

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, January 21, 2025

Village President Mike Kappers called the meeting to order at 6:00 p.m. Present were Mike Kappers, Chris Moreno, Donnie Kern, Caleb Garn, and Chris Dubak were present. Brandon Krohn and Ryan Sicard were absent. Also present at Village Hall - Village Attorney, Paul Mahler and Director of Public Works, Bob Gunther

Public Comment

- Marjorie Metzdorf - 798 Plum Treen Ln - Olson Sanitation

Approval of Agenda

- *Motion by Kern, second by Garn to approve the agenda as presented and motion carried unanimously.*

Somerset Historical Society Update

- No update provided.

Consent Agenda

- *Motion by Garn, second by Dubak to approve the Consent Agenda including the following:*
 - *Minutes of December 17, 2024*
 - *Village, Water and Sewer Bills*
 - *Fire/Rescue Report*

Motion to approve the above consent agenda carried unanimously.

New Business

- **Discussion/Possible Approval - Rezone Parcel #181-4084-13-025 from A-1 to I-1. Applicant: Olson Sanitation**
 - *Motion by Kern, second by Garn to approve rezone and motion carried unanimously.*
- **Discussion/Possible Approval - Proposed amendments to the Chapter 13 - Zoning Code for the Village of Somerset, updating the Wisconsin Administrative Code citations in the Chapter to reflect current Wisconsin Administrative Code citations**
 - *Motion by Garn, second by Moreno to approve amendments and motion carried unanimously.*
- **Discussion/Possible Approval - IUP Renewal - Somerset Amphitheater**
 - *Motion by Dubak, second by Garn to table to February Public Safety Meeting and motion carried unanimously.*
- **Discussion/Possible Approval - Somerset Food Pantry Disc Golf Sign Donation**
 - *Motion by Kappers, second by Garn to approve up to \$50 for sign donation and motion carried unanimously.*
- **Discussion/Possible Approval - Second Reading of Ordinances: Title 11, Chapter 3; Title 11. Chapter 6; Title 6, Chapter 2; and Title 12, Chapter 12**
 - *Motion by Kappers, second by Dubak to ordinances as presented and motion carried unanimously.*
- **Discussion/Possible Approval - Resolution 2025-01 - February Meeting Date**
 - *Motion by Kappers, second by Garn to move the February Village Board meeting to February 25, 2025 due to the Primary Election on February 18, 2025 and motion carried unanimously.*

Closed Session

- *Motion by Kappers, second by Dubak to move into closed session pursuant to Wis. Stats. 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Derrick Construction/Olson Sanitation. Motion carried unanimously.*
- *Motion by Garn, second by Dubak to move out of closed session and motion carried unanimously.*

Adjourn

- *Motion by Garn, second by Kern to adjourn and motion carried unanimously. Meeting adjourned at 6:35 p.m.*

Tasia Berger, Village Clerk

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
62983	1/22/2025	AG SOURCE COOP SERVICES SU/LAB TESTING	259.50
62984	1/22/2025	B & J HARDWARE LLC	944.16
Previous Year Expense		DECEMBER CHARGES	
62985	1/22/2025	BAKER & TAYLOR BOOKS LIB/AUDIO-VIDEO	94.82
62986	1/22/2025	CINTAS	123.95
Previous Year Expense		GEN/FLOOR MAT SERVICE	
62987	1/22/2025	COMPUTER INTEGRATION TECHNOLOGIES INC	347.74
Previous Year Expense		CIT MANAGED SERVICES-PRORATED FOR DEC	
62988	1/22/2025	CONNORS, SHEYANNE REFUND UTILITY OVERPAYMENT	17.40
62989	1/22/2025	DAREL L. HALL	95.20
Previous Year Expense		DECEMBER SERVICES	
62990	1/22/2025	DIGGER'S HOTLINE	28.60
Previous Year Expense		DECEMBER LOCATES	
62991	1/22/2025	EHLERS & ASSOCIATES	5,500.00
Previous Year Expense		TID SERVICES	
62992	1/22/2025	ENVISIONWARE INC LIB/ANNUAL FEE	1,460.24
62993	1/22/2025	GLATFELTER SPECIALTY BENEFITS/VFIS 2024 FIRE/RESCUE CONTRIBUTIONS	18,140.00
62994	1/22/2025	GUARDIAN SUPPLY POL/UNIFORM ALLOWANCE-WEISKE	273.98
62995	1/22/2025	HOMME, TANNER REFUND UTILITY OVERPAYMENT	267.77
62996	1/22/2025	HYDROCORP	1,974.00
Previous Year Expense		WU/CROSS CONNECTION CONTROL PROGRAM	
62997	1/22/2025	IFLS LIBRARY SYSTEM LIB/COMPUTERS/DOCKS/LABEL PRINTER	2,911.86
62998	1/22/2025	LEXIPOL LLC POL/ANNUAL POLICY MANUAL & BULLETINS	3,721.79
62999	1/22/2025	MENARDS-STILLWATER SU/VALVE	22.99
63000	1/22/2025	MIDWEST NATURAL GAS INC.	2,761.68
Previous Year Expense		DECEMBER NATURAL GAS SERVICES	
63001	1/22/2025	MORGAN, TEREY REFUND UTILITY OVERPAYMENT	6.62

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
63002	1/22/2025	MSA PROFESSIONAL SERVICES INC	860.32
Previous Year Expense		TID 5 PLAT	
63003	1/22/2025	MUNICIPAL PROPERTY INSURANCE COMPANY	26,883.00
		2025 PROPERTY & EQUIPMENT INSURANCE	
63004	1/22/2025	OLSON SANITATION LLC	21,739.00
Previous Year Expense		DECEMBER REFUSE & RECYCLING	
63005	1/22/2025	OLSON SANITATION LLC	451.00
Previous Year Expense		DECEMBER SERVICES	
63006	1/22/2025	QUILL CORPORATION	65.99
		LIB/TONER	
63007	1/22/2025	RASKA SEWER SERVICE	172.50
		PKS/DISC GOLF PORTABLES	
63008	1/22/2025	RAY O'HERRON CO INC	1,974.00
		POL/AMMO	
63009	1/22/2025	RODLI BESKAR NEUHAUS MURRAY & PLETCHER SC	140.14
Previous Year Expense		ATTORNEY SERVICES-SMALL CLAIMS CASE	
63010	1/22/2025	SCHMIT, CHAD & TONYA	5.53
		REFUND UTILITY OVERPAYMENT	
63011	1/22/2025	SOMERSET AREA CHAMBER OF COMMERCE	75.00
		LIBRARY MEMBERSHIP	
63012	1/22/2025	ST CROIX COUNTY SHERIFF	750.00
		GRAY KEY SERVICE	
63013	1/22/2025	TF INSPECTION AGENCY LLC	24,590.00
Previous Year Expense		NOVEMBER INSPECTOR'S REPORT	
63014	1/22/2025	TITAN PUBLIC SAFETY SOLUTIONS LLC	5,403.00
		TIPPS ANNUAL SUPPORT	
63015	1/22/2025	TRANSCENDENT TECHNOLOGIES	8.00
		PET LICENSING SOFTWARE	
63016	1/22/2025	WELD RILEY S.C.	432.00
Previous Year Expense		ATTORNEY SERVICES-SPECIAL COUNSEL	
63017	1/22/2025	WEST CENTRAL WISCONSIN BIOSOLIDS FACILITY	12,327.49
Previous Year Expense		SU/NOVEMBER SERVICES	
63018	1/22/2025	WI DEPT OF JUSTICE	98.00
Previous Year Expense		BACKGROUND CHECKS	
63019	1/22/2025	WI DEPT OF JUSTICE - TIME	269.25
		POL/TIME SYSTEM ACCESS	
63020	1/22/2025	WI DEPT OF TRANSPORTATION-FOS	1,282.86
Previous Year Expense		STATE PROJECTS	

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
63021	1/22/2025	WISCONSIN MUNICIPAL COURT CLERKS ASSOCIATION CT/MEMBERSHIP DUES	55.00
63022	1/22/2025	WISCONSIN MUNICIPAL JUDGES ASSOCIATION CT/2025 MEMBERSHIP DUES	150.00
63024	2/07/2025	KERBER, JARID UNIFORM ALLOWANCE REIMBURSEMENT	232.10
63025	2/07/2025	TREPCZYK, JOEL REIMBURSE OFFICE FURNITURE PURCHASE	500.00
63026	2/10/2025	ABT MAILCOM UTILITY BILLING	1,077.58
63027	2/10/2025	AMERICAN PEST SOLUTIONS VILLAGE HALL PEST CONTROL PROGRAM	120.53
63028	2/10/2025	B & J HARDWARE LLC JANUARY SUPPLIES	528.73
63029	2/10/2025	BAKKE NORMAN SC CT/ATTORNEY SERVICES	2,490.00
Previous Year Expense			
63030	2/10/2025	CINTAS FLOOR MATS AT VILLAGE HALL	123.95
63031	2/10/2025	DAREL L. HALL ANIMAL CONTROL SERVICES	109.20
63032	2/10/2025	EO JOHNSON COMPANY COPIER LEASE	107.10
63033	2/10/2025	EO JOHNSON COMPANY COPIER USAGE	91.00
63034	2/10/2025	GEMPLER'S SU/PPE	119.93
63035	2/10/2025	IMPACT GROUP JANUARY BARRACUDA	379.00
63036	2/10/2025	IMPACT GROUP JANUARY OFFICE 365	303.60
63037	2/10/2025	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE POL/ANNUAL MEMBERSHIP DUES	270.00
63038	2/10/2025	MADISON COLLEGE POL/TRAINING FEE	135.00
63039	2/10/2025	MIDWEST TESTING LLC WU/WELL METER TESTS	675.00
63040	2/10/2025	MOTOROLA SOLUTIONS INC POL/RADIOS	3,540.90
Previous Year Expense			

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
63041	2/10/2025	MSA PROFESSIONAL SERVICES INC	24,287.50
Previous Year Expense		TID 5 SERVICES	
63042	2/10/2025	NORTHWEST COMMUNICATIONS TELEPHONE EXPENSE	1,419.60
63043	2/10/2025	NORTHWESTERN POWER EQUIPMENT CO INC WU/REPAIR KITS	387.19
63044	2/10/2025	NORTHWOOD TECHNICAL COLLEGE - RICE LAKE POL/TRAINING	60.00
63045	2/10/2025	O'ROURKE MEDIA GROUP LEGAL NOTICE	38.47
63046	2/10/2025	OLSON SANITATION LLC JANUARY SERVICES	21,605.00
63047	2/10/2025	TKK ELECTRONICS POL/DELL RUGGED LAPTOP	3,295.30
63048	2/10/2025	VERIZON WIRELESS PW/PKS/WU/SU/CELLULAR SERVICES	498.79
63049	2/10/2025	WEST CENTRAL WISCONSIN BIOSOLIDS FACILITY SU/MONTHLY PROCESSING	27,945.76
63050	2/10/2025	WISCONSIN PROFESSIONAL POLICE ASSOC FEBRUARY UNION DUES	228.50
63051	2/10/2025	MOTOROLA SOLUTIONS INC	1,215.00
Previous Year Expense		POL/RADIOS	
63052	2/13/2025	NORTHWOOD TECHNICAL COLLEGE FEBRUARY TAX SETTLEMENT	44,171.06
63053	2/13/2025	SOMERSET SCHOOL DISTRICT FEBRUARY TAX SETTLEMENT	1,235,541.18
63054	2/13/2025	ST CROIX COUNTY TREASURER FEBRUARY TAX SETTLEMENT	475,090.74
63056	2/19/2025	AG SOURCE COOP SERVICES WU/SU/LAB SERVICES	697.00
63057	2/19/2025	ALBRIGHTSON EXCAVATING INC	5,301.38
Previous Year Expense		RESTORATION WORK-WINESAP DEVELOPMENT	
63058	2/19/2025	ANDERSON HEATING SU/BOILER REPAIR	99.00
63059	2/19/2025	ASTLEFORD INTERNATIONAL PW/EQUIPMENT REPAIRS	2,455.06
63060	2/19/2025	BAKER & TAYLOR BOOKS LIB/AUDIO/VIDEO	119.87

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
63061	2/19/2025	BAKER & TAYLOR BOOKS LIB/BOOKS	526.90
63062	2/19/2025	BOWMAR APPRAISAL INC 2025 ASSESSMENT SERVICES	3,375.00
63063	2/19/2025	CARPENTER ST CROIX VALLEY NATURE CENTER LIB/PROGRAMS	187.70
63064	2/19/2025	CHRISMAN, CAROLYN ECON DEV/MARKETING SERVICES	2,500.00
63065	2/19/2025	COMFORT BY DESIGN INC LIB/FIREPLACE REPAIR	200.00
63066	2/19/2025	COMPUTER INTEGRATION TECHNOLOGIES INC MANAGED SERVICES/IT PRODUCTS/SERVICES	7,341.38
63067	2/19/2025	CROIX CHORDSMEN CHORUS LIB/PROGRAM	40.00
63068	2/19/2025	DAVE'S SERVICE CENTER PLOW EDGE/BOLTS	714.95
63069	2/19/2025	DIGGER'S HOTLINE WU/SU/LOCATES	37.80
63070	2/19/2025	EO JOHNSON COMPANY PRINTER MAINTENANCE AGREEMENT	64.00
63071	2/19/2025	FRIDAY MEMORIAL LIBRARY REPLACEMENT FEE-PAID BY PATRON	14.00
63072	2/19/2025	GENERATOR POWER SYSTEMS LLC SU/SHAY ST LIFT STATION GENERATOR MAINT	600.00
63073	2/19/2025	GS SYSTEMS INC WU/SCADA RENEWAL	900.00
63074	2/19/2025	GUARDIAN SUPPLY POL/UNIFORMS	184.95
63075	2/19/2025	HAKES WELLNESS SOLUTIONS LLC POL/ANNUAL SUPPORT FEE	100.00
63076	2/19/2025	HAWKINS INC. SU/WU/CHEMICALS	3,818.19
63077	2/19/2025	HYDROCORP WU/CROSS CONNECTION CONTROL PROGRAM	1,974.00
63078	2/19/2025	IFLS LIBRARY SYSTEM LIB/ANNUAL FEES	18,501.00
63079	2/19/2025	MENARDS - HUDSON PW/TOOLS	28.98

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
63080	2/19/2025	MILLER EXCAVATING INC WU/CURBSTOP REPAIR-361 HARRIMAN ST	5,676.09
63081	2/19/2025	RASKA SEWER SERVICE PKS/PORTABLES AT DISC GOLF	172.50
63082	2/19/2025	RAY O'HERRON CO INC POL/FIREARMS	5,830.61
63083	2/19/2025	SOMERSET UTILITIES JANAURY USAGE	8,415.10
63084	2/19/2025	ST CROIX COUNTY TREASURER JANUARY COURT	570.80
63085	2/19/2025	STATE OF WISCONSIN COURT FINES & SURCHARGES JANUARY COURT	1,217.22
63086	2/19/2025	TF INSPECTION AGENCY LLC JANUARY BUILDING PERMITS	5,913.00
63087	2/19/2025	TRANSUNION RISK AND ALTERNATIVE CT/JANUARY SERVICES	75.00
63088	2/19/2025	TRI STATE BOBCAT INC PW/TOOLCAT PARTS	340.64
EFT 010225-1 Manual Check	1/02/2025	DELTA DENTAL OF WISCONSIN JANUARY INSURANCE PREMIUMS	2,010.67
EFT 010225-2 Manual Check	1/02/2025	HSA BANK VILLAGE CONTRIBUTIONS	50,000.00
EFT 010325-1 Manual Check	1/03/2025	HSA BANK VILLAGE CONTRIBUTIONS	12,000.00
EFT 010625-1 Prev YR Exp/Manual Check	1/06/2025	XCEL ENERGY ELECTRIC EXPENSE	63.76
EFT 010725-1 Prev YR Exp/Manual Check	1/07/2025	XCEL ENERGY ELECTRIC EXPENSE	1,106.19
EFT 010825-1 Manual Check	1/08/2025	CNA SURETY 2025 BOND PREMIUMS	675.00
EFT 011025-1 Manual Check	1/10/2025	FEDERAL TAX PYMT FEDERAL TAX DEPOSIT	15,722.59
EFT 011025-2 Manual Check	1/10/2025	HSA BANK EMPLOYEE CONTRIBUTIONS	2,258.37
EFT 011025-3 Manual Check	1/10/2025	WISCONSIN DEFERRED COMP PROGRAM EMPLOYEE CONTRIBUTIONS	2,104.79
EFT 011025-4 Prev YR Exp/Manual Check	1/10/2025	WISCONSIN DEPT OF REVENUE STATE TAX DEPOSIT 12/16/24-12/31/24	2,446.58

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 012025-1	1/20/2025	KWIK TRIP INC	743.33
Prev YR Exp/Manual Check		NOVEMBER & DECEMBER GAS CHARGES	
EFT 012225-1	1/22/2025	CULLIGAN OF STILLWATER	58.00
Manual Check		JANUARY RENTAL	
EFT 012225-2	1/22/2025	QUILL CORPORATION	181.55
Manual Check		CALENDARS/ENVELOPES/TISSUES	
EFT 012225-3	1/22/2025	WISCONSIN RETIREMENT SYSTEM	22,156.67
Prev YR Exp/Manual Check		DECEMBER RETIREMENT	
EFT 012225-4	1/22/2025	XCEL ENERGY	9,174.76
Prev YR Exp/Manual Check		ELECTRIC EXPENSE	
EFT 012225-5	1/22/2025	CARDMEMBER SERVICE	2,044.16
Prev YR Exp/Manual Check		DECEMBER CHARGES	
EFT 012425-1	1/24/2025	FEDERAL TAX PYMT	13,726.09
Manual Check		FEDERAL TAX DEPOSIT	
EFT 012425-2	1/24/2025	HSA BANK	1,608.37
Manual Check		EMPLOYEE CONTRIBUTIONS	
EFT 012425-3	1/24/2025	WISCONSIN DEFERRED COMP PROGRAM	2,066.22
Manual Check		EMPLOYEE CONTRIBUTIONS	
EFT 012425-4	1/24/2025	WISCONSIN DEPT OF REVENUE	2,718.77
Manual Check		STATE TAX DEPOSIT	
EFT 012825-1	1/28/2025	HSA BANK	22.50
Prev YR Exp/Manual Check		DECEMBER ACCOUNT FEES	
EFT 012925-1	1/29/2025	XCEL ENERGY	17.50
Prev YR Exp/Manual Check		ELECTRIC EXPENSE	
EFT 013025-1	1/30/2025	XCEL ENERGY	166.01
Prev YR Exp/Manual Check		ELECTRIC EXPENSE	
EFT 013125-1	1/31/2025	FEDERAL TAX PYMT	1,041.92
Manual Check		FEDERAL TAX DEPOSIT	
EFT 013125-2	1/31/2025	WISCONSIN DEPT OF REVENUE	166.67
Manual Check		PAYROLL DEDUCTION	
Grand Total			2,205,544.68

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 1/23/2025 From Account:
Thru: 2/21/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	2,061,288.42
Total Expenditure from Fund # 320 - DEBT SERVICE FUND	32.00
Total Expenditure from Fund # 410 - TAX INCREMENTAL DIST #3	1,833.34
Total Expenditure from Fund # 420 - TAX INCREMENTAL DISTRICT #4	1,833.33
Total Expenditure from Fund # 430 - TAX INCREMENTAL DISTRICT #5	26,981.15
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	25,407.73
Total Expenditure from Fund # 610 - WATER UTILITY FUND	21,245.41
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	66,923.30
Total Expenditure from all Funds	2,205,544.68

Sewer Utility Budget Worksheet								
Account Number	Short account description	2022 Actual 12/31/2022	2023 Actual 12/31/2023	2023 Budget	2024 Actual 12/31/2024	2024 Budget	2025 Proposed Budget	
620-00-46410-000-622	METERED SALES TO CUST-RESID.	\$ 604,895.57	\$ 648,428.76	\$ 635,000.00	\$ 684,840.63	\$ 684,000.00	\$ 700,000.00	2.3%
620-00-46411-000-622	METERED SALES TO CUST-COMM.	\$ 123,220.55	\$ 110,234.95	\$ 135,000.00	\$ 122,999.65	\$ 115,000.00	\$ 125,000.00	8.7%
620-00-46412-000-622	METERED SALES TO CUST-INDUST.	\$ 41,112.79	\$ 35,124.67	\$ 35,000.00	\$ 41,136.01	\$ 36,000.00	\$ 40,000.00	11.1%
620-00-46413-000-623	METERED SALES - PUBLIC	\$ 23,954.93	\$ 21,912.14	\$ 30,000.00	\$ 24,754.69	\$ 23,000.00	\$ 24,000.00	4.3%
620-00-46414-000-622	METERED SALES TO CUST-MULTI	\$ 54,619.52	\$ 47,346.75	\$ 55,000.00	\$ 52,413.30	\$ 48,000.00	\$ 54,000.00	12.5%
620-00-46415-000-622	LATE PAYMENT CHARGES	\$ 11,509.64	\$ 12,069.89	\$ 15,000.00	\$ 14,007.50	\$ 13,000.00	\$ 13,000.00	0.0%
620-00-46450-000-429	DEBT ISSUANCE PREMIUM	\$ 721.00	\$ 1,549.15	\$ -	\$ -	\$ -	\$ 1,500.00	
620-00-46458-000-474	OTHER SEWER REVENUES	\$ 1,929.15	\$ -	\$ 2,000.00	\$ 9,271.69	\$ 1,000.00	\$ 10,000.00	900.0%
620-00-46900-000-635	SEWER HOOKUP PERMIT FEES	\$ 68,367.00	\$ 86,715.00	\$ 25,000.00	\$ 54,343.00	\$ 60,000.00	\$ 60,000.00	0.0%
620-00-48110-000-419	INTEREST INCOME	\$ 13,711.61	\$ 57,470.60	\$ 1,500.00	\$ -	\$ 2,500.00	\$ 10,000.00	300.0%
620-00-49300-000-221	CAPITAL CONTRIBUTION	\$ 220,622.88	\$ 429,683.42	\$ 50,000.00	\$ -	\$ 25,000.00	\$ 30,000.00	20.0%
	Revenues	\$ 1,164,664.64	\$ 1,450,535.33	\$ 983,500.00	\$ 1,003,766.47	\$ 1,007,500.00	\$ 1,067,500.00	
620-00-53611-000-820	OPERATOR WAGES	\$ 116,311.19	\$ 145,941.96	\$ 121,000.00	\$ 145,194.85	\$ 139,000.00	\$ 151,000.00	8.6%
620-00-53611-000-821	POWER FOR PUMPING	\$ 43,270.96	\$ 47,179.15	\$ 43,000.00	\$ 47,691.73	\$ 42,500.00	\$ 48,000.00	12.9%
620-00-53611-000-823	CHLORINE	\$ -	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ 100.00	0.0%
620-00-53611-000-826	OTHER CHEMICALS	\$ 21,713.11	\$ 31,373.79	\$ 30,000.00	\$ 30,111.82	\$ 30,750.00	\$ 30,750.00	0.0%
620-00-53611-000-827	OPERATING SUPPLIES & EXPENSE	\$ 61,376.80	\$ 53,928.99	\$ 70,000.00	\$ 54,773.73	\$ 53,000.00	\$ 58,500.00	10.4%
620-00-53611-000-828	TRANSPORTATION EXPENSE	\$ 2,779.62	\$ 3,411.46	\$ 3,500.00	\$ 2,636.81	\$ 3,500.00	\$ 3,500.00	0.0%
620-00-53611-000-830	METER CHARGE FROM WATER	\$ 28,666.89	\$ 30,782.09	\$ 30,000.00	\$ -	\$ 33,000.00	\$ 35,000.00	6.1%
620-00-53612-000-831	MAINT OF TREATMENT PLANT	\$ 27,555.59	\$ 15,103.85	\$ 15,000.00	\$ 25,826.42	\$ 20,000.00	\$ 20,000.00	0.0%
620-00-53612-000-832	MAINT OF LIFT STATION	\$ 8,521.20	\$ 4,235.00	\$ 15,000.00	\$ 6,750.00	\$ 5,000.00	\$ 7,500.00	50.0%
620-00-53612-000-833	MAINT OF COLLECTION SYSTEM	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 14,000.00	40.0%
620-00-53614-000-850	ADMIN & GENERAL SALARIES	\$ 51,163.91	\$ 54,305.00	\$ 75,000.00	\$ 58,294.56	\$ 54,000.00	\$ 60,650.00	12.3%
620-00-53614-000-851	BILLING & ACCOUNTING SUPPLIES	\$ 9,999.95	\$ 9,645.28	\$ 13,000.00	\$ 10,131.79	\$ 10,000.00	\$ 10,500.00	5.0%
620-00-53614-000-852	PROFESSIONAL SERVICES	\$ 5,550.00	\$ 8,850.00	\$ 7,500.00	\$ 7,075.00	\$ 8,500.00	\$ 7,000.00	-17.6%
620-00-53614-000-853	INSURANCE EXPENSE	\$ 17,056.75	\$ 16,253.50	\$ 23,000.00	\$ 23,892.50	\$ 23,000.00	\$ 23,000.00	0.0%
620-00-53614-000-854	EMPLOYEE BENEFITS	\$ 61,246.62	\$ 79,698.14	\$ 70,000.00	\$ 79,635.38	\$ 72,500.00	\$ 75,000.00	3.4%
620-00-53614-000-856	MISC GENERAL EXPENSE	\$ 7,387.93	\$ 7,873.58	\$ 5,000.00	\$ 4,145.41	\$ 7,000.00	\$ 5,000.00	-28.6%
620-00-53614-000-858	BIOSOLID SLDG FACILITY EXPENSE	\$ 172,327.15	\$ 170,295.84	\$ 180,000.00	\$ 164,243.42	\$ 160,000.00	\$ 180,000.00	12.5%
620-00-53615-000-403	DEPRECIATION EXPENSE	\$ 203,001.95	\$ 213,089.82	\$ 150,000.00	\$ -	\$ 200,000.00	\$ 200,000.00	0.0%
620-00-53615-000-408	SOCIAL SECURITY TAXES	\$ 12,348.97	\$ 14,228.33	\$ 15,000.00	\$ 14,328.24	\$ 16,000.00	\$ 16,200.00	1.3%
620-00-58200-000-427	DEBT INTEREST EXPENSE	\$ 4,843.32	\$ 43,285.35	\$ 2,000.00	\$ -	\$ 105,650.00	\$ 113,946.00	7.9%
620-00-58290-000-428	AMORTIZATION OF DEBT EXPENSE	\$ 7,500.00	\$ 40,953.19	\$ -	\$ -	\$ -		
	Expenses	\$ 862,621.91	\$ 990,434.32	\$ 878,100.00	\$ 674,731.66	\$ 993,500.00	\$ 1,059,646.00	

Water Utility Budget Worksheet								
Account Number	Short account description	2022 Actual 12/31/2022	2023 Actual 12/31/2023	2023 Budget	2024 Actual 12/31/2024	2024 Budget	2025 Proposed Budget	
610-00-46450-000-461	METERED SALES TO CUST-RESID	\$ 436,820.07	\$ 493,084.21	\$ 415,000.00	\$ 461,708.90	\$ 525,000.00	\$ 510,000.00	-2.9%
610-00-46451-000-461	METERED SALES TO CUST-COMM	\$ 93,980.99	\$ 99,251.29	\$ 95,000.00	\$ 92,838.58	\$ 107,000.00	\$ 103,000.00	-3.7%
610-00-46452-000-461	METERED SALES TO CUST-INDUST.	\$ 37,425.55	\$ 35,561.04	\$ 33,000.00	\$ 31,383.06	\$ 36,500.00	\$ 37,250.00	2.1%
610-00-46453-000-462	PRIVATE FIRE PROTECTION	\$ 11,760.00	\$ 11,760.00	\$ 11,500.00	\$ 13,620.00	\$ 11,500.00	\$ 12,750.00	10.9%
610-00-46454-000-463	PUBLIC FIRE PROTECTION-HYDRANT	\$ 91,612.08	\$ 91,612.08	\$ 91,900.00	\$ 91,612.08	\$ 92,000.00	\$ 92,000.00	0.0%
610-00-46454-001-463	PUBLIC FIRE PROTECTION	\$ 132,342.11	\$ 136,756.65	\$ 121,000.00	\$ 139,799.79	\$ 136,000.00	\$ 136,000.00	0.0%
610-00-46455-000-464	SALES TO PUBLIC CUSTOMERS	\$ 38,533.56	\$ 35,153.33	\$ 41,000.00	\$ 29,402.48	\$ 35,000.00	\$ 24,000.00	-31.4%
610-00-46456-000-461	METERED SALES TO CUST-MULTI	\$ 25,993.34	\$ 22,957.76	\$ 23,000.00	\$ 23,982.40	\$ 24,000.00	\$ 24,500.00	2.1%
610-00-46457-000-474	LATE PAYMENT CHARGES	\$ 9,137.94	\$ 9,963.45	\$ 8,500.00	\$ 10,784.51	\$ 10,500.00	\$ 5,500.00	-47.6%
610-00-46458-000-474	OTHER WATER REVENUES	\$ 12,600.67	\$ 12,248.34	\$ 500.00	\$ 4,698.08	\$ 500.00	\$ 4,000.00	700.0%
610-00-46459-000-474	WATER TOWER LEASE INCOME	\$ 27,745.63	\$ 49,906.39	\$ 35,000.00	\$ 25,415.83	\$ 59,000.00	\$ 50,000.00	-15.3%
610-00-48110-000-419	INTEREST INCOME	\$ 333.58	\$ 1,398.17	\$ 50.00	\$ -	\$ 50.00	\$ 1,500.00	2900.0%
610-00-48160-000-000	INTEREST-LEASE REVENUES	\$ 2,504.37	\$ 1,902.16	\$ -	\$ -	\$ -	\$ -	
610-00-48920-000-425	MISCELLANEOUS AMORTIZATION	\$ 11,542.05	\$ 11,541.99	\$ 11,600.00	\$ -	\$ 12,000.00	\$ 13,000.00	8.3%
610-00-49300-000-421	CAPITAL CONTRIBUTION	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 52,000.00	4.0%
610-00-49300-000-422	CAPITAL CONTRIBUTION-TID	\$ 79,025.29	\$ -	\$ -	\$ -	\$ -	\$ -	
610-00-49320-000-421	IMPACT FEES INTEREST REIMB	\$ -	\$ -	\$ 24,000.00	\$ -	\$ 25,000.00	\$ 25,000.00	0.0%
	Revenues	\$ 1,012,656.23	\$ 1,015,557.66	\$ 962,650.00	\$ 925,245.71	\$ 1,126,050.00	\$ 1,090,500.00	
610-00-53711-000-600	OPERATION LABOR - WELLS	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 1,200.00	\$ 1,000.00	-16.7%
610-00-53711-000-602	SUPPLIES & EXPENSES - WELLS	\$ 2,397.94	\$ 4,205.46	\$ 5,000.00	\$ 1,047.30	\$ 4,300.00	\$ 1,100.00	-74.4%
610-00-53712-000-605	MAINTENANCE OF WATER PLANT	\$ -	\$ 9,412.96	\$ 25,000.00	\$ 26,132.23	\$ 16,500.00	\$ 20,000.00	21.2%
610-00-53720-000-682	PROFESSIONAL SERVICES	\$ -	\$ -	\$ 15,000.00	\$ 14,500.00	\$ 12,000.00	\$ 15,000.00	25.0%
610-00-53721-000-620	OPERATION LABOR - PUMPING	\$ 43,881.26	\$ 48,813.62	\$ 43,000.00	\$ 45,741.78	\$ 46,000.00	\$ 47,580.00	3.4%
610-00-53721-000-621	FUEL FOR PRODUCTION-PUMPING	\$ 627.97	\$ 440.30	\$ 600.00	\$ 408.03	\$ 650.00	\$ 450.00	-30.8%
610-00-53721-000-622	POWER PURCHASED FOR PUMPING	\$ 30,286.48	\$ 30,314.84	\$ 26,500.00	\$ 22,568.15	\$ 29,000.00	\$ 25,000.00	-13.8%
610-00-53721-000-623	SUPPLIES & EXPENSES - PUMPING	\$ 2,186.03	\$ 994.99	\$ 1,200.00	\$ 997.29	\$ 1,400.00	\$ 1,500.00	7.1%
610-00-53722-000-625	MAINT OF PUMPING PLANT	\$ 1,028.80	\$ -	\$ 500.00	\$ 585.00	\$ 2,500.00	\$ 1,000.00	-60.0%
610-00-53731-000-630	OPERATION LABOR-TREATMENT	\$ 17,360.83	\$ 20,535.17	\$ 22,000.00	\$ 22,001.04	\$ 23,500.00	\$ 22,500.00	-4.3%
610-00-53731-000-631	CHEMICALS - TREATMENT	\$ 3,148.31	\$ 3,048.98	\$ 2,300.00	\$ 180.00	\$ 3,600.00	\$ 3,200.00	-11.1%
610-00-53731-000-632	SUPPLIES & EXPENSES-TREATMENT	\$ -	\$ -	\$ 1,000.00	\$ -	\$ 500.00	\$ 500.00	0.0%
610-00-53732-000-635	MAINT OF WATER TREATMENT PLANT	\$ -	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	0.0%
610-00-53741-000-640	OPERATION LABOR-TRANS/DIST	\$ 64,633.61	\$ 67,176.02	\$ 75,000.00	\$ 72,279.77	\$ 76,000.00	\$ 76,000.00	0.0%
610-00-53741-000-641	SUPPLIES & EXPENSE-TRANS/DIST	\$ 5,129.32	\$ 13,267.28	\$ 10,000.00	\$ 38,825.99	\$ 105,000.00	\$ 40,000.00	-61.9%
610-00-53742-000-650	MAINT OF RESERVOIRS/STANDPIPES	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 2,000.00	\$ 2,000.00	0.0%
610-00-53742-000-651	MAINT OF TRANS/DIST MAINS	\$ -	\$ 740.00	\$ 25,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	0.0%
610-00-53742-000-652	MAINTENANCE OF SERVICES	\$ 20,784.00	\$ 39,854.00	\$ 2,500.00	\$ -	\$ 20,000.00	\$ 15,000.00	-25.0%
610-00-53742-000-653	MAINTENANCE OF METERS	\$ -	\$ -	\$ 1,000.00	\$ -	\$ 750.00	\$ 200.00	-73.3%
610-00-53742-000-654	MAINTENANCE OF HYDRANTS	\$ -	\$ -	\$ 1,500.00	\$ 109.61	\$ 1,500.00	\$ 1,500.00	0.0%
610-00-53742-000-655	MAINTENANCE OF OTHER PLANT	\$ -	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ 200.00	-60.0%
610-00-53751-000-901	METER READING LABOR	\$ 9,644.89	\$ 5,797.71	\$ 13,000.00	\$ 5,196.24	\$ 7,000.00	\$ 5,500.00	-21.4%
610-00-53751-000-902	ACCOUNTING/COLLECTING LABOR	\$ 23,137.92	\$ 25,205.28	\$ 54,000.00	\$ 25,909.24	\$ 26,000.00	\$ 26,950.00	3.7%
610-00-53751-000-903	CUSTOMER ACCT SUPPLIES/EXPENSE	\$ 8,470.10	\$ 10,590.45	\$ 12,000.00	\$ 8,380.17	\$ 13,500.00	\$ 10,000.00	-25.9%
610-00-53751-000-906	CUSTOMER SERVICE EXPENSES	\$ -	\$ -	\$ 250.00	\$ -	\$ 150.00	\$ 100.00	-33.3%

Water Utility Budget Worksheet								
Account Number	Short account description	2022 Actual 12/31/2022	2023 Actual 12/31/2023	2023 Budget	2024 Actual 12/31/2024	2024 Budget	2025 Proposed Budget	
610-00-53771-000-920	ADMINISTRATIVE SALARIES	\$ 28,025.99	\$ 29,099.72	\$ 30,500.00	\$ 32,385.32	\$ 32,000.00	\$ 33,680.00	5.3%
610-00-53771-000-921	ADMIN OFFICE SUPPLIES/EXPENSES	\$ 1,737.83	\$ 1,897.35	\$ 1,700.00	\$ 1,949.65	\$ 2,200.00	\$ 2,200.00	0.0%
610-00-53771-000-923	ADMIN OUTSIDE SERVICE EMPLOYED	\$ 7,250.00	\$ 8,500.00	\$ 9,000.00	\$ 9,250.00	\$ 10,000.00	\$ 11,000.00	10.0%
610-00-53771-000-924	ADMIN PROPERTY INSURANCE	\$ 9,928.50	\$ 9,782.25	\$ 10,000.00	\$ 10,798.75	\$ 10,000.00	\$ 14,500.00	45.0%
610-00-53771-000-925	ADMIN INJURIES AND DAMAGES	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 500.00	\$ 250.00	-50.0%
610-00-53771-000-926	EMPLOYEE PENSIONS/BENEFITS	\$ 74,473.87	\$ 87,038.73	\$ 73,000.00	\$ 84,346.97	\$ 75,500.00	\$ 90,000.00	19.2%
610-00-53771-000-928	REGULATORY COMMISSION EXPENSES	\$ 125.00	\$ 125.00	\$ 1,500.00	\$ 1,378.00	\$ 1,650.00	\$ 1,500.00	-9.1%
610-00-53771-000-930	MISC GENERAL EXPENSES	\$ 8,707.49	\$ 10,103.11	\$ 12,000.00	\$ 10,193.33	\$ 10,000.00	\$ 11,000.00	10.0%
610-00-53771-000-933	TRANSPORTATION EXPENSES	\$ 3,402.88	\$ 1,266.31	\$ 8,000.00	\$ 1,113.01	\$ 3,200.00	\$ 1,500.00	-53.1%
610-00-53780-000-403	DEPRECIATION EXPENSE	\$ 134,121.86	\$ 149,841.26	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 150,000.00	200.0%
610-00-53790-000-408	PROPERTY TAXES/SOCIAL SECURITY	\$ 129,629.67	\$ 119,066.31	\$ 145,000.00	\$ 14,248.97	\$ 150,000.00	\$ 125,000.00	-16.7%
610-00-58200-000-427	DEBT INTEREST EXPENSE	\$ 40,505.61	\$ 54,304.04	\$ 47,000.00	\$ -	\$ 50,000.00	\$ 62,000.00	24.0%
610-00-59910-000-407	AMORTIZATION-PROPERTY LOSS	\$ 45,289.21	\$ 45,289.20	\$ 46,000.00	\$ -	\$ 50,000.00	\$ 52,000.00	4.0%
610-00-59910-000-426	OTHER INCOME DEDUCTIONS	\$ 93,047.45	\$ 93,047.45	\$ 95,000.00	\$ -	\$ 100,000.00	\$ 105,000.00	5.0%
	Expenses	\$ 808,962.82	\$ 945,509.39	\$ 879,550.00	\$ 450,525.84	\$ 943,100.00	\$ 980,410.00	



2028 US Hwy 8

St. Croix Falls, WI 54024

www.CWSsecuritywatch.com

Phone: 715-483-0083 Fax: 715-483-9876

Revision: 1

Date: 01/27/25

Village of Somerset

Attention: Andrea

110 Spring Street

E-mail: aotto@villageofsomerset.us

Somerset WI, 54025

Contact Phone: 715-247-3395

St Croix County

Reference: Village Office CCTV Upgrade with new 8MP cameras

SYSTEM COMPONENTS		Qty	Price
1.	Provide necessary cabling, conduit and other consumables	1	\$ 199.14
2.	4MP IP Network Video System Kit	1	\$ 2,266.34
	•16 Channel Recorder (Max of 16 total cameras)		
	•Embedded Processor		
	•4 TB Pre-installed Hard Disk Drive	1	\$ 127.44
3.	4 MP Network Eyeball Camera (Included)	6	
	•2.8 mm Fixed Lens		
	•Maximum IR Length 30 m (98 ft) with Smart IR		
	•3 Year Warranty		
4.	8 MP Network Eyeball Camera- Front Door & Intersection	2	\$ 921.90
	•2.7-12mm Varifocal Lens		
	•Maximum IR Length 40 m (130 ft) with Smart IR		
	•3 Year Warranty		
5.	Re-use Existing Monitor		
6.	Re-use Existing Battery Back-up		
7.	Re-use all existing Cat 5 Wire to six (6) Existing Cameras		

All equipment has a 3 year warranty, unless noted.

This proposal will replace the existing recorder and all six (6) cameras currently in the building. There are two (2) new additional cameras being installed. One on the backside of the garage parking area and one facing the intersection. These cameras are new and will need a Cat 5 wire pulled from the NVR to the new locations. Front and intersections cameras will be 8MP. All the others will be 4 MP cameras.

CWS Security is NOT responsible for trenching or burying any wires on the property. If trenching wire or conduit is required, customer is responsible for hiring an electrician or completing the work prior to CWS Security installing any equipment.

PAYMENT TERMS	PRICE
1 50% down-payment is required before start of project	Discount \$ (600.00)
2 Payment terms to be Net 15 Days	Equipment Costs \$ 3,514.82
3 Commercial projects or jobs exceeding 30 days in duration may require progress payments.	Installation Costs \$ 1,049.30
	Activation Costs \$ -
	Tax \$ -
	TOTAL COST \$ 3,964.12
	50% Deposit \$ 1,982.06

The prices included with this proposal are valid for 15 days from the time of receipt.

TERMS OF AGREEMENT

This Agreement is between the above named Client and CWS Security Watch, LLC ("CWS"), and establishes the terms of CWS providing central station monitoring of Client's security system at the above named Premises. In particular, this Agreement explains Client's duties and responsibilities to CWS and CWS's duties and responsibilities to Client.

1. Client agrees to the agreements and conditions printed on this Agreement and acknowledge that Client has read and understands each. Client agrees that CWS is not an insurer and that CWS's liability is specifically limited by those same agreements and conditions.
2. This is not a binding agreement until it has been accepted by an authorized representative of CWS. If it is not accepted, CWS's only liability will be to refund any amount that Client has paid to CWS according to this Agreement.
3. Client may cancel this Agreement upon 30 days written notice to CWS. Client acknowledges that, in the event Client cancels this Agreement, Client must pay CWS a lump sum equal to any fees that were otherwise pro-rated by CWS into a monthly payment.
4. Client is solely responsible for fines/charges imposed by any authority and for providing accurate and updated account information, including, but not limited to location, addresses, directions, telephