



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AMENDED AGENDA

CITY OF MINERAL POINT COMMON COUNCIL MEETING

Tuesday, August 12, 2025, 6:00 PM

City Hall Community Room/Virtually

****ALL AGENDA ITEMS LISTED MAY HAVE ACTION TAKEN****

- 1. Call to Order. Roll Call. Confirmation of Compliance with the Open Meetings Law.**
- 2. Pledge of Allegiance.**
- 3. Persons Desiring to be Heard** – Five-minute limit except by consent of Council; no action will be taken on any item that is not specifically listed on the agenda.
- 4. Mayor's Correspondence.**
- 5. Administrator's Report.**
- 6. Clerk-Treasurer's Correspondence.**
- 7. Consent Agenda.**
 - a. Approval of Mayor's Appointment of Alex Ramshur to the Historic Preservation Commission as the City Council Representative.
 - b. Consideration of application for 2025-2026 "Class A" Beer & Liquor licenses for Bittersweet Holdings, LLC, d/b/a Staple and Fancy, 110 High Street, Brian Blanchette, Agent. *Police and Licensing Committee Recommendations to be reported at the Council meeting.*
 - c. Consideration of application for 2025-2026 Cigarette License for Limestone, LLC, 52 High Street. *Police and Licensing Committee Recommendations to be reported at the Council meeting.*
 - d. Approval of Minutes and Proceedings from the June 10, July 15, and July 22, 2025 meetings.
 - e. Approval of monthly bills. *Finance Committee's recommendation to be reported at the Council meeting.*
- 8. New Business.**
 - a. Consideration of Mineral Point Chamber of Commerce's request to close sections of High Street and Vine Street for a special event, open to people of all ages, that includes the sale and consumption of alcohol on City Property. **Action:** Approve or deny the Special Event Permit application as presented or with modifications
 - b. Consideration of Pay Application #2 from JI Construction for Davis, Washington, and N. Wisconsin St. Reconstruction. *Finance Committee's recommendation to be reported at the Council meeting.*
 - c. Consideration of authorizing Vierbicher to solicit bids for the Cornish Heritage Park Revitalization Project. *Finance Committee's recommendation to be reported at the Council meeting.*
 - d. Consideration of authorizing Burbach Aquatics, Inc to solicit bids for the Chemical System Replacement at the Mineral Point Swimming Pool.**
 - e. Consideration of Corrosion Control Study. *Water and Sewer and Finance Committees' recommendations to be reported at the Council meeting.*
 - f. Resolution - Existing Employer Option Resolution, Wisconsin Public Employers Group Health Insurance Program, Resolution electing to enroll in Deductible HMO-Standard PPO W/O Dental, P14. *Personnel Committee recommendation to be reported at the Council Meeting.*

9. Adjourn.

[Join the meeting now](#), Meeting ID: 213 419 017 285 7, Passcode: Zr9sr3QA

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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Dial in by phone, +1 872-256-4172,,892416388# Phone conference ID: 892 416 388#

Agenda Posted and Distributed: Thursday, August 7, 2025.

Amended Agenda Posted and Distributed: Monday, August 11, 2025.

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 before 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

MINUTES

CITY OF MINERAL POINT COMMON COUNCIL MEETING

Tuesday, July 8, 2025 – 6:00 PM

City Hall Community Room/Virtually

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Present		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Present
Others Present: Clerk-Treasurer Skelding, Administrator Honer, Street Foreman Chad Whitford, Police Chief Bob Weier, Library Director Diane Palzkill, Fire Chief Deven Walrack, Tom McGuire, Mary Glindinning, Scott Carey, Christina Weitzel, Mel Tibbits, Matthew Payne, Dan Dreessens, Water and Sewer Superintendent Nate Fosbinder, Dan Bowman				

PERSONS DESIRING TO BE HEARD

Tom McGuire – 315 Harris Street: Provided a history of himself and his experience in Mineral Point.

Matthew Payne – 324 Dodge Street: Heard about the lack of a stop sign at William and Shakerag Streets. Shared that three times, he was doing everything he was supposed to do, and he almost hit someone who was paying no attention. A couple more times, he almost got hit by someone himself. He stated that he supports the idea of having a stop sign at the intersection of William Street and Shakerag Street.

MAYOR'S CORRESPONDENCE – None.

ADMINISTRATOR'S REPORT – Honer sent out an RFP for the old City Garage. The proposal from Stockton Ace Hardware fell through. Proposals are due to Honer by September 1, 2025.

CLERK-TREASURER'S CORRESPONDENCE – None.

CONSENT AGENDA

- Approval of a Certified Survey Map requested by Rebecca Carey, for the subdivision of one parcel into two parcels at 206 Merry Christmas Lane.
- Approval of a Certified Survey Map requested by Janice and Cynthia Terrill for the subdivision of a lot into two parcels at 674 County Rd O in the extra-territorial zoning.
- Approval of a Conditional Use Permit by Janice and Cynthia Terrill to allow for storage units within the B-2 Highway Business District at 674 County Rd O in the extra-territorial zoning.
- Approval of June 10, 2025 Minutes and Proceedings.
- Approval of monthly bills.

Motion (Ramshur/Graber) to approve the consent agenda as presented. Motion carried, all voting aye (8-0).

NEW BUSINESS

CONSIDERATION OF PAY APPLICATION #1 FROM JI CONSTRUCTION FOR DAVIS, WASHINGTON, AND N. WISCONSIN STREET RECONSTRUCTION.

The Finance Committee recommends approval.

Motion (Allendorf/McKeon) to approve Pay Application #1 from JI Construction for Davis, Washington, and N. Wisconsin Street reconstruction. Motion carried, all voting aye (8-0).

CONSIDERATION OF PAY APPLICATION #1 FROM G-PRO EXCAVATING, LLC FOR FAIR ST. AND 9TH STREET LIFT STATION IMPROVEMENTS.

The Finance Committee recommends approval.

Motion (Christensen/Allendorf) to approve Pay Application #1 from G-Pro Excavating, LLC for Fair St., and 9th Street lift station improvements. Motion carried, all voting aye (8-0).

CONSIDERATION OF GENERAL BUSINESS SECURITY AGREEMENT AND PROMISSORY NOTE FOR OTMC, LLC, D/B/A OVER THE MOON CHEESE, A NEW LOAN FROM THE CITY'S REVOLVING LOAN FUND.

The Finance Committee recommends approval.

This is a request from the City's Revolving Loan Fund, which is used to get businesses established in Mineral Point and assisting current businesses in town. This new business is located within American Wine Project.

Motion (Christensen/Ramshur) to approve the General Business Security Agreement and promissory note for OTMC, LLC, d/b/a Over the Moon Cheese. Motion carried, all voting aye (8-0).

CONSIDERATION OF RESOLUTION 2025-15 AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT-TO-EXCEED \$5,875,000 GENERAL OBLIGATION PROMISSORY NOTES.

The Finance Committee reviewed and recommends approval. This is the borrowing event for expenses over the next two years.

If interest rates are favorable, the City would refinance the 20203 note, which is \$995,000.

Motion (Graber/Weier) to approve all Resolution 2025-15, authorizing the issuance and establishing parameters for the sale of not-to-exceed \$5,875,000 General Obligation promissory notes. Motion carried by roll call, all voting aye (8-0).

CONSIDERATION OF RESOLUTION 2025-16 ADOPTING THE CITY OF MINERAL POINT EMERGENCY RESPONSE PLAN.

This plan sets the responsibilities for the Emergency Response Coordinator, Human Services, Streets Department, Law Enforcement, Fire Department, and EMS personnel.

Motion (Allendorf/McKeon) to approve Resolution 2025-16, adopting the City of Mineral Point Emergency Response Plan. Motion carried, all voting aye (8-0).

CONSIDERATION OF ORDINANCE 2025-11, AMENDING THE ZONING CODE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN. REZONING 1.92 ACRES AT 206 MERRY CHRISTMAS LANE FROM A-1 AGRICULTURAL PRESERVATION DISTRICT TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT.

The Planning Commission recommends approval.

Motion (Allendorf/Ramshur) to approve Ordinance 2025-11, amending the zoning code and map of the City of Mineral Point, Iowa County, Wisconsin, rezoning 1.92 acres at 206 Merry Christmas Lane from A-1 Agricultural Preservation District to R-2 Two-Family Residential District. Motion carried, all voting aye (8-0).

CONSIDERATION OF ORDINANCE 2025-12, AMENDING THE ZONING CODE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN. REZONING LOTS 2, 3, AND 4 OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, IDENTIFIED BY ADDRESSES 182 ANTOINE ST, 184 ANTOINE ST, AND 186 ANTOINE ST, FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT.

The Planning Commission recommends approval. The owner plans on building three duplexes, one on each lot. The owner's plans do not meet the rear and side yard setbacks. As proposed, the builder intends all structures to be 30' from the right-of-way, consistent with the two duplexes to the east creating an orderly appearance on Antoine Street.

The proposal is to maintain all of the same zoning requirements of the code and the R-2 District, except changing the side yard setback to 10' rather than 12' and the rear yard setback to 18' rather than 30'.

Motion (Allendorf/Goodney) to approve Ordinance 2025-12, amending the zoning code and map of the City of Mineral Point, Iowa County, Wisconsin, rezoning lots 2, 3, and 4 of Block 2 of the Brewery Creek subdivision, identified by addresses 182 Antoine St, 184 Antoine St, and 186 Antoine St, from R-2 Two-Family Residential District to PUD – Planned Unit Development. Motion carried, all voting aye (8-0).

CONSIDERATION OF ORDINANCE 2025-13, AMENDING THE ZONING CODE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN. REZONING LOT 1 OF BLOCK 1 OF BREWERY CREEK SUBDIVISION FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.

The Planning Commission Recommends approval. This lot is currently owned by the city. This change provides an opportunity to potentially put a multi-family structure on this parcel.

Motion (Allendorf/Weier) to approve Ordinance 2025-13, amending the zoning code and map of the City of Mineral Point, Iowa County, Wisconsin, rezoning lot 1 of Block 1 of the Brewery Creek subdivision from R-2 Two-Family Residential District to R-3 Multi-Family Residential District. Motion carried, all voting aye (8-0).

CONSIDERATION OF ORDINANCE 2025-14, AMENDING THE ZONING CODE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, REZONING A PARCEL OF LAND WITHIN THE EXTRA-TERRITORIAL ZONING DISTRICT LOCATED AT APPROXIMATELY 674 COUNTY RD O FROM A-1 AGRICULTURAL PRESERVATION DISTRICT TO B-2 HIGHWAY BUSINESS DISTRICT.

The ETZ Planning Commission recommends approval.

Motion (Goodney/Ramshur) to approve Ordinance 2025-14, amending the zoning code and map of the City of Mineral Point, Iowa County, Wisconsin, rezoning a parcel of land within the Extra-Territorial zoning district located at approximately 674 County Rd O from A-1 Agricultural Preservation District to B-2 Highway Business District. Motion carried, all voting aye (8-0).

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 6:28 p.m. Motion carried, all voting aye (8-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

PROCEEDINGS

CITY OF MINERAL POINT COMMON COUNCIL MEETING

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McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Present

Others Present: Clerk-Treasurer Skelding, Administrator Honer, Street Foreman Chad Whitford, Police Chief Bob Weier, Library Director Diane Palzkill, Fire Chief Deven Walrack, Tom McGuire, Mary Glindinning, Scott Carey, Christina Weitzel, Mel Tibbits, Matthew Payne, Dan Dreessens, Water and Sewer Superintendent Nate Fosbinder, Dan Bowman

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ADMINISTRATOR'S REPORT – Honer sent out an RFP for the old City Garage. The proposal from Stockton Ace Hardware fell through. Proposals are due to Honer by September 1, 2025.

CLERK-TREASURER'S CORRESPONDENCE – None.

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located at approximately 674 County Rd O from A-1 Agricultural Preservation District to B-2 Highway Business District. Motion carried, all voting aye (8-0).

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 6:28 p.m. Motion carried, all voting aye (8-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

DRAFT

MINUTES

CITY OF MINERAL POINT COMMON COUNCIL MEETING Tuesday, July 15, 2025 – 6:00 PM City Hall Community Room/Virtually

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Present		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Excused
Others Present: Clerk-Treasurer Skelding, Administrator Honer, Street Foreman Chad Whitford, Police Chief Bob Weier, Library Director Diane Palzkill, Water and Sewer Superintendent Nate Fosbinder, Parks and Facilities Director Robert Murphy, Mary Glindinning, and other interested parties.				

STRATEGIC PLANNING WORK SESSION

Council members and members of Southwest Regional Planning discussed and completed a SWOT analysis for the city's strategic plan.

