITIES EXPENSES	1,414.80
		6077-FALL 2025 SPRAY	
Total			1,414.80
4/15/2026 COMELEC SERVICES, INC.			
2026 OUTDOOR SIREN CHECK			
100-00-52302-000-000		EMERGENCY MANAGEMENT	425.00
		2026 OUTDOOR SIREN CHECK	

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Voucher Nbr	Check Date	Payee	Amount
Total			425.00
4/15/2026 CULLIGAN TOTAL WATER TREATMENT			
702413			
200-00-55110-220-000		UTILITIES	52.95
702413			
200-00-55110-220-000		UTILITIES	12.00
435322			
Total			64.95
4/15/2026 CUMMINS SALES AND SERVICE			
PLANNED MAINTENANCE			
600-00-53701-000-625		GENERAL PLANT-PUMP EXPENSE	503.57
		PLANNED MAINTENANCE F6-260216823	
800-00-57001-000-632		TREAT PLANT-MAINT&SUPPLY EXP	564.72
		PLANNED MAINTENANCE F6-260216824	
Total			1,068.29
4/15/2026 DAN'S AUTO CENTRE OF MINERAL POINT LLC			
57881-25 FORD-RESECURE UNDER BODY PIECE			
100-00-52101-000-000		PD SQUAD MAINTENANCE	72.47
		57881-25 FORD-RESECURE UNDER BODY PIECE	
100-00-52101-000-000		PD SQUAD MAINTENANCE	68.96
		57808-25 FORD-OIL CHANGE	
Total			141.43
4/15/2026 DAN'S PLUMBING, INC.			
3/4" UNDERGROUND WATER PIPE			
600-00-53701-000-650		MAINT.-LATERALS	16.25
		3/4" UNDERGROUND WATER PIPE 30011	
Total			16.25
4/15/2026 DELTA 3 ENGINEERING, INC.			
D24-103 MP BREWERY CREEK LAND DEVELOPMEN			
902-00-56701-000-000		TID #2 EXPENSE	10,985.00
		D24-103 MP BREWERY CREEK LAND DEVELOPMEN 24802	
800-00-57001-000-923		OUTSIDE SERVICES	230.00
		D26-065 WWTF PERMIT COMPLIANCE 24803	
400-00-53210-810-000		PUBLIC WORKS CAPITAL PROJECTS	9,869.87
		D25-001 2026 INFRASTRUCTURE IMPROVEMENTS 24800	

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600-00-18500-000-395		CWIP	4,934.94
D25-001 2026		INFRASTRUCTURE IMPROVEMENTS 24800	
800-00-18700-000-395		CONSTRUCTION WORKS IN PROGRESS	4,934.94
D25-001 2026		INFRASTRUCTURE IMPROVEMENTS 24800	
400-00-53210-810-000		PUBLIC WORKS CAPITAL PROJECTS	382.50
D26-088 MP DOTY ST R/W		SURVEY 24804	
400-00-53210-810-000		PUBLIC WORKS CAPITAL PROJECTS	1,468.50
D24-087 MP GENERAL MUNICIPAL SERVICES		24799	
100-00-56110-000-000		COMM & ECON DEV EXPENSE	260.00
D24-087 MP GENERAL MUNICIPAL SERVICES		24799	
Total			33,065.75

4/15/2026 DEMOCRAT-TRIBUNE

TYPE E ABSENTEE BALLOT

100-00-51440-000-000		ELECTIONS SUPPLIES	101.36
		TYPE E ABSENTEE BALLOT	
100-00-51440-000-000		ELECTIONS SUPPLIES	48.58
		ABSENTEE VOTING AT NURSING HOMES	
100-00-51100-000-000		PUBLICATIONS EXPENSE	98.26
		2/10 PROCEEDINGS	
100-00-51440-000-000		ELECTIONS SUPPLIES	17.53
		PUBLIC TEST	
Total			265.73

4/15/2026 DIANE PALZKILL

MILEAGE

200-00-55102-000-000		CONTINUING EDUCATION	42.00
		MILEAGE	
Total			42.00

4/15/2026 DIGGERS HOTLINE INC.

600-00-53701-000-923		OUTSIDE SERV.EMPLOYED	87.40
		260 2 19201	
600-00-53701-000-923		OUTSIDE SERV.EMPLOYED	172.90
		260 3 19201-MARCH 2026	
Total			260.30

4/15/2026 DODGEVILLE CHRONICLE

STREETS WORKER AD

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100-00-51100-000-000		PUBLICATIONS EXPENSE	169.00
		STREETS WORKER AD	
		Total	169.00
	4/15/2026	DUBUQUE FIRE EQUIPMENT	
600-00-53701-000-824		MAINT.BUILDINGS & GROUNDS	145.00
		2 FIRE EXTINGUISHERS	211419
100-00-52100-310-000		POLICE SUPPLIES	82.00
		FIRE EXTINGUISHER	211546
		Total	227.00
	4/15/2026	ELAN FINANCIAL SERVICES	
		LIBRARY PHONE	
200-00-55110-220-000		UTILITIES	174.59
		LIBRARY PHONE	
200-00-55110-310-000		OFFICE SUPPLIES	22.40
		WALMART-PROGRAM SUPPLIES	
200-00-55110-310-000		OFFICE SUPPLIES	13.57
		POINTER COLLECTIVE-SHIPPING	
200-00-55110-820-000		MAINTENANCE	39.98
		FAUCET PARTS	
200-00-55110-820-000		MAINTENANCE	79.96
		FAUCET PARTS	
200-00-55110-310-000		OFFICE SUPPLIES	229.80
		ZOOM SUBSCRIPTION	
200-00-55110-310-000		OFFICE SUPPLIES	13.66
		BOOK	
200-00-55110-820-000		MAINTENANCE	174.49
		FAUCET	
200-00-55110-310-000		OFFICE SUPPLIES	6.00
		PURCHASE & RETURN OF DYMO PRINTER	
200-00-55110-310-000		OFFICE SUPPLIES	119.99
		CANVA SUBSCRIPTION	
200-00-55110-220-000		UTILITIES	29.75
		HOTSPOT	
200-00-55110-310-000		OFFICE SUPPLIES	91.08
		LABELS FOR DYMO PRINTER	

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200-00-55110-220-000		UTILITIES	112.63
ELEVATOR PHONE			
200-00-55100-000-000		MATERIALS	21.00
BOOK			
200-00-55110-310-000		OFFICE SUPPLIES	29.99
TAPE			
200-00-55100-000-000		MATERIALS	41.88
BOOKS			
200-00-55110-220-000		UTILITIES	137.45
ELEVATOR PHONE			
200-00-55110-220-000		UTILITIES	149.88
LIBRARY PHONE			
Total			1,488.10
4/15/2026 ENERGY MANAGEMENT CONSULTANTS, LLC			
PO 9299-CONTROLS FOR CITY HALL/LIBRARY			
400-00-51210-810-000		GEN GOVERNMENT CAPITAL PROJECT	19,766.62
PO 9299-CONTROLS FOR CITY HALL/LIBRARY		143580	
Total			19,766.62
4/15/2026 EQUITY APPRAISAL, LLC			
03.02.26- 2026-2027 REVALUATION CONTRACT			
100-00-51530-000-000		PROPERTY ASSESSMENT SERVICES	11,500.00
03.02.26- 2026-2027 REVALUATION CONTRACT			
Total			11,500.00
4/15/2026 FARMERS IMPL.STORE OF MINERAL POINT,INC.			
100-00-55420-310-000		PARK/FACILITIES EXPENSES	229.00
60V HH BLO		69372	
400-00-55210-810-000		PARKS/POOL CAPITAL PROJECTS	7,500.00
PO 9304- CUB PRO Z 760S LAWNMOWER		18790	
Total			7,729.00
4/15/2026 GALL'S, LLC			
034467676			
100-00-52100-310-000		POLICE SUPPLIES	295.59
034467676			
Total			295.59

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	4/15/2026	GENERAL ENGINEERING CO.	
MARCH 2026			
100-00-56444-000-000		BLDG. INSPECT. EXPENSES	2,400.00
MARCH 2026			
Total			2,400.00
	4/15/2026	HODAN COMMUNITY SERVICES ,INC.	
200-00-55110-820-000		MAINTENANCE	625.00
		3371	
Total			625.00
	4/15/2026	INKWELL PRINTERS, LLC	
51980 - 500 PARKING TICKETS			
100-00-52100-000-000		POLICE OFFICE SUPPLIES	328.00
51980 - 500 PARKING TICKETS			
Total			328.00
	4/15/2026	IOWA COUNTY HIGHWAY DEPARTMENT	
SALT			
100-00-53311-310-000		SNOW & ICE CONTROL	10,738.93
SALT			
Total			10,738.93
	4/15/2026	IVEY CONSTRUCTION, INC.	
100-00-53440-310-000		STORM SEWERS	166.00
		STORM SEWER FAILURE-ROSS/CHURCH ST	268300
100-00-53440-310-000		STORM SEWERS	286.74
		WASHOUT-WATER ST	268242
100-00-53440-310-000		STORM SEWERS	332.00
		WASHOUT-WATER ST	268276
600-00-53701-000-651		MAINT.OF MAINS	85.73
		DODGE ST	268329
600-00-53701-000-651		MAINT.OF MAINS	143.37
		DODGE ST	268571
600-00-53701-000-650		MAINT.-LATERALS	132.76
		PARK HOUSE-WATER	268679
100-00-53311-310-000		SNOW & ICE CONTROL	1,787.50
		SNOW REMOVAL-03.17.26	268385

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Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53440-310-000		STORM SEWERS	747.00
		ROSS ST STORM SEWER REPAIR 268603	
100-00-53440-310-000		STORM SEWERS	162.84
		ROSS ST STORM SEWER 268634	
100-00-53440-310-000		STORM SEWERS	122.13
		ROSS ST STORM SEWER REPAIR 268605	
100-00-53440-310-000		STORM SEWERS	169.00
		ROSS ST STORM SEWER REPAIR 268604	
		Total	4,135.07

4/15/2026 J & R SUPPLY, INC.

600-00-53701-000-651		MAINT.OF MAINS	199.00
		2603226-IN	
600-00-53701-000-651		MAINT.OF MAINS	304.00
		2602323-IN	
600-00-53701-000-650		MAINT.-LATERALS	287.00
		2603111-IN	
100-00-53310-310-000		STREET MAINTENANCE	905.00
		STORM SEWER PIPE-ROSS ST 2603527-IN	
100-00-53440-310-000		STORM SEWERS	335.00
		COUPLING & 45 ANGLE TUBE-STORM SEWER ROS 2603635-IN	
800-00-57001-000-826		LIFT STATION MAINT EXP	528.00
		MARKING PAINT 2603388-IN	
600-00-53701-000-651		MAINT.OF MAINS	344.00
		WRAPAROUND 2603602-IN	
		Total	2,902.00

4/15/2026 JOHNSON BLOCK & CO., INC.

100-00-51510-000-000		AUDITING	6,425.00
		PROGRESS BILLING '25 AUDIT-GENERAL 532241	
600-00-53701-000-923		OUTSIDE SERV.EMPLOYED	3,500.00
		PROGRESS BILLING '25 AUDIT-WATER 532241	
800-00-57001-000-923		OUTSIDE SERVICES	3,500.00
		PROGRESS BILLING '25 AUDIT-SEWER 532241	
902-00-56702-000-000		TID #2 AUDITING EXPENSE	1,025.00
		PROGRESS BILLING '25 AUDIT-TIF DISTRICT 532241	
600-00-53701-000-923		OUTSIDE SERV.EMPLOYED	1,300.00
		PSC REPORT FOR WATER UTILITY 532241	

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100-00-51510-000-000		AUDITING	850.00
		ANNUAL FIXED ASSET UPDATE	532241
902-00-56702-000-000		TID #2 AUDITING EXPENSE	150.00
		SUMMARIZE TID LOTS FOR FIXED ASSETS	532241
400-00-53210-810-000		PUBLIC WORKS CAPITAL PROJECTS	450.00
		STREET PROJ COSTS AND DEBT ISSUANCES	532241
100-00-51510-000-000		AUDITING	1,050.00
		PROGRESS BILLING-STATE FORM C	532241
		Total	18,250.00
4/15/2026 L.V. LABS WW, LLC			
800-00-57001-000-827		LAB EXPENSES	1,395.00
		7700	
600-00-53701-000-632		WATER TREATMENT-EXPENSES	60.00
		7632	
		Total	1,455.00
4/15/2026 MAGNOLIA JOURNAL			
		MAGAZINE SUBSCRIPTION	
200-00-55100-000-000		MATERIALS	25.00
		MAGAZINE SUBSCRIPTION	
		Total	25.00
4/15/2026 MARTELLE WATER TREATMENT			
600-00-53701-000-632		WATER TREATMENT-EXPENSES	568.38
		31115	
600-00-53701-000-631		CHEMICALS	120.98
		31176	
800-00-57001-000-631		CHEMICALS	6,199.89
		31223	
		Total	6,889.25
4/15/2026 MICROMARKETING			
200-00-55100-000-000		MATERIALS	135.87
		1004381	
200-00-55100-000-000		MATERIALS	106.39
		1002136	

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Total			242.26
4/15/2026 MID-AMERICAN RESEARCH CHEMICAL CORP.			
0873930-IN - TAR REMOVER			
100-00-53230-310-000		SHOP - CITY GARAGE	255.90
0873930-IN - TAR REMOVER			
100-00-55420-310-000		PARK/FACILITIES EXPENSES	191.68
0873929-IN - WASP/HORNET KILLER			
Total			447.58
4/15/2026 MIDWEST TAPE			
508556728			
200-00-55100-000-000		MATERIALS	123.95
508556728			
200-00-55100-000-000		MATERIALS	93.21
508590599			
200-00-55100-000-000		MATERIALS	86.96
508618996			
Total			304.12
4/15/2026 NAPA AUTO PARTS			
100-00-53230-310-000		SHOP - CITY GARAGE	78.48
		OIL FILTER/BAY BOX	793570
100-00-53230-310-000		SHOP - CITY GARAGE	82.14
		AIR FILTER	790319
800-00-57001-000-933		TRANSPORTATION EXP.	143.90
		PARKS TRUCK F250-OIL FILTER/AIR FILTER E	797903
Total			304.52
4/15/2026 NORTHERN LAKE SERVICE, INC.			
2604916 2026 QUARTERLY DRINKING WATER			
600-00-53701-000-632		WATER TREATMENT-EXPENSES	56.83
2604916 2026 QUARTERLY DRINKING WATER			
Total			56.83
4/15/2026 POAD OIL CO.			
100-00-53240-370-000		MACH.GAS/OIL	1,552.77
HIGHWAY DIESEL FUEL-79396			

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100-00-53240-370-000		MACH.GAS/OIL	1,499.70
		79518-STREETS HIGHWAY DIESEL FUEL	
		Total	3,052.47
	4/15/2026	REPUBLIC SERVICES #935	
400-00-55210-810-000		PARKS/POOL CAPITAL PROJECTS	2,410.00
		206 COPPER ST RAZE-DISPOSAL	
		0935-000172678	
100-00-53631-000-000		GARBAGE DISPOSAL (FAHERTY)	7,748.40
		MARCH 2026 GARBAGE	
		0935-000170962	
100-00-53632-000-000		RECYCLING EXPENSES	7,548.82
		MARCH 2026 RECYCLING SERVICE	
		0935-000170962	
800-00-57001-000-345		SERVICES	92.70
		JACKSON ST PICKUP	
		0935-000170962	
		Total	17,799.92
	4/15/2026	SCHOLASTIC, INC	
81867858			
200-00-55100-000-000		MATERIALS	35.37
		81867858	
		Total	35.37
	4/15/2026	SECURIAN FINANCIAL GROUP, INC.	
		BILLING MONTH MAY 2026	
100-00-52100-130-000		POLICE DEPT FRINGE BENEFITS	235.13
		BILLING MONTH MAY 2026	
100-00-53230-130-000		SHOP-CITY GARAGE-FRINGE BENEFIT	7.56
		BILLING MONTH MAY 2026	
800-00-57001-000-926		EMPLOY.PENSION & BENEFITS	18.17
		BILLING MONTH MAY 2026	
100-00-55420-130-000		PARK FRINGE BENEFITS	22.62
		BILLING MONTH MAY 2026	
200-00-55110-130-000		FRINGE BENEFITS	46.88
		BILLING MONTH MAY 2026	
100-00-51420-130-000		ADMIN-FRINGE BENEFITS	27.25
		BILLING MONTH MAY 2026	
100-00-21540-000-000		EMPE PAID LIFE INS PREMIUM	38.55
		BILLING MONTH MAY 2026	
		Total	396.16

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4/15/2026 SOUTHWEST WI TECHNICAL COLLEGE			
442-Pilling Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
442-Pilling Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
441-Ottoway Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
440-Kibler Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
443-Weier Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
438-Dunham Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
464-Galle Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
444-Bendickson Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
445-Schrank Pursuit Refresher & HRVC			
100-00-52120-310-000		POLICE TRAINING SUPPLIES/FESS	43.00
439-Gruber Pursuit Refresher & HRVC			
Total			387.00
4/15/2026 STAPLES BUSINESS CREDIT			
OFFICE CHAIRS			
800-00-57001-000-921		OFFICE SUPPLY & EXP.	633.78
OFFICE CHAIRS		7009267032	
Total			633.78
4/15/2026 STRAND ASSOCIATES INC			
GENERAL INFORMATION TECHNOLOGY			
100-00-51421-500-000		ADMIN COMMUNICATION/TECHNOLOGY	512.07
GENERAL INFORMATION TECHNOLOGY		0236676	
600-00-53701-000-921		OFFICE SUPPLY & EXP.	128.01
GENERAL INFORMATION TECHNOLOGY		0236676	
800-00-57001-000-921		OFFICE SUPPLY & EXP.	128.01
GENERAL INFORMATION TECHNOLOGY		0236676	
100-00-55420-310-000		PARK/FACILITIES EXPENSES	42.68
GENERAL INFORMATION TECHNOLOGY		0236676	

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Voucher Nbr	Check Date	Payee	Amount
100-00-53230-310-000		SHOP - CITY GARAGE	42.68
		GENERAL INFORMATION TECHNOLOGY 0236676	
		Total	853.45
	4/15/2026	SWLS	
1337			
200-00-55110-310-000		OFFICE SUPPLIES	45.00
1337			
		Total	45.00
	4/15/2026	TOP PACK DEFENSE LLC	
		18607-FINGERSON SHIRTS	
100-00-52106-000-000		PD EQUIPMENT/UNIFORM ALLOWANCE	88.68
		18607-FINGERSON SHIRTS	
100-00-52106-000-000		PD EQUIPMENT/UNIFORM ALLOWANCE	256.96
		18604-GRUBER CLOTHING	
		Total	345.64
	4/15/2026	TOTAL TECH	
		MONTHLY SUPPORT/MICROS 365/CLOUD STORAGE	
100-00-52104-000-000		PD DATA	372.32
		MONTHLY SUPPORT/MICROS 365/CLOUD STORAGE 22236	
		Total	372.32
	4/15/2026	UPLAND HILLS HEALTH	
		285821-URINE/ALC COLLECTION	
100-00-52100-310-000		POLICE SUPPLIES	270.00
		285821-URINE/ALC COLLECTION	
		Total	270.00
	4/15/2026	WATER QUALITY INVESTIGATIONS	
		PO 9289- CORROSION CONTROL STUDY	
600-00-53701-000-632		WATER TREATMENT-EXPENSES	2,840.00
		PO 9289- CORROSION CONTROL STUDY 0326-25	
		Total	2,840.00
	4/15/2026	WAYNE'S AUTOMOTIVE OF MINERAL POINT, LLC	
		MOUNT TIRE	
100-00-53240-350-000		MACHINERY REPAIRS/MAINT.	230.00
		MOUNT TIRE	

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Voucher Nbr	Check Date	Payee	Amount
Total			230.00
4/15/2026 WI STATE LABORATORY OF HYGIENE			
FLUORIDE			
600-00-53701-000-632		WATER TREATMENT-EXPENSES	31.00
FLUORIDE		838113	
Total			31.00
4/15/2026 WISCONSIN PROFESSIONAL POLICE ASSOCIATION			
04.01.2026			
100-00-21550-000-000		UNION DUES DEDUCTIONS	235.00
04.01.2026		04012026	
Total			235.00
Grand Total			470,023.21

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Total Expenditure from Fund # 100 - GENERAL FUND	67,435.22
Total Expenditure from Fund # 200 - LIBRARY	4,243.74
Total Expenditure from Fund # 400 - CAPITAL PROJECTS FUND	42,027.49
Total Expenditure from Fund # 600 - WATER FUND	64,031.65
Total Expenditure from Fund # 800 - SEWER UTILITY	18,369.11
Total Expenditure from Fund # 902 - TID #2	273,916.00
Total Expenditure from all Funds	470,023.21