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 8:00 p.m. Motion carried, all voting aye (7-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

PROCEEDINGS

CITY OF MINERAL POINT COMMON COUNCIL MEETING

**Tuesday, July 15, 2025 – 6:00 PM
City Hall Community Room/Virtually**

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Present		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Excused
Others Present: Clerk-Treasurer Skelding, Administrator Honer, Street Foreman Chad Whitford, Police Chief Bob Weier, Library Director Diane Palzkill, Water and Sewer Superintendent Nate Fosbinder, Parks and Facilities Director Robert Murphy, Mary Glindinning, and other interested parties.				

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Council members and members of Southwest Regional Planning discussed and completed a SWOT analysis for the city's strategic plan.

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 8:00 p.m. Motion carried, all voting aye (7-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

MINUTES

CITY OF MINERAL POINT COMMON COUNCIL MEETING

Tuesday, July 22, 2025 – 6:00 PM

City Hall Community Room/Virtually

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Excused		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Excused
Others Present: Clerk-Treasurer Skelding, Administrator Honer, Police Chief Bob Weier, Library Director Diane Palzkill, Water and Sewer Superintendent Nate Fosbinder				

STRATEGIC PLANNING WORK SESSION

Council members and members of Southwest Regional Planning continued the discussion around the city's strategic plan.

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 7:56 p.m. Motion carried, all voting aye (6-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

PROCEEDINGS

CITY OF MINERAL POINT COMMON COUNCIL MEETING

**Tuesday, July 22, 2025 – 6:00 PM
City Hall Community Room/Virtually**

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Excused		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Excused
Others Present: Clerk-Treasurer Skelding, Administrator Honer, Police Chief Bob Weier, Library Director Diane Palzkill, Water and Sewer Superintendent Nate Fosbinder				

STRATEGIC PLANNING WORK SESSION

Council members and members of Southwest Regional Planning continued the discussion around the city's strategic plan.

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 7:56 p.m. Motion carried, all voting aye (6-0).

Matthew Honer, City Administrator

Approved: July 9, 2024

Council Check Report
Tuesday, August 12, 2025

	Regular	Manual	Pay Apps	Total
Pooled Cash - General	48,662.08	44,337.77		92,999.85
Pooled Cash - Library	3,854.60	4,189.69		8,044.29
Pooled Cash - Debt Service	4,327.50			4,327.50
Pooled Cash- Outlay Fund	225.00			225.00
Pooled Cash - Capital Projects	25,810.00		224,633.00	250,443.00
Pooled Cash - Water	2,574.52	7,476.44		10,050.96
Pooled Cash - Sewer	10,208.18	9,668.04		19,876.22
Pooled Cash-TID #2	5,899.42			5,899.42
Pooled Cash- ARPA	5,250.13			5,250.13
Pooled Cash- Revolving Loan Fund				-
Sewer Loan Checking	6,600.10			6,600.10
MP Summer Rec	1,500.00			1,500.00
DARE Program				-
Total	\$ 114,911.53	\$ 65,671.94	\$ 224,633.00	\$ 405,216.47

Finance Committee Approval

Keith Burrows

Chris Goodney

Mike Christensen

Alternate



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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SPECIAL EVENT PERMIT

Project Applicant:	Mineral Point Chamber of Commerce		
c/o	Cory Bennett, Executive Director		
address	114 High Street, Suite 1, Mineral Point		
phone:	608-987-3201	Email:	info@mineralpoint.com
Event:	Street Dance 2025		
Event Location:	High Street, Library Park		
Event Date(s):	8/23/2025	to	8/24/2025
Event Times (Set-up to take-down)	4PM	to	1:30AM
Terms and Conditions of Work to be Performed:			
1.	Applicant may utilize the municipally-owned property (parks, right-of-ways, and/or facilities) for the purpose of (enter a description of use).		
2.	The applicant shall adhere to their written submission of plans, reviewed and approved by (enter approving committee).		
3.	The applicant shall follow all state laws and local ordinances.		
4.	Applicant shall maintain (attached) certificate of general liability insurance naming The City of Mineral Point as additional insured.		
5.	The Applicant shall provide for any and all maintenance and accommodations beyond the reasonable standards of the City of Mineral Point's own maintenance and standards. (i.e. The City is not responsible for providing services or efforts beyond normal operations). If additional services are requested of the city they are outlined in this form.		
6.	The Applicant must return property to its condition immediately prior to the event, including removing of trash, barricades, signage, etc.		
7.	This Permit may be terminated on 30 days' written notice to the Permit Holder and shall remain in effect until terminated.		
Project Description:	High Street Closure • Closed from Chestnut Street to the one-way parking lot. • Barricades will be placed at the following intersections: ○ High Street & Chestnut Street ○ High Street & Vine Street ○ Fountain Street & Vine Street ○ Across High Street right above the one-way Snow fence (provided by the Chamber) will run: ○ From High Street Sweets to the south side of the Library building with an entrance area that will be a check point		

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

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



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- From the Library Park stone wall across to the end of the city sidewalk near Café 43
- From Bobbi Jo's Interiors to the Café 43 porch with an entrance check point
- Check point at the top of the stairs near the city hall office door
- Barricades provided by the City. Chamber staff will handle setup and takedown before and after the event.

Volunteers/Staff

- Volunteers will be stationed at all three snow fence entrances to check IDs.
- 2–3 bartenders.
- One person assigned to manage and replenish garbage cans.
- The Chamber will hire a police officer to be on duty from 5:00 PM to 11:30 PM.

Temporary Retailer's License (*Picnic License*)

- Location: As indicated on the license.
- Time: 5:00 PM – 11:30 PM (during the Street Dance).
- Signage at entrances/exits will state:
 - No carry-in beverages allowed.
 - No alcohol may leave the licensed premises.

Live Music

- Located in the 100 block of High Street.
- Two bands scheduled:
 - First band starts at 5:00 PM.
 - Second band ends at 11:30 PM.
- One band will perform in Library Park.
- The other will play on a stage set up in the closed portion of High Street.

Park Reservation

- Location: Library Park (with electric hookup).
- Time: 4:00 PM – 11:30 PM.
- The Chamber will serve food and run the bar outside of the Chamber office.
- Additional activities include a “Night Market” with vendors, face painters, kid activities, and a bounce house.
- 4:00 PM start allows time for setup before the 5:00 PM event kickoff.

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Weather Contingency

- The Chamber will coordinate with the on-duty police officer and the Sheriff's Department in the event of severe weather.
- The Chamber will appropriately cancel, or postpone the event, in case of severe weather.

Restrooms

- Two porta-potties (rented by the Chamber) will be placed near Library Park.
- City restrooms will also be available.

Trash

- Chamber staff will monitor and empty trash receptacles as needed.
- Full bags will be placed on private property for pickup.

Crowd Management & Street Reopening

- After the final band finishes and the stage is removed, volunteers will help clear the street.
- The street will then reopen to vehicle traffic.
- Estimated attendance is around 100 people, based on last year's turnout.

Additional City Services

Streets Department

- Provide lighted barricades.
- Place barricades near designated locations the afternoon before the event and pick them up the following Monday.
- Assist with drop-off and pickup of additional trash receptacles.
- Sweep streets on Monday after the event.
- Allow use of the City's public restrooms.
- Streets and Police Departments will assist with signage installation the afternoon before the event.
- **Note:** The Streets and Police Departments are not responsible for clearing the street the day of the event.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

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



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

Parks Department

- Provide 6 additional trash receptacles in the event area.
- Deliver 4 extra picnic tables to Library Park.

Notices

- The Chamber will notify business owners and tenants about the street closures.
- Flyers will be placed on vehicles the day before the event to alert drivers of the closure.

Indemnification:

Applicant, shall save and hold The City of Mineral Point and affiliates harmless from and against all liability, damage, loss, claims, demands, and actions of any nature whatsoever which arise out of, or is directly connected with, any act, omission, or operation of Applicant, its agents, servants, subcontractors, or employees, or which arises out of or is directly connected with, or arises out of any accident or occurrence which happens in or about the event due to the act or omission of the Applicant. The applicant shall, at its own expense, investigate all such claims and demands, attend to their settlement or other disposition, defend all actions based thereon, and pay all charges of attorneys and all other costs and expenses of any kind arising from any such liability, damage loss, claims, demands and actions.

Entire Agreement:

This agreement and attachments hereto contain the entire agreement of the parties and supersede any and all prior agreements or oral understandings between the parties.

Event Applicant

Documents Required:

Signed Application (This Form)

Cory L Bennett

Signature

07/30/2025

Date

Cory L Bennett

Name PRINTED Here

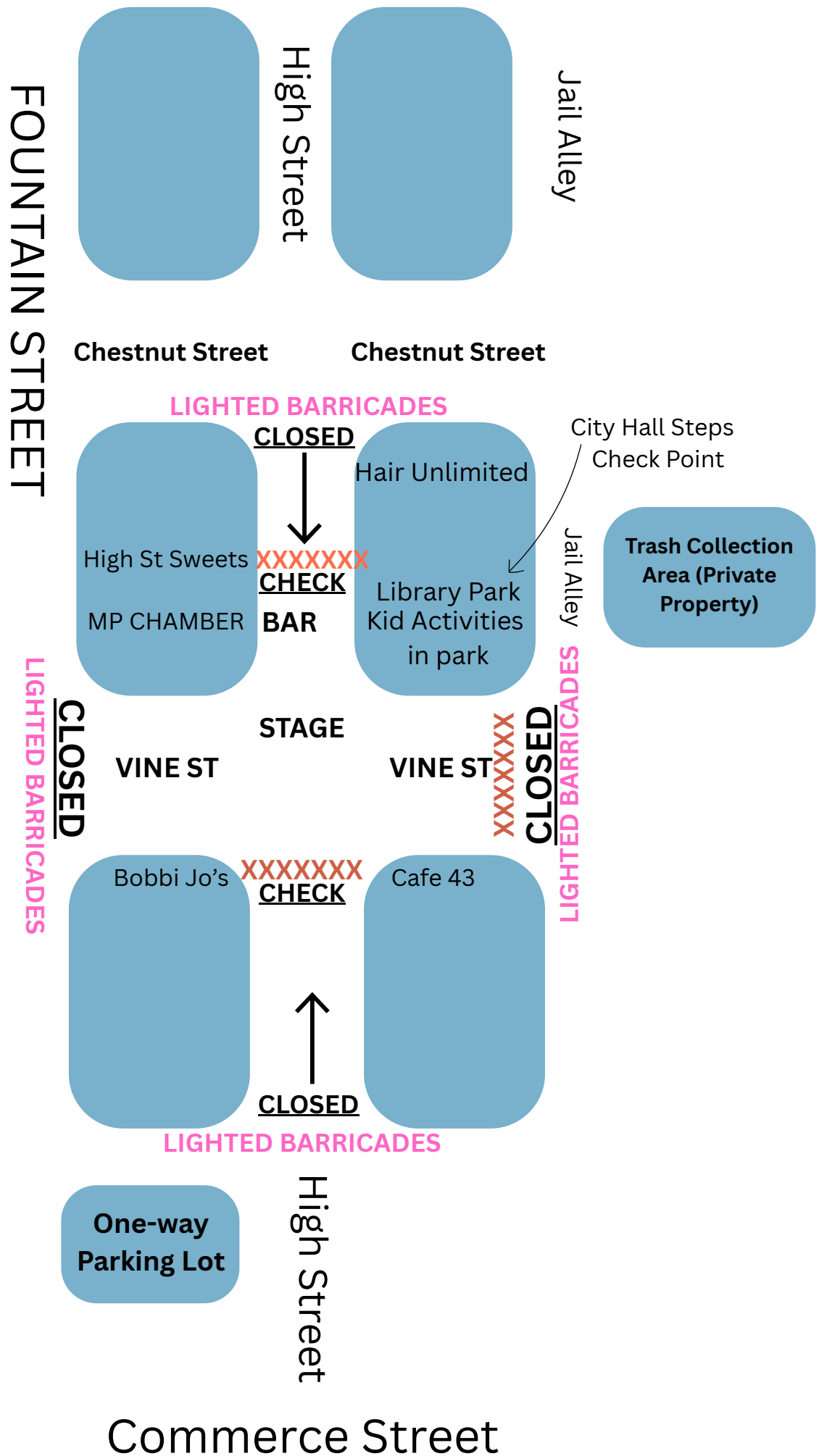
OFFICE OF THE CITY CLERK-TREASURER

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XXXXXXX = SNOW FENCE



Progress Estimate

Contractor's Application

For (Contract): Contract #1 – Utility and Street Construction with Alternate 'A' – Washington Street and Alternate 'B' – N. Wisconsin Street								Application Number: 2		
Application Period: June 28, 2025 to August 1, 2025								Application Date: August 12, 2025		
A				B	C	D	E	F		
Item		Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (D / B)	
Bid Item	Description									
Contract #1 – Utility and Street Construction										
1	Mobilization, Bonds, and Insurance as specified and indicated.	1 L.S.	\$47,375.00 / L.S.	\$47,375.00	0.50 L.S.	\$23,687.50		\$23,687.50	50%	
2	8" DR 18 PVC Water Main w/Tracer Wire installed as specified and indicated.	639 L.F.	\$85.00 / L.F.	\$54,315.00	630.0 L.F.	\$53,550.00		\$53,550.00	99%	
3	8" Gate Valve installed as specified and indicated.	1 Each	\$2,876.00 / Each	\$2,876.00	1 Each	\$2,876.00		\$2,876.00	100%	
4	6" Fire Hydrant with 6" Hydrant Lead and 6" Gate Valve installed as specified and indicated.	1 Each	\$8,500.00 / Each	\$8,500.00	1 Each	\$8,500.00		\$8,500.00	100%	
5	Connection to Existing Water Main as specified and indicated.	2 Each	\$2,500.00 / Each	\$5,000.00	2 Each	\$5,000.00		\$5,000.00	100%	
6	Replace Existing Water Service with 1" Water Service as specified and indicated.	2 Each	\$2,200.00 / Each	\$4,400.00	2 Each	\$4,400.00		\$4,400.00	100%	
7	New 1" Water Service to Replace Existing Lead Service installed as specified and indicated.	6 Each	\$2,100.00 / Each	\$12,600.00	6 Each	\$12,600.00		\$12,600.00	100%	
8	Rock Excavation as specified and indicated.	425 C.Y.	\$1.00 / C.Y.	\$425.00	301.0 C.Y.	\$301.00		\$301.00	71%	
9	Excavation/Fill (1,500 C.Y.) as specified and indicated.	1 L.S.	\$15,000.00 / L.S.	\$15,000.00	0.8 L.S.	\$12,000.00		\$12,000.00	80%	
10	Geotextile Fabric installed as specified and indicated.	2,300 S.Y.	\$3.50 / S.Y.	\$8,050.00	2,200.0 S.Y.	\$7,700.00		\$7,700.00	96%	
11	Breaker Run installed as specified and indicated.	900 TON	\$16.00 / TON	\$14,400.00	367.40 TON	\$5,878.40		\$5,878.40	41%	
12	Crushed Aggregate Base Course (1-1/4" dia.) installed as specified and indicated.	1,500 TON	\$16.00 / TON	\$24,000.00	1,520.36 TON	\$24,325.76		\$24,325.76	90%	

13	Concrete Curb and Gutter (24") installed as specified and indicated.	1,205 L.F.	\$20.00 / L.F.	\$24,100.00	1,195.0 L.F.	\$23,900.00		\$23,900.00	99%
14	Concrete Sidewalk (4") installed as specified and indicated.	4,425 S.F.	\$7.00 / S.F.	\$30,975.00	4,400.00 S.F.	\$30,800.00		\$30,800.00	99%
15	Concrete Driveway (6") installed as specified and indicated.	825 S.F.	\$7.50 / S.F.	\$6,187.50	800.00 S.F.	\$6,000.00		\$6,000.00	97%
16	Handicap Ramp Detectable Warning Field installed as specified and indicated.	16 S.F.	\$40.00 / S.F.	\$640.00	16 S.F.	\$640.00		\$640.00	100%
17	4LT Hot Mix Asphalt Pavement installed as specified and indicated.	450 TON	\$94.00 / TON	\$42,300.00	TON				
18	Landscaping installed as specified and indicated.	550 S.Y.	\$7.00 / S.Y.	\$3,850.00	S.Y.				
TOTAL - Contract #1 =				\$304,993.50		\$222,158.66		\$222,158.66	
Alternate 'A' - Washington Street									
A1	6" DR 18 PVC Water Main w/Tracer Wire installed as specified and indicated.	473 L.F.	\$85.00 / L.F.	\$40,205.00	463.0 L.F.	\$39,355.00		\$39,355.00	98%
A2	6" Gate Valve installed as specified and indicated.	3 Each	\$2,045.00 / Each	\$6,135.00	3 Each	\$6,135.00		\$6,135.00	100%
A3	Relocate Existing Fire Hydrant and install New 6" Hydrant Lead and New 6" Gate Valve as specified and indicated.	1 Each	\$4,500.00 / Each	\$4,500.00	1 Each	\$4,500.00		\$4,500.00	100%
A4	Connection to Existing Water Main as specified and indicated.	2 Each	\$2,500.00 / Each	\$5,000.00	2 Each	\$5,000.00		\$5,000.00	100%
A5	Replace Existing Water Service with 1" Water Service as specified and indicated.	2 Each	\$2,500.00 / Each	\$5,000.00	1 Each	\$2,500.00		\$2,500.00	100%
A6	New 1" Water Service to Replace Existing Lead Service installed as specified and indicated.	3 Each	\$2,300.00 / Each	\$6,900.00	4 Each	\$9,200.00		\$9,200.00	100%
A7	Rock Excavation as specified and indicated.	165 C.Y.	\$75.00 / C.Y.	\$12,375.00	38.5 C.Y.	\$2,887.50		\$2,887.50	23%
A8	Excavation/Fill (1,100 C.Y.) as specified and indicated.	1 L.S.	\$11,000.00 / L.S.	\$11,000.00	0.2 L.S.	\$2,200.00		\$2,200.00	20%
A9	Geotextile Fabric installed as specified and indicated.	1,700 S.Y.	\$3.50 / S.Y.	\$5,950.00	S.Y.				
A10	Breaker Run installed as specified and indicated.	650 TON	\$16.00 / TON	\$10,400.00	TON				
A11	Crushed Aggregate Base Course (1-1/4" dia.) installed as specified and indicated.	950 TON	\$16.00 / TON	\$15,200.00	TON				

A12	Concrete Curb and Gutter (24") installed as specified and indicated.	475	L.F.	\$20.00 / L.F.	\$9,500.00	L.F.				
A13	Concrete Sidewalk (4") installed as specified and indicated.	1,750	S.F.	\$7.00 / S.F.	\$12,250.00	S.F.				
A14	Concrete Driveway (6") installed as specified and indicated.	350	S.F.	\$7.50 / S.F.	\$2,625.00	S.F.				
A15	Handicap Ramp Detectable Warning Field installed as specified and indicated.	16	S.F.	\$40.00 / S.F.	\$640.00	S.F.				
A16	4LT Hot Mix Asphalt Pavement installed as specified and indicated.	300	TON	\$95.00 / TON	\$28,500.00	TON				
A17	Landscaping installed as specified and indicated.	700	S.Y.	\$7.00 / S.Y.	\$4,900.00	S.Y.				
TOTAL - Alternate 'A' =					\$181,080.00		\$71,777.50		\$71,777.50	
Alternate 'B' - N. Wisconsin Street										
B1	6" DR 18 PVC Water Main w/Tracer Wire installed as specified and indicated.	310	L.F.	\$80.00 / L.F.	\$24,800.00	300.0	L.F.	\$24,000.00	\$24,000.00	97%
B2	6" Gate Valve installed as specified and indicated.	1	Each	\$2,045.00 / Each	\$2,045.00	1	Each	\$2,045.00	\$2,045.00	100%
B3	Relocate Existing Fire Hydrant and install New 6" Hydrant Lead and New 6" Gate Valve as specified and indicated.	1	Each	\$4,500.00 / Each	\$4,500.00	1	Each	\$4,500.00	\$4,500.00	100%
B4	Connection to Existing Water Main as specified and indicated.	1	Each	\$2,500.00 / Each	\$2,500.00	1	Each	\$2,500.00	\$2,500.00	100%
B5	Replace Existing Water Service with 1" Water Service as specified and indicated.	1	Each	\$2,500.00 / Each	\$2,500.00	0	Each	\$0.00	\$0.00	100%
B6	New 1" Water Service to Replace Existing Lead Service installed as specified and indicated.	1	Each	\$2,300.00 / Each	\$2,300.00	2	Each	\$4,600.00	\$4,600.00	100%
B7	Rock Excavation as specified and indicated.	105	C.Y.	\$75.00 / C.Y.	\$7,875.00	34.0	C.Y.	\$2,550.00	\$2,550.00	32%
B8	Excavation/Fill (550 C.Y.) as specified and indicated.	1	L.S.	\$5,500.00 / L.S.	\$5,500.00	0.95	L.S.	\$5,225.00	\$5,225.00	95%
B9	Geotextile Fabric installed as specified and indicated.	775	S.Y.	\$3.50 / S.Y.	\$2,712.50	750.0	S.Y.	\$2,625.00	\$2,625.00	97%
B10	Breaker Run installed as specified and indicated.	325	TON	\$16.00 / TON	\$5,200.00	80.00	TON	\$1,280.00	\$1,280.00	25%
B11	Crushed Aggregate Base Course (1-1/4" dia.) installed as specified and indicated.	475	TON	\$16.00 / TON	\$7,600.00	238.00	TON	\$3,808.00	\$3,808.00	50%

B12	Concrete Curb and Gutter (24") installed as specified and indicated.	260	L.F.	\$20.00 / L.F.	\$5,200.00	L.F.				
B13	Concrete Sidewalk (4") installed as specified and indicated.	850	S.F.	\$7.00 / S.F.	\$5,950.00	S.F.				
B14	Concrete Driveway (6") installed as specified and indicated.	350	S.F.	\$7.50 / S.F.	\$2,625.00	S.F.				
B15	Handicap Ramp Detectable Warning Field installed as specified and indicated.	8	S.F.	\$40.00 / S.F.	\$320.00	S.F.				
B16	4LT Hot Mix Asphalt Pavement installed as specified and indicated.	150	TON	\$100.00 / TON	\$15,000.00	TON				
B17	Landscaping installed as specified and indicated.	325	S.Y.	\$7.00 / S.Y.	\$2,275.00	S.Y.				
TOTAL - Alternate 'B' =					\$98,902.50		\$53,133.00		\$53,133.00	
TOTAL =					\$584,976.00		\$347,069.16		\$347,069.16	

Cornish Heritage Park
Project Summary – Request for Authorization to Bid
August 11, 2025

A. Project Summary

The project includes street and utility replacement as described below:

- **Base Bid** The project includes the revitalization of the pocket park adjacent to the Opera House and 145 High Street. The scope of work will consist of removal and replacement of the concrete sidewalk and retaining walls. The landscape area will be leveled off to allow for better accessibility from High Street. The base bid will include brick pavers throughout the majority of the park.
- **Alternate Bid 1 – Stamped Concrete.** Stamped concrete will be bid as an alternate to the brick pavers bid item. Maintenance and overall cost of each item will be evaluated prior to decided to award the Alternate 1 and substitute it for the brick pavers.

B. Project Schedule

<u>Activity</u>	<u>Proposed Dates</u>
• Authorization to Bid	August 12, 2025
• Open Bids	September 4 th , 2025
• Award of Construction Contract	September 9 th , 2025
• Start of Construction	October, 2025
• Construction Completion	Fall 2025- Spring 2026

C. Construction Projects - Estimated Cost and Sources of Funds

The project is partial funded by a \$50,000 Vibrant Spaces Grant through WEDC. The Grant is a 1:1 match. Other portions of the project (railings, lighting, landscaping) will be donated. The project has a steering committee that is working to solicit donations for plantings, benches, and other aspects of that park that may seem fit for donations.

The current estimated cost for the Base Bid including project contingency and professional services is \$136,892.50. An item-by-item breakdown of the Opinion of Probable Cost (OPC) is attached. The Alternate Bid 1 is projected to be \$21,000 less than the brick paver item that it would substitute.

D. Bid Plans – See attached current plan set



Opinion of Probable Cost
8/7/2025
Cornish Heritage Park
City of Mineral Point

Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
Sitework					
1	Mobilization, Performance & Payment Bonds	LS	1	\$ 5,000.00	\$ 5,000.00
2	Site Clearing & Grubbing	LS	1	\$ 2,500.00	\$ 2,500.00
3	Common Excavation	LS	1	\$ 5,000.00	\$ 5,000.00
4	Base Aggregate Dense - 1 1/4"	TON	90	\$ 30.00	\$ 2,700.00
5	HMA Patch	TON	22		\$ -
6	Trucked In Topsoil	CY	225	\$ 20.00	\$ 4,500.00
7	New Shrub (Deciduous)	EA	10		\$ -
8	New Shrub (Perennials)	EA	10		\$ -
9	Tree	EA	12		\$ -
10	Concrete Retaining Wall	LF	135	\$ 150.00	\$ 20,250.00
11	Concrete Sidewalk (4")	SF	675	\$ 14.00	\$ 9,450.00
12	Benches	EA	10	\$ -	\$ -
13	Poured Concrete Steps	VSF	35	\$ 165.00	\$ 5,775.00
14	Metal Railing	LF	100	\$ -	\$ -
15	Power Allowance	LS	1	\$ 7,500.00	\$ 7,500.00
16	Pavers	SF	1400	\$ 30.00	\$ 42,000.00
Total - Cornish Heritage Park					\$ 104,675.00
Contingency (10%)					\$ 10,467.50
Engineering					\$ 21,750.00
Total -Cornish Heritage Park					\$ 136,892.50

Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
Alternate					
16A	Stamped, Colored Concrete	SF	1400	\$ 15.00	\$ 21,000.00

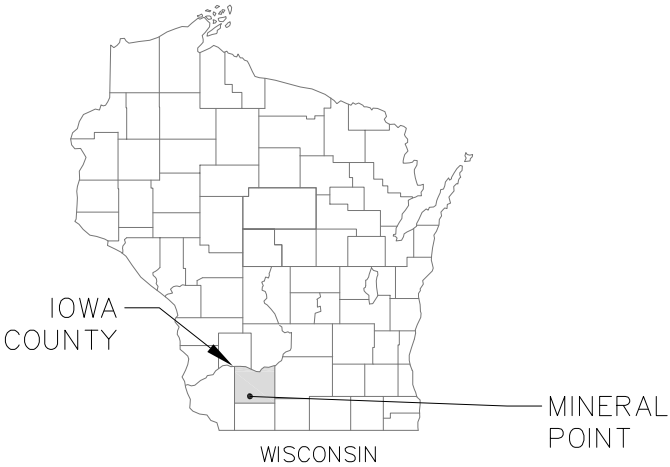
This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\Mineral Point, City of\240684 - Cornish Heritage Park\Design Development\Opinion of Probable Cost\2025-07-14 MP - Cornish Heritage Park - OPC.xlsx[Bid Items (2)]

CORNISH HERITAGE PARK

PARK REVITALIZATION

MINERAL POINT, WI



PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING PLAN
6	LANDSCAPE PLAN
7	DETAILS



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

NOT FOR CONSTRUCTION

TITLE SHEET
CORNISH HERITAGE PARK
CITY OF MINERAL POINT
IOWA COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE JUNE, 2025
DRAFTER LHAN
CHECKED MMUC
PROJECT NO. 240684
SHEET 1 OF 7

ISSUED DATE: 08/07/2025

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
— OHTV — OHTV — EXISTING OVERHEAD CABLE TV
— FO — FO — EXISTING FIBER OPTIC LINE
— OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
— UT — UT — EXISTING UNDERGROUND TELEPHONE
— — — — — EXISTING RETAINING WALL
— o — o — EXISTING CHAIN LINK FENCE
— * — * — EXISTING GENERAL FENCE
— x — x — EXISTING WIRE FENCE
— □ — □ — EXISTING WOOD FENCE
— G — G — EXISTING GAS LINE
— UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
— GUY — GUY — EXISTING GUY LINE
— OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
— OHTU — OHTU — EXISTING OVERHEAD GENERAL UTILITIES
— FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
— SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
— ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
— — — — — EXISTING EDGE OF TREES
— WM — WM — EXISTING WATER MAIN (SIZE NOTED)
— WETL — WETL — EXISTING WETLAND DELINEATION
— 820 — 820 — EXISTING MAJOR CONTOUR
— 818 — 818 — EXISTING MINOR CONTOUR
— — — — — EXISTING EDGE OF PAVEMENT
— — — — — EXISTING EDGE OF GRAVEL
— WETL — WETL — EXISTING WETLANDS
— — — — — EXISTING GRAVEL SURFACE
— — — — — EXISTING CONCRETE SURFACE
— — — — — EXISTING ASPHALT SURFACE

SITE PLAN LEGEND

- — — — — PROPERTY BOUNDARY
— — — — — CURB AND GUTTER (REVERSE CURB HATCHED)
— o — o — PROPOSED CHAIN LINK FENCE
— □ — □ — PROPOSED WOOD FENCE
— — — — — PROPOSED CONCRETE
— — — — — PROPOSED LIGHT-DUTY ASPHALT
— — — — — PROPOSED HEAVY-DUTY ASPHALT
— — — — — PROPOSED BUILDING
— — — — — PROPOSED SIGN
— — — — — PROPOSED LIGHT POLE
— — — — — PROPOSED BOLLARD
— — — — — PROPOSED ADA DETECTABLE WARNING FIELD
— — — — — PROPOSED HANDICAP PARKING

SURVEY LEGEND

- ⊕ BENCHMARK
x FOUND CHISELED "X"
■ PUBLIC LAND CORNER AS NOTED
● FOUND NAIL
● FOUND 1" ∅ IRON PIPE
● FOUND 2" ∅ IRON PIPE
● FOUND ____" ∅ IRON PIPE
▲ FOUND P.K. NAIL
● FOUND 1-1/4" ∅ IRON ROD
● FOUND 3/4" ∅ IRON ROD
● FOUND ____" ∅ IRON ROD
✕ FOUND RAILROAD SPIKE
x SET CHISELED "X"
⊙ SET NAIL
△ SET P.K. NAIL
● SET 1-1/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 4.30 LBS./FT.
✕ SET 3/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 1.50 LBS./FT.
✕ SET RAILROAD SPIKE
○ SET 1.32" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 1.68 LBS/LIN FT
● SET 2.38" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 3.65 LBS/LIN FT
△ GENERAL CONTROL POINT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
● EXISTING FLAG POLE
● EXISTING MAILBOX
● EXISTING MONITORING WELL
● EXISTING POST
● EXISTING SIGN (TYPE NOTED)
● EXISTING PARKING METER
● EXISTING CURB INLET
● EXISTING ENDWALL
● EXISTING FIELD INLET RECTANGULAR
● EXISTING FIELD INLET
● EXISTING ROOF DRAIN CLEANOUT
● EXISTING ROOF DRAIN
● EXISTING STORM MANHOLE
● EXISTING STORM MANHOLE RECTANGULAR
● EXISTING STORM TRACER WIRE BOX
● EXISTING SANITARY CLEANOUT
● EXISTING SANITARY MANHOLE
● EXISTING SEPTIC VENT
● EXISTING SANITARY TRACER WIRE BOX
● EXISTING FIRE HYDRANT
● EXISTING FIRE DEPARTMENT CONNECTION
● EXISTING WATER MAIN VALVE
● EXISTING CURB STOP
● EXISTING WELL
● EXISTING WATER MANHOLE
● EXISTING WATER TRACER WIRE BOX
● EXISTING GAS VALVE
● EXISTING GAS METER
● EXISTING AIR CONDITIONING PEDESTAL
● EXISTING DOWN GUY
● EXISTING ELECTRIC MANHOLE
● EXISTING ELECTRIC RECTANGULAR MANHOLE
● EXISTING ELECTRIC PEDESTAL
● EXISTING TRANSFORMER
● EXISTING ELECTRIC METER
● EXISTING GUY POLE
● EXISTING LIGHT POLE
● EXISTING GENERIC LIGHT
● EXISTING UTILITY POLE
● EXISTING TV MANHOLE
● EXISTING TV RECTANGULAR MANHOLE
● EXISTING TV PEDESTAL
● EXISTING TELEPHONE MANHOLE
● EXISTING TELEPHONE PEDESTAL
● EXISTING UNIDENTIFIED MANHOLE
● EXISTING UNIDENTIFIED UTILITY VAULT
● EXISTING HANDICAP PARKING
● EXISTING TRAFFIC SIGNAL
● EXISTING SHRUB
● EXISTING CONIFEROUS TREE
● EXISTING DECIDUOUS TREE
● EXISTING TREE STUMP
● EXISTING BORING
● EXISTING ADA DETECTABLE WARNING FIELD

DEMOLITION PLAN LEGEND

- x — x — x — CURB AND GUTTER REMOVAL
— — — — — ASPHALT REMOVAL
— — — — — CONCRETE REMOVAL
— — — — — BUILDING REMOVAL
X TREE REMOVAL
— — — — — SAWCUT
X UTILITY STRUCTURE REMOVAL
— x — x — x — UTILITY LINE REMOVAL

GRADING LEGEND

- 820 — — EXISTING MAJOR CONTOURS
— 818 — — EXISTING MINOR CONTOURS
— (820) — — PROPOSED MAJOR CONTOURS
— (818) — — PROPOSED MINOR CONTOURS
— · · · — · · · — DITCH CENTERLINE
— □ — □ — SILT FENCE
— — — — — DISTURBED LIMITS
— — — — — BERM
— — — — — DRAINAGE DIRECTION
— — — — — PROPOSED SLOPE ARROWS
— — — — — EXISTING SPOT ELEVATIONS
— — — — — PROPOSED SPOT ELEVATIONS
— — — — — STONE WEEPER
— — — — — VELOCITY CHECK
— — — — — INLET PROTECTION
— — — — — EROSION MAT CLASS I, TYPE A
— — — — — EROSION MAT CLASS II, TYPE B
— — — — — EROSION MAT CLASS III, TYPE C
— — — — — EROSION MAT CLASS II, TYPE A
— — — — — TRACKING PAD
— — — — — RIP RAP

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

MINERAL POINT FIRE DEPARTMENT
DEVEN WALRACK
FIRE CHIEF
(608) 987-3020 (STATION)
(608) 574-0942 (CELL)

MINERAL POINT POLICE DEPARTMENT
BOB WEIER
POLICE CHIEF
PO BOX 238
1020 RIDGE ST
MINERAL POINT, WI 53565
(608) 987-2313

UNITED STATES POST OFFICE
WILLIAM SLACK
800-275-8777

UTILITIES:

CITY OF MINERAL POINT (WATER/SEWER)
NATE FOSBINDER
WATER/SEWER SUPERINTENDENT
137 HIGH ST.
SUITE 1
MINERAL POINT, WI 53565
(608) 987-8088
(608) 574-2166 (CELL)

CITY OF MINERAL POINT (STREETS)
CHAD WHITFORD
STREETS FOREMAN
137 HIGH ST.
SUITE 1
MINERAL POINT, WI 53565
(608) 574-8986

ALLIANT ENERGY (GAS & ELECTRIC)
490 SHAKERAG STREET
MINERAL POINT, WI 53565
CHAD NOVAK
(608) 437-6770

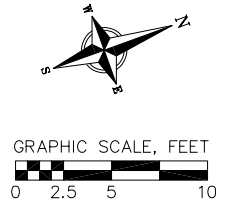
SPECTRUM
315 KING STREET
DODGEVILLE, WI 53533
NEIL HUNTAMER
608-219-1321

FRONTIER COMMUNICATIONS
MIKE NELSON
309-831-8143

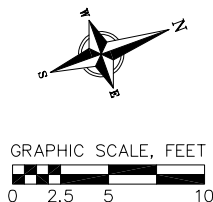
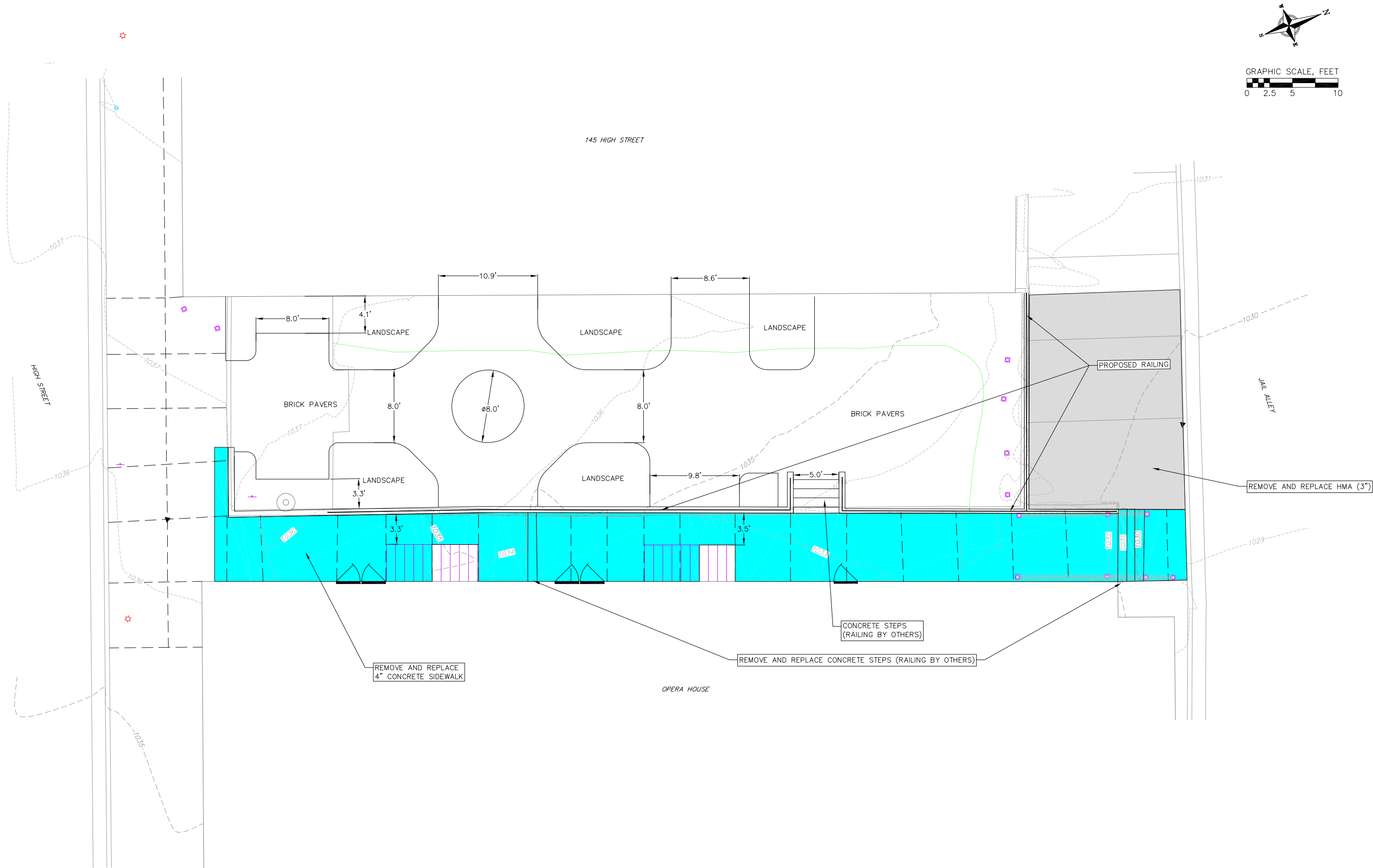
LEGEND & GENERAL NOTES

CORNISH HERITAGE PARK
CITY OF MINERAL POINT
IOWA COUNTY, WI

REVISIONS	NO.	DATE	REMARKS
DATE			
JUNE, 2025			
DRAFTER			
LHAN			
CHECKED			
MMUC			
PROJECT NO.			
240684			
SHEET			
2	OF	7	



NETWORKS		NETWORKS		REMARKS	
NO.	DATE	NO.	DATE	NO.	DATE
DATE JUNE, 2025					
DRAFTER LHAN					
CHECKED MMUC					
PROJECT NO. 240684					
SHEET 3 OF 7					





vierbicher
planners | engineers | advisors

SITE PLAN

CORNISH HERITAGE PARK
CITY OF MINERAL POINT
IOWA COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

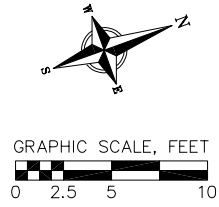
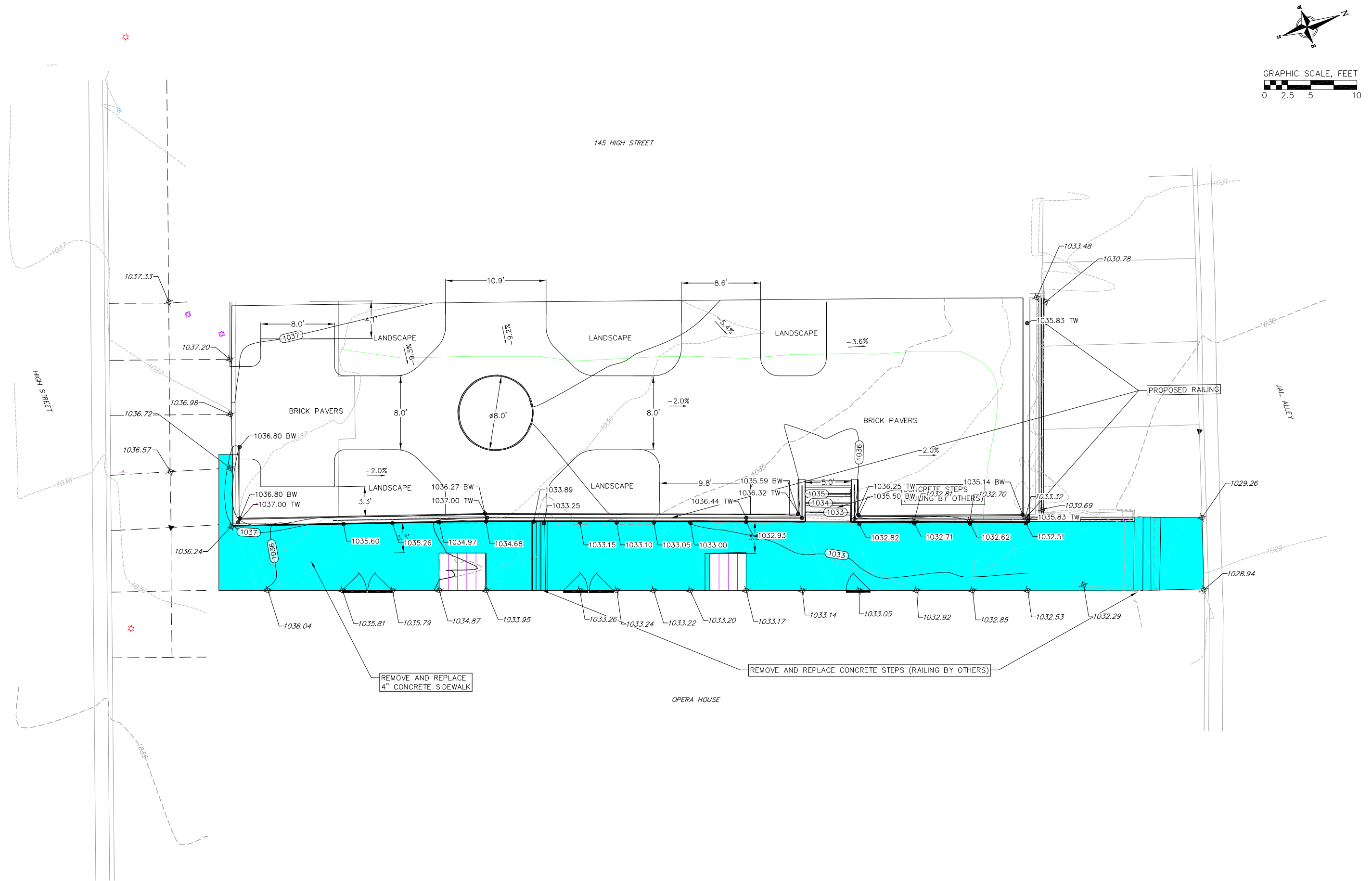
DATE
JUNE, 2025

DRAFTER
LHAN

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MMUC

PROJECT NO.
240684

SHEET
4 OF 7

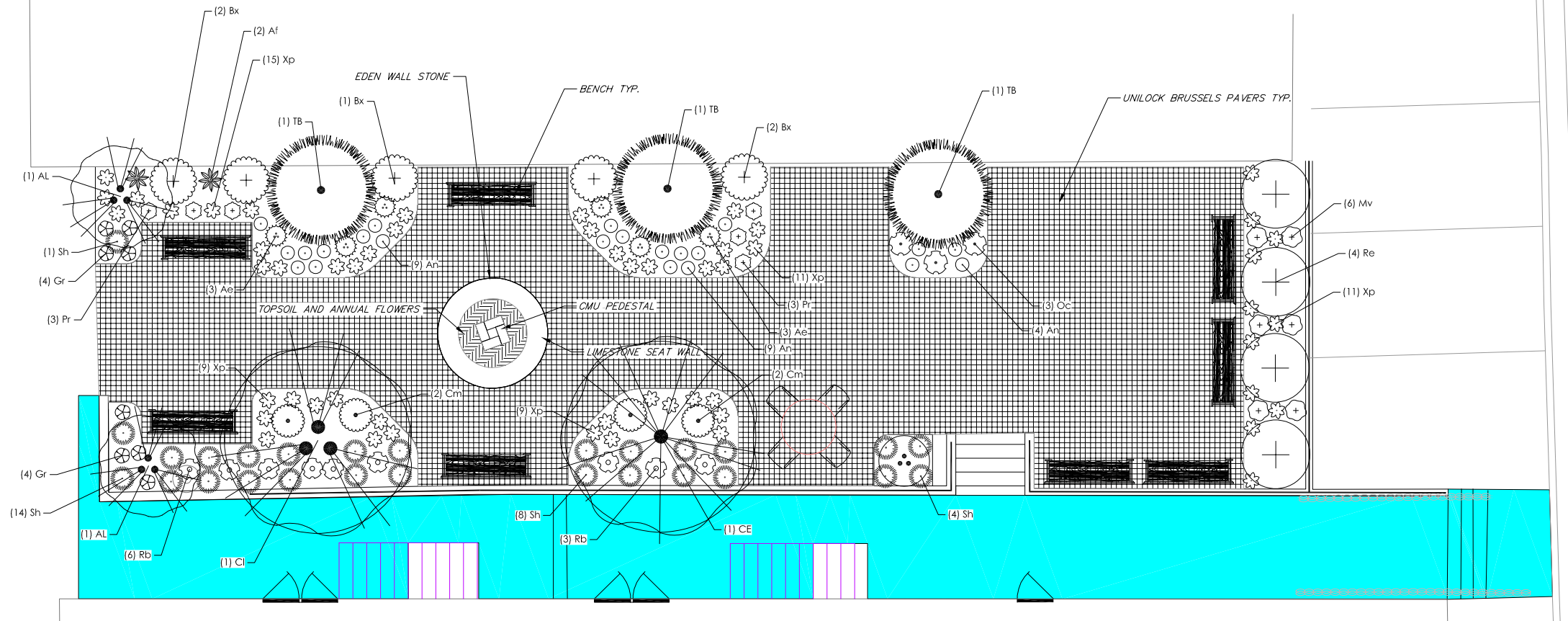


SHEET	PROJECT NO. 240684		CHECKED MMUC		DRAFTER LHAN		DATE JUNE, 2025	
	REVISIONS		REVISIONS		NO.		DATE	
	REMARKS		REMARKS		NO.		DATE	
GRADING PLAN								
CORNISH HERITAGE PARK								
CITY OF MINERAL POINT								
IOWA COUNTY, WI								



GRAPHIC SCALE, FEET

0 2.5 5 10

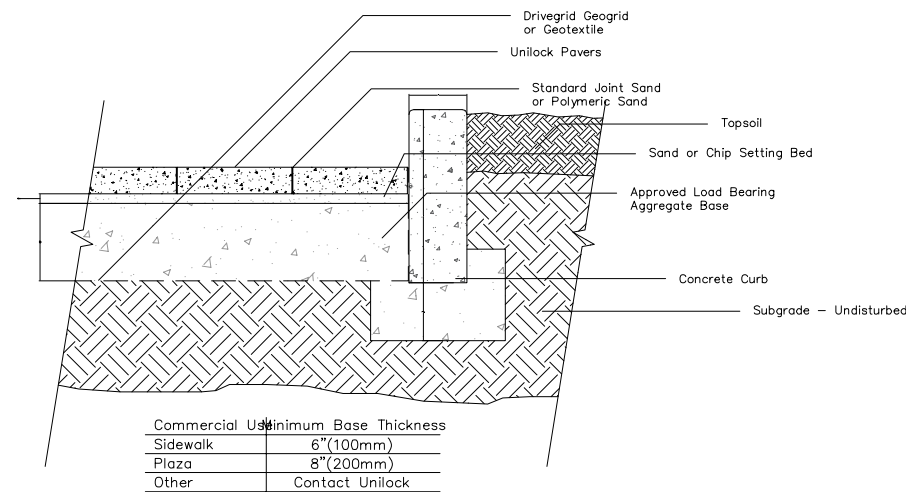


<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
<u>EVERGREEN TREES</u>					
TB	Thuja occidentalis 'Brandon' / Brandon Arborvitae	B & B	5' ht.		3
<u>UNDERSTORY TREES</u>					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	2
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5' Cal		1
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	2' Cal		1
<u>DECIDUOUS SHRUBS</u>					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		1
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		4
Re	Rhododendron x 'P.J.M.' / PJM Rhododendron	Cont.	2 Gal.		4
<u>EVERGREEN SHRUBS</u>					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		5
<u>PERENNIALS</u>					
Ae	Actaea racemosa / Black Snakeroot	Cont.	1 Gal.		6
An	Asarum canadense / Wild Ginger	Cont.	4 In		22
Al	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		2
Xp	Carex bromoides / Brome-like Sedge	Cont.	4 In		55
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		8
Mv	Mertensia virginica / Virginia Bluebells	Cont.	1 Gal.		6
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.		3
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.		6
Rb	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.		9
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		27

	<u>PAVER AREA</u>	1,320 sf
	<u>ANNUAL PLANTINGS</u>	16 sf

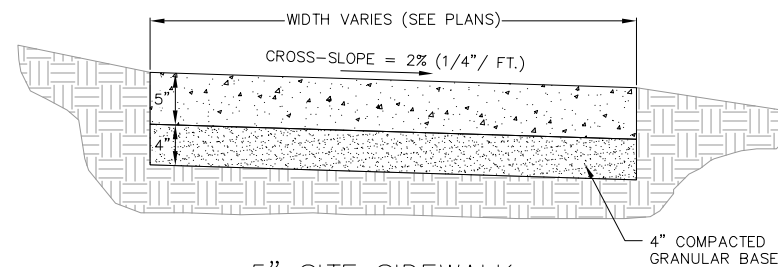
LANDSCAPE PLAN
CORNISH HERITAGE PARK
CITY OF MINERAL POINT
IOWA COUNTY, WI

REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS
DATE		JUNE, 2025			
DRAFTER		LHAN			
CHECKED		MMUC			
PROJECT NO.		240684			
SHEET		6 OF 7			

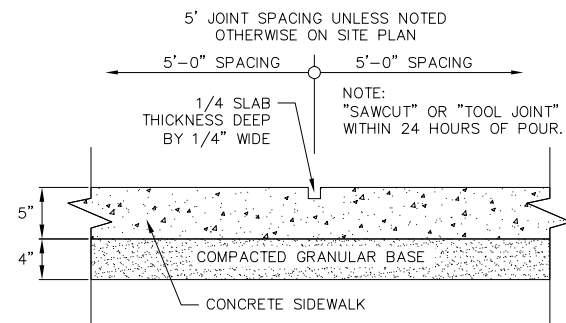


Commercial Use	Minimum Base Thickness
Sidewalk	6"(100mm)
Plaza	8"(200mm)
Other	Contact Unilock

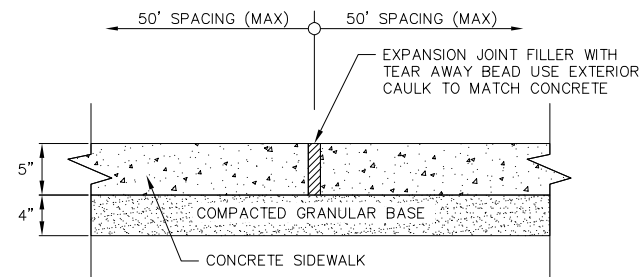
BRICK PAVERS ON SAND BASE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

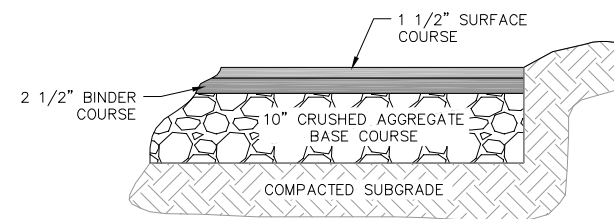
5" SIDEWALK
NOT TO SCALE

GENERAL LANDSCAPE NOTES:

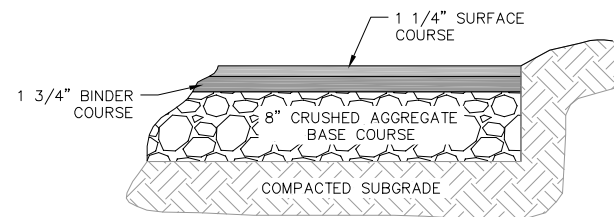
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

PAVER NOTES:

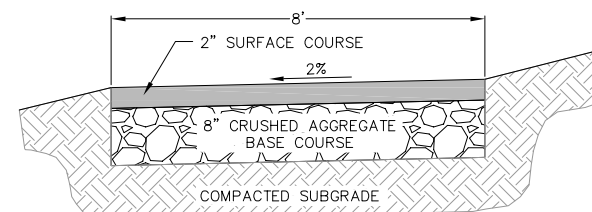
1. PAVER TYPE TO BE UNILOCK BRUSSELS BLOCK - ANTIQUED - SANDSTONE. PAVERS TO BE LAID ACCORDING TO UNILOCK PATTERN Z.



BITUMINOUS PAVEMENT DRIVES

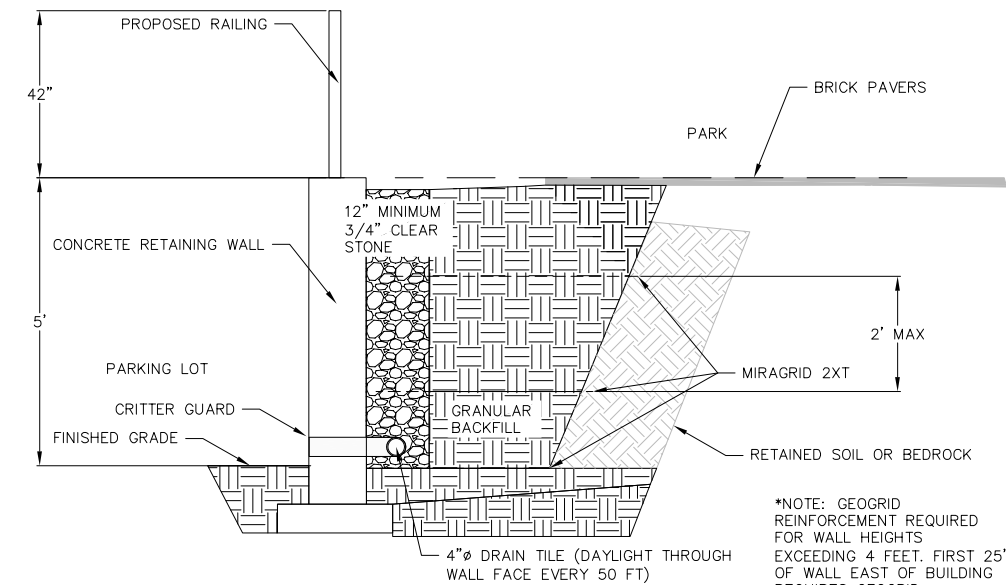


BITUMINOUS PAVEMENT
PARKING LOT



BITUMINOUS PAVEMENT
BIKE PATH

4 SITE PAVEMENT
7 NOT TO SCALE



*NOTE: GEOGRID
REINFORCEMENT REQUIRED
FOR WALL HEIGHTS
EXCEEDING 4 FEET. FIRST 25'
OF WALL EAST OF BUILDING
REQUIRES GEOGRID.
REMAINING WALL DOES NOT.
REINFORCEMENT SHALL BE
MIRAFI MIRAGRID 2XT
RETAINING WALL
REINFORCEMENT GEOGRID
WHEN REINFORCEMENT IS
REQUIRED.

TYPICAL CROSS SECTION

2 RETAINING WALL
7 NOT TO SCALE

[illegible]

**SECTION 001113
ADVERTISEMENT FOR BIDS**

1.01 THE OWNER (HEREINAFTER REFERRED TO AS OWNER):

- A. City of Mineral Point, Wisconsin
137 High Street, Suite 1
Mineral Point, Wisconsin 5565

1.02 THE ENGINEER (HEREINAFTER REFERRED TO AS ENGINEER):

- A. Burbach Aquatics, Inc.
5974 State Hwy 80 S.
Platteville, Wisconsin 53818

1.03 THE CITY OF MINERAL POINT, WISCONSIN, WILL ACCEPT SINGLE BIDS FOR THE "CHEMICAL SYSTEM REPLACEMENT PROJECT FOR THE MINERAL POINT SWIMMING POOL" AS FOLLOWS:

- A. Construction Contract: GENERAL CONTRACT #1

The Project consists of the following:

Removal of the existing equipment and electrical demolition, new liquid chlorine and acid chemical storage tanks, liquid solution pump and level sensing equipment, chemical controller, control interlock system, recirculation pump variable frequency drive, and power panel replacement, add bid alternates, and miscellaneous work.

1.04 ALL BIDS MUST BE PREPARED ON THE BID FORMS SUPPLIED IN THE CONTRACT BIDDING DOCUMENTS AND FILED AT THE CITY CLERK'S OFFICE, 137 HIGH STREET, SUITE 1, MINERAL POINT, WISCONSIN, 53565, NO LATER THAN 2:00 P.M. ON MO/DATE/TIME (TO BE DETERMINED).

- A. Bids not complying with the specification instructions may be rejected.
- B. Mineral Point's City Council may consider the award of bids at a 6:00 p.m.(?) meeting on Tuesday, MN, DD, YYYY, held in the City Hall, Council Chambers, 137 High Street, Suite 1, Mineral Point, Wisconsin, 53565.
- C. Contract Documents have been prepared by Burbach Aquatics, Inc. and are on file to review at the Mineral Point City Hall Office, 137 High Street, Suite 1, Mineral Point, Wisconsin, 53565; and at the office of Burbach Aquatics, Inc., 5974 Highway 80 South, Platteville, Wisconsin, 53818, 608-348-3262, fax: 608-348-4970, email: support@burbachinc.com.
- D. Contract Documents including bid proposal forms, plan set, and project manual are available upon request by contacting Burbach Aquatics, Inc. Bid Documents are available in electronic pdf form or printed copy, which may be obtained from Burbach Aquatics, Inc. Contact Burbach Aquatics, Inc via email at carolt@burbachinc.com for a link to download the bidding documents via dropbox, or have printed documents sent to your firm via Fed-Ex.
- E. A false statement under oath verifying compliance with any of the minimum criteria shall make the prime contractor, subcontractor, or motor carrier that makes the false statement ineligible to be awarded a construction project and may result in termination of a contract awarded to a prime contractor, subcontractor, or motor carrier that submits a false statement.
- F. Prime contractor shall include in its verification of compliance a list of all of its first-tier subcontractors that it intends to retain for work on the project.
- G. Contractor shall carry Workmen's Compensation Insurance satisfactory to the Organization and shall also carry Public Liability Insurance in the same way. The successful bidder(s) shall furnish a corporate surety performance bond, payment bond, and maintenance bond in an amount equal to one hundred percent (100%) of the Contract price, said bonds to be issued by a responsible surety approved by the City. Said bonds shall guarantee the prompt payment of

all materials and labor and save harmless the City from claims and damages of any kind caused by the operations of the Contractor.

- H. The City encourages minority and women-owned businesses to participate in the bidding process. The local sponsor shall encourage 1) "minority" business firms to submit bids on the approved project, and 2) successful contract bidders to utilize minority businesses as sub-contractors for supplies, equipment, services, and construction.
- I. The bidder should not include sales tax in the bid. A sales tax exemption certificate will be available for all materials purchased for incorporation in the project.
- J. Pre-bid meeting will be held at the City of Mineral Point City Hall, 137 High Street, Suite 1, Mineral Point, Wisconsin, 53565 on *** **, 2025 at ** p.m. The second part of the pre-bid meeting will be on the project site at 108 Copper Street, Mineral Point, Wisconsin 53565, to familiarize prospective bidders with specific details and anticipated field conditions. Contractor wishing to contribute labor or materials for the Project should contact the City at this time.
- K. The Work in general for the Contract shall commence by Date; and shall be Substantially Completed and ready for Owner occupancy by May **, 2026.
- L. As used herein, Owner refers to the City of Mineral Point; Engineer refers to Burbach Aquatics, Inc.; and Contractor or Bidder refers to the party bidding for this Project.
- M. Refer to other bidding requirements described in Document 002113 - Instructions to Bidders and Document 003100 - Available Project Information.
- N. This notice is given by authority of the City of Mineral Point, Wisconsin.

END OF SECTION 001113



7/9/2025

Mineral Point, Wisconsin

☐ New Business ☒ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Water and Sewer Committee
Department Reporting: Water&Sewer	Submitted by: Nathan Fosbinder
<u>ISSUE:</u> Corrosion Control Desktop Study (Requirement of the DNR)	
<u>BACKGROUND/ANALYSIS:</u> As part of the City's lead testing exceedance in 2023 we are under a corrosion control treatment period (CCT). After doing the initial water quality parameter testing the DNR has now required a CCT desktop study. The study needs to be completed by March of 2026. I have reached out to a couple of companies that do these and have received quotes and shared them. I also shared a copy of another communities completed study. My goal is to avoid adding chemicals (phosphates) to the water to control corrosion if possible. This will not only add costs to our water treatment but also costs to try to remove additional phosphorus at the Waste Water Plant. WQI has been working with the City on our Well issues. They have collected some information already that put them in place to provide a detailed study. They believe their study will allow us not to add chemical to the water system. The cost from WQI is substantially more for the study than from Strand Engineering. WQI's owner will be present (call or in person) at the meeting.	
<u>RECOMMENDATION:</u> I think we should listen to and ask questions of WQI regarding the quote they proposed and decide.	
<u>FISCAL IMPACT:</u> \$20,000-\$42,000 depending on company chosen.	
<u>ATTACHMENTS:</u> WQI quote, Strand quote	

April 25, 2025

Nate Fosbinder
City of Mineral Point - Utilities

SUBJECT: Desktop Corrosion Control Treatment Study – Mineral Point

Background

Mineral Point is currently under orders from the Wisconsin DNR to complete a desktop Corrosion Control Treatment (CCT) study by March 24, 2026. The CCT order stems from an Action Level Exceedance (ALE) for lead that occurred during June-September 2023 Lead and Copper Rule (LCR) compliance testing.

The well assessment from February of 2025 data suggests that lead corrosion in the Mineral Point water system is caused by a combination of chemical corrosion and microbiologically influenced corrosion (MIC). From a uniform chemical corrosion perspective, which is the basis of the LCR, Well 3 has an elevated chloride to sulfate mass ratio and moderately low pH, and Well 4 has a moderately low pH, which collectively create a higher potential for corrosion to occur. However, if these were the only issues causing corrosion in the Mineral Point water system, the City would have always had high results for lead in LCR testing. The recent increase in lead corrosion with no change in water sources suggests that non-uniform MIC is the primary cause of increased lead corrosion.

Water from Well 3 has moderate concentrations of nitrate and organic carbon, which are nutrients that set up the potential for growth of a nitrifying type of biofilm in the well and water system. Acid conditions associated with nitrification are known to be corrosive toward plumbing. Water from Well 4 has moderate concentrations of organic carbon and proteins, which are nutrients that set up the potential for growth of a carbon cycling type of biofilm in the well and water system. Thick biofilm with carbon cycling creates organic acids, which are known to be corrosive towards plumbing. Stagnant and low-flow conditions in plumbing allow biofilm to accumulate and thicken, which increases the potential for acid production, MIC and non-uniform corrosion of lead. Stagnant conditions in plumbing have worsened in recent years with the required use of water efficient fixtures (new and replacements), including low-flow toilets, shower heads, wash machines and faucets.

The Energy Policy Act of 2005 (EPA 2005) requires the manufacture and use of water efficient plumbing fixtures. As a result of this act, average residential water usage in Wisconsin dropped from 144 gallons per day in 1998 to 105 gallons per day in 2023, which is a 28% reduction in volume. Along with volume reductions there are mandated flow reductions in EPA 2005, which reduce the flow velocity in plumbing and thus inhibit the ability for plumbing to be self-cleaning (velocity is now too low to remove debris and biofilm). This issue is more noticeable in underutilized plumbing systems, which include systems sized for a seldom seen peak flow (schools, office buildings, restaurants, etc) or in low-use systems (homes that are large, empty-nesters houses, or homes used by the elderly). This is a new cause of corrosion in residential and

commercial plumbing systems that is beyond the control of the EPA yet it is being forced on the Utility to solve through CCT. In some cases, this corrosion issue is worsened by CCT and can only be solved with plumbing replacement, or the use of targeted maintenance, both of which require a site assessment to determine applicability and a robust public education program to implement.

Preparation of a desktop CCT that addresses chemical corrosion is what the DNR is looking for and what they can regulate – there are no regulations that cover plumbing systems once they are installed. However, the DNR also wants the Utility to employ best practices such as water main flushing to reduce stagnation and debris in the water distribution system (large mains), though this is not officially part of the EPA's CCT guidance and is not allowed for CCT even though it is proven to reduce corrosion. The EPA and DNR have no authority over plumbing design, installation or maintenance and thus they try to control conditions in plumbing using source water CCT, which may or may not work. Our desktop CCT approach includes documenting the occurrence of chemical corrosion, debris and MIC in the water system and plumbing systems, and providing methods to reduce all corrosion, which will likely include well rehabilitation to reduce biofilm that seeds the water system, unidirectional flushing to reduce debris accumulation in the water distribution system, and customer education on proper sizing and maintenance of plumbing, and may include low dose CCT. If MIC is the issue causing lead corrosion in Mineral Point, public education and actions by homeowners are the only methods that will prevent the need for feeding phosphate for corrosion control.

Plumbing and Corrosion Investigations - Typical Testing

Typical investigations include analysis of a series of samples from a system to help assess the presence, severity and location(s) of naturally occurring biofilm and if water quality changes in the system. This approach helps us understand where water quality issues start (i.e. corrosion, contaminant exceedances, bacteria and waterborne pathogens, aesthetic concerns) and how best to control them (chemical/mechanical cleaning, improved corrosion control treatment, alternate construction materials, flushing, etc.). Because all water in a plumbing system is technically building influent entry point water, comparative analysis of all samples to the entry point sample will determine the role that water quality or biofilm has, if any, on water quality changes in the plumbing system and in the potential for water quality and corrosion issues. Data, including water usage information, if available, would also be assessed to determine the need for system cleaning, biofilm remediation, enhanced maintenance and/or modifications in the plumbing system. Results would be analyzed and compared to determine the following:

1. Whether water quality is changing in the building and assessing why.
2. Whether corrosion occurs in the plumbing system to release metals from piping, valves, fittings, solder and/or equipment.
3. Whether nutrients present in the water promote unwanted biofilm growth, corrosion and water quality issues in the plumbing system.
4. Whether a nutrient limitation in the water promotes growth of an aggressive biofilm to cause non-uniform corrosion (pinhole and crevice corrosion).

5. Whether biofilm in the plumbing system is performing nitrification, denitrification, sulfate reduction or sulfur oxidation, which are metabolisms that promote corrosion and alter water quality.
6. Whether debris could accumulate in the plumbing to promote biofilm growth and corrosion.

Proposal

We offer the following proposal to assist Mineral Point with investigating the lead corrosion issue in their water system:

Task 1: Plumbing System – Service Line Assessment: Sampling of water in the water system and from plumbing systems to assess the cause of lead corrosion. This task involves collecting and analyzing the following water samples from three separate LCR sampling locations to assess variability in the system and the cause of the lead corrosion issue:

Samples

1. Entry Point LCR Location: Influent sample to a lead service line LCR sample location after flowing for 10 minutes at 1.5 gallons per minute (about 40 gallons). This sample represents the starting condition for water at the sample location and will be used for comparison with profile samples and the service line flush sample at a location, and to previously collected well samples. This sample is collected six hours prior to profile samples.
2. Profile Samples: collect the 1st liter through 10th liter samples from a lead service line LCR sample location after a 6-hour period of stagnation. These samples assess corrosion products present in the plumbing and service line.
3. Service Line Flush: Composite sample from first five gallons of water collected while flushing the service line at about 25 gallons per minute. This sample is collected after the profile sample by flushing the service line through a temporary flushing horn in place of the water meter. Debris collected from this process assesses biofilm accumulation and the presence of settled debris in the service line and the potential for these materials to influence corrosion.

Testing

1. Each profile sample would be assessed for the presence of dissolved and particulate lead and copper (30 samples). The presence of particulate lead is an indicator of debris in the system and that phosphate feed would not create a scale to prevent lead in the water.
2. The Entry Point samples, 1st and 5th liter samples, and the Service Line Flush samples would be assessed for the following (12 samples):
 - a. The presence of nutrients and chemical components (alkalinity, nitrite, nitrate, orthophosphate, total phosphate, ammonia, chloride, sulfate, and total organic carbon), and metals (ICP metals scan – 19 metals).
 - b. The presence of biofilm and biofilm activity with WQI's Biofilm Indication Test®, Biofilm Activity Test®, and Protein Assay.
 - c. The presence of free and total chlorine.

3. Test results would be correlated to nutrients and metals data to determine the cause for biofilm, where biofilm is the most problematic, whether biofilm present would be corrosive, and how to control it.

Pricing

The cost for the above at three locations with a summary report and recommendations would not exceed \$21,295. The cost includes WQI laboratory fees, sample coordination, data analysis, report preparation and one follow-up virtual meeting to explain the results. The cost does not include preparation of remediation plans and procedures. Work would be billed on a time and material basis. Samples would be collected by Mineral Point staff with onsite assistance from WQI (assumes three trips by WQI) in kits and instructions provided by WQI.

Task 2: Preparation of the Desktop Corrosion Control Treatment Study: Preparation of a Desktop Corrosion Control Treatment (CCT) study findings from Task 1, from the Well 3 and Well 4 investigation. Work for the CCT includes the following:

Desktop CCT Report

The desktop CCT report will include the following sections, which will satisfy DNR and EPA requirements:

1. General water system configuration.
2. An evaluation of raw, entry point, and distribution system water quality data for the determination of key water quality corrosivity parameters and their potential impact on lead and copper release.
3. An evaluation of CCT efficiency that is currently used at Mineral Point.
4. An evaluation of sources for lead and/or copper in the system, including the following:
 - a. Water main and service line materials as a source for lead and copper.
 - b. Plumbing fixtures and materials as a source for lead and copper.
5. Review of LCR compliance history to identify potential water quality issues that are contributing to lead and/or copper releases.
6. Evaluation of the efficacy of potential corrosion control treatments described in s. NR 809.543(3), including:
 - a. Alkalinity and pH adjustment.
 - b. Calcium hardness adjustment.
 - c. The addition of a phosphate or silicate-based corrosion inhibitor at a concentration sufficient to maintain an effective residual concentration in all test samples.
7. Consideration of other treatment options that may be more effective at reducing lead and copper for Mineral Point's water system.
8. A discussion of how the recommended treatment aligns with EPA guidance.

Water System Data and Assessments

Data analysis is an important part of preparing the desktop CCT, and generally includes the following:

1. Assessing sources of lead in the water system per EPA guidance, including the presence of the following:
 - a. Lead service lines
 - b. Galvanized service lines and plumbing with or without a lead lining
 - c. Leaded joints in cast iron pipes (pre 1929 – the year that mechanical joint pipe was introduced)
 - d. Leaded brass fixtures (pre 2014 – the year that Reduce Lead in Drinking Water Act of 2011 took effect)
 - e. Leaded solder for copper pipe (pre 1987)
 - f. Source water metals (seen in some anaerobic waters in contact with lead and/or copper containing geology)
2. Assessing the potential for water to cause electrochemical corrosion per EPA guidance, i.e. water that is acidic or that disrupts scale formation, including assessment of the following parameters:
 - a. Alkalinity, pH, and DIC.
 - b. Corrosion inhibitors.
 - c. Hardness (calcium and magnesium).
 - d. Buffer Intensity.
 - e. Dissolved oxygen (DO).
 - f. Oxidation reduction potential (ORP).
 - g. Ammonia, chloride, and sulfate concentrations.
 - h. Natural organic matter (NOM) or total organic carbon (TOC) concentrations.
 - i. Iron, aluminum, and manganese.
3. Assessing the potential for microbiologically influenced corrosion (MIC) and developing MIC mitigation strategies, which are mentioned but not considered in EPA guidance but needed to fully assess causes of corrosion. This section includes the following:
 - a. Characterizing the potential for biofilm to form based on the presence and balance of nutrients present in the source(s) and in the water system. This includes the addition of nutrients such as ammonia (chloramine fed systems) and phosphate (corrosion control), and the degradation of complex nutrients in the water to simpler forms through UV and ozone treatment.
 - b. Testing for the presence of biofilm in the source water and in water treatment equipment to assess the potential to introduce biofilm and biofilm related secretions to the water system from the source(s). Biofilm secretions generally include polysaccharides, proteins, organic acids, lipids and enzymes.

- c. Testing for the presence of biofilm and MIC in the water system based on comparison of changes in flowing and stagnation samples and flushing samples collected from LCR sample locations.
 - d. Developing plans for nutrient management at the source(s) to minimize biofilm growth and MIC in the system.
 - e. Developing plans for mitigating debris accumulation and growth of naturally biofilm in the source water, water treatment plant, water distribution system and premise plumbing systems to prevent or minimize introduction of biofilm and related biological secretions to the water system and plumbing systems. This may include public education to assist property owners with methods that they can use to maintain parts of their plumbing systems that are out of the control of the water utility, which is needed because the water utility is responsible for water quality from source to tap based on LCR testing.
 - f. Operation of water systems in a manner to minimize accumulation of debris and the presence of biofilm.
4. Developing plans to reduce corrosion caused by electrochemical attack per EPA guidance, which may include one or more of the following:
- a. Removing the sources of lead (find and fix approach)
 - i. LSL replacement (municipal systems).
 - ii. Water main replacement or lining to remove lead joint pipes (municipal systems).
 - iii. Galvanized pipe replacement (internal and water service), which typically contains iron corrosion products that hold onto and then randomly release lead to drinking water (property owner plumbing systems).
 - iv. Water fixture replacement programs (all water systems), focusing on replacing lead brass fixtures that were installed prior to 2014 (year that Reduce Lead in Drinking Water Act of 2011 took effect). This follows a find and fix approach that is in the Lead Copper Rule Revision (LCRR).
 - b. Advanced water treatment to reduce the potential for electrochemical corrosion and/or MIC in the water system.
 - c. Addition of an appropriate corrosion inhibitor to help retain corrosion products within water system scales. An appropriate concentration would be one that improves biostability of the water, not an assumed dose based on sequestration of hardness and metals.

Pricing

The above work for the Desktop CCT includes up to 80 hours of project manager effort and 40 hours of scientist effort for a total cost of \$19,886. The cost includes up to three virtual meetings with the DNR. Work would be billed on a time and material basis.



Work for the Desktop CCT study would begin upon notice to proceed and would take about four months to complete, finishing ahead of the March 24, 2026 CCT study deadline. Once the study is reviewed and accepted by the DNR, or modified by an alternate mandated CCT with chemical feed, the City has 24 months to implement recommendations or install CCT. In the meantime, it is highly recommended that the Utility resumes LCR testing, testing double your normal sites in the first and second half of this year, to show the current state of the system and if the system complies with the LCR. The study, performed in parallel to resumed sampling, would identify efforts needed to reduce corrosion at LCR sites and return the Utility back to compliance with the LCR before the CCT study is reviewed, which would stop the process and keep the DNR from mandating CCT with phosphate feed.

WQI would invoice for work performed on a monthly basis with payment due within 30 days of invoice.

We appreciate the opportunity to submit this proposal and look forward to working with you. If this proposal is agreeable, please sign below, indicate with a checkmark which tasks you would like us to perform and return with billing information for establishing an account.

If you have any questions or concerns, please contact me at your earliest convenience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Jacque', is written over a light blue horizontal line.

Andrew D. Jacque, Ph.D., P.E.
Chief Scientist, Founder

Please sign below to show acceptance of this proposal and indicate which tasks and/or services should be performed.

Signed:

Date:

☐ **Task 1 (Total cost \$21,295)**

☐ **Task 2 (Total cost \$19,886)**

Please fill out this form completely and return along with the signed proposal.

Primary Contact Information

Name (print):

Title:

Company (if applicable):

Email:

Phone:

Sampling Address

Street:

Street 2 (apt., suite, etc.):

City:

State:

Zip:

County:

Billing Information

Payment Method: ☐ ACH ☐ Check ☐ Cash

Invoicing Method: ☐ Email ☐ Mail

PO Number:

Billing Contact Information (if different from above)

Name:

Email:

Phone:

Billing Address (if different from above)

Street:

Street 2 (apt., suite, etc.):

City:

State:

Zip:

County:

WQI Company Background

WQI is a combined laboratory and consulting business that specializes in investigating and solving water quality, water treatment and corrosion issues (water-related concerns) in water-based systems. We have carried out numerous investigations for the following types of water-based systems:

1. Municipal, industrial, commercial, agriculture and residential groundwater wells (small to large).
2. Surface water drinking water treatment plants (various treatment technologies including conventional sand filtration, granular activated carbon, ozone, micro and ultra membrane filtration and reverse osmosis, large to small).
3. Groundwater treatment systems (various treatment technologies, large to small).
4. Water distribution systems from source to tap (groundwater and surface water systems, public and privately owned, small to large).
5. Industrial type water systems including irrigation, fire protection, non-contact cooling, aquaculture, agriculture, pharmaceutical and process water systems.
6. Wastewater treatment and conveyance systems (treatment performance and corrosion).
7. Hot and cold-water commercial premise plumbing systems, including those found in hospitals, prisons, university buildings, dormitories, condominiums, office parks, food manufacturing, and agriculture.
8. Premise plumbing water treatment systems, including ion exchange (softening), anion exchange (nitrate removal), iron filtration, ozone/UV treatment and reverse osmosis.

Solutions to water-related concerns at an investigated location are developed based on resolving/minimizing the underlying cause of a concern or mitigating the concern if the underlying cause is difficult to resolve. Our investigations generally find that water-related concerns are influenced/caused by an elevated to excessive presence of unregulated nutrients and debris in the water, and/or naturally occurring biofilm in the system investigated. All water-based systems will have naturally occurring biofilm, which is generally non-problematic if it is present at a low to moderate occurrence, if it is stable, or if debris accumulation is minimal. However, the presence of excessive or unstable biofilm in a system may cause one or more of the following water-related concerns:

1. Elevated iron, manganese, nitrate, radium, arsenic and/or odors.
2. Elevated to excessive microbiologically influenced corrosion (MIC) of galvanized steel, lead, brass, stainless steel and/or copper plumbing (form of non-uniform corrosion in all water system types – severity depends on nutrient balance). Certain metabolisms are particularly aggressive towards zinc that is used in newer no-lead brass fixtures.
3. Specifically in drinking water: repeat coliform positive test results from a well or water system; biological fouling or plugging of water treatment equipment; increased disinfection byproduct formation (chronic health concern); taste, odor, and turbid water complaints; corrosion of well and plumbing equipment; increased nitrite (acute health concern); and excessive loss of disinfection residual.
4. Increased nitrite or nitrate in the system, which is corrosive (systems with elevated ammonia or systems fed with chloramine disinfected water).

5. Increased alkalinity in the system, which is corrosive (systems with elevated organic carbon or proteins).
6. Consumption of sulfate in the system, which create “rotten egg” odor and is corrosive (systems with elevated organic carbon or where disinfection is lost).
7. Growth of waterborne opportunistic pathogens, including Mycobacterium, Pseudomonads and Legionellae.

It is WQI's experience that water quality and corrosion issues in plumbing and piping systems have numerous potential causes, which generally include one or more of the following:

1. The presence of unregulated nutrients in the source water, which promotes natural biofilm growth in the water system. These nutrients include proteins, organic carbon, nitrogen (ammonia, nitrate and proteins), sulfate and metals. An imbalance or limitation in these nutrients causes more problematic biofilm (missing metal needed for metabolism or a missing/limited nutrient).
2. The use of orthophosphate as a corrosion inhibitor (a microbial nutrient), which will unintentionally create a nutrient imbalance in the water and could cause problematic biofilm to form. In many cases, if orthophosphate is fed at a low dose, there will be minimal biofilm related issues. However, if orthophosphate is fed at a high dose (greater than 1.5 mg/L) in the presence of elevated organic carbon (greater than 1.5 mg/L) and/or ammonia (greater than 0.2 mg/L), there could be areas of the distribution system that see problematic biofilm growth.
3. Biofouling of water treatment equipment (softeners, iron filters, membranes, etc), which increases nutrients present in the water and seeds the downstream water system with biofilm.
4. High water age and low disinfection concentration, which can be impacted by distribution system management and the plumbing system's orientation in a distribution system.
5. The use of water efficient fixtures, which are not adequately recognized by the plumbing code. This results in oversized pipes and causes reduced flow velocities in the plumbing, which allows debris and biofilm to accumulate because the flow is too low for the plumbing to be self-cleaning.
6. Specifically in complex and commercial plumbing systems:
 - a. The use of a combined fire suppression and domestic water service at the entrance to a building, which causes increased water age and promotes debris accumulation and biofilm growth in the service line that gets transferred to the downstream plumbing system.
 - b. The use of redundant water services to meet hospital requirements, which further increases water age, debris accumulation and biofilm growth at the entry point to the building, and subsequent particle loading and biofilm growth in the downstream plumbing system.
 - c. The use of secondary hot water disinfection, including chlorine, chloramine, chlorine dioxide, and silver-copper ionization, which creates bacterial stress to cause biofilm to thicken. Particles created in silver-copper ionization create debris and a niche for biofilm and bacteria to thrive.

- d. The presence of dead-legs or low-flow areas in the plumbing, which creates the potential for stagnant conditions and the growth of unwanted biofilm.
- e. Use of recirculated hot water systems to meet water efficiency and so-called energy efficiency requirements in the plumbing code. These recirculated systems dramatically increase water age, which promotes biofilm growth and the need for water management and water re-treatment to control the presence of opportunistic pathogens. This re-treatment will control bulk water bacteria to minimize exposure to opportunistic pathogens, but it is generally ineffective at controlling biofilm growth and resulting corrosion of plumbing.



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

May 27, 2025

Mr. Nate Fosbinder
City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565

Re: Proposal for Desktop Corrosion Control Treatment Study

Dear Nate,

We appreciate the opportunity to provide this proposal letter to assist the City in meeting regulatory requirements related to corrosion control in the City's water distribution system. To assist with compliance, we propose to complete a desktop corrosion control treatment (CCT) study in accordance with the United States Environmental Protection Agency's (USEPA) "Optimal Corrosion Control Treatment Evaluation Technical Recommendations" and Wisconsin Department of Natural Resources' (WDNR) guidance. This letter includes a project understanding and approach, proposed scope of services, tentative project schedule, and fee.

Project Understanding and Approach

We understand that the WDNR issued a letter in September 2024 that summarized the previous correspondence regarding the lead Action Level Exceedances that took place in the summer of 2023 and that the City is required to conduct a desktop CCT study. The study needs to be completed by March 24, 2026, and will meet the requirements of the USEPA.

We have completed these desktop studies for communities across Wisconsin and understand the requirements and components needed to complete a successful study. The study will review the City's current corrosion control treatment within the water system, review water quality data, conduct a pipeline and plumbing material inventory, and summarize water quality complaints provided by the City. Up to three treatment alternatives will be reviewed. Finally, a report will be prepared that will summarize our findings, review the selected treatment alternative, and provide an implementation schedule.

Scope of Services

1. Review existing raw, entry point, and distribution system water quality data from the City and the WDNR.
2. Review additional water quality parameters needed to prepare the evaluation. Sampling for additional water quality parameters will be completed by the City.
3. Evaluate raw, entry point, and distribution system water quality parameters and potential water quality deficiencies related to lead and copper release and treatability.

Mr. Nate Fosbinder
City of Mineral Point
Page 2
May 27, 2025

4. Review pipeline and plumbing material inventory from the City and evaluate potential sources of lead and copper in drinking water.
5. Review the City's customer water quality complaint history and review potential water quality items that may contribute to lead and copper releases.
6. Evaluate up to three potential corrosion control alternatives in accordance with USEPA guidance.
7. Prepare draft optimal corrosion control treatment (OCCT) desktop study and submit two hard copies and one electronic copy to the City for review. Attend one meeting at the City to review draft study and City-selected alternative.
8. Prepare a potential schedule for implementing City-selected alternative.
9. Prepare a final OCCT desktop study and submit two hard copies and one electronic copy to the City and the WDNR.
10. Attend one virtual meeting with the City and the WDNR to discuss final OCCT desktop study.

Project Schedule

We anticipate the study would take approximately 4 to 6 months to complete, depending on the availability of data. The project would be completed in our Madison office, where we have availability to meet the City's deadline.

Fee

We propose a fee of \$20,000 for the scope of services described above.

This letter is not to be considered an agreement between Strand Associates, Inc.® and the City but, rather, as a general discussion of the type of tasks and magnitude of costs the City may expect for a project of this nature. If selected, we will prepare an Engineering Services Agreement and submit to the City for review and signature. Once the Engineering Services Agreement is executed, work on the project will begin.

Thank you for the opportunity to submit this proposal. Please call with any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Michael J. Forslund, P.E.



Nathaniel M. Ewanowski, P.E.



RESOLUTION NO. 2025-17
**Existing Employer Option Resolution
Wisconsin Public Employers'
Group Health Insurance Program**

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

Due by October 1

RESOLVED, by the City Council of the City of Mineral Point, Wisconsin
(Governing Body) (Employer Legal Name)

that pursuant to the provisions of Wis. Stat. § 40.51 (7) hereby determines to offer the Wisconsin Public Employers (WPE) Group Health Insurance program to eligible personnel through the program of the State of Wisconsin Group Insurance Board (Board), and agrees to abide by the terms of the program as set forth in the *Local Employer Health Insurance Standards, Guidelines and Administration Manual* (ET-1144).

All participants in the WPE Group Health Insurance program will need to be enrolled in a program option. An employer may elect participation in program options listed below, **with each program option to be offered to different employee classifications (pursuant to collective bargaining). Individual employees cannot choose between program options.**

We choose to participate in the: (check applicable options)

- ☐ Traditional HMO-Standard PPO W/Dental, P02
- ☐ Deductible HMO-Standard PPO W/ Dental, P04
- ☐ Coinsurance HMO-Standard PPO W/ Dental, P06
- ☐ High Deductible Health Plan HMO-Standard HDHP PPO W/ Dental, P07
- ☐ Traditional HMO-Standard PPO W/O Dental, P12
- ☒ Deductible HMO-Standard PPO W/O Dental, P14
- ☐ Coinsurance HMO-Standard PPO W/O Dental, P16
- ☐ High Deductible Health Plan HMO-Standard HDHP PPO, P17

Send resolution(s) to:
Department of Employee Trust Funds
Division of Insurance Services
PO Box 7931
Madison WI 53707-7931
or
ETFSMBESSNewEmployer@etf.wi.gov

The resolution must be received by the Department of Employee Trust Funds no later than October 1 for coverage to be effective the following January 1. The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the Board to provide such Group Health Insurance.

Certification

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the above governing body on the ____ day of _____, year ____ and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this ____ day of _____, year ____.

I understand that Wis. Stat. § 943.395 provides criminal penalties for knowingly making false or fraudulent statements, and hereby certify that, to the best of my knowledge and belief, the above information is true and correct.

Federal tax identification number (FEIN/TIN)

69-036-

ETF employer identification number

Number of eligible employees _____

Iowa County

Employer county

cityclerk@cityofmineralpointwi.gov

Employer benefit contact email address

Authorized employer representative signature

Danny Clark

Authorized employer representative printed name

Mayor

Authorized representative title

137 High St. STE 1, Mineral Point, WI 53565

Mailing address

For ETF use only
EFFECTIVE DATE OF COVERAGE
ENTERED BY ETF:



It was moved by _____ and seconded by
_____ that the foregoing resolution be adopted.

Upon roll call vote, the following voted Aye: _____

_____.

The following voted No: _____

_____.

The Mayor declared the resolution adopted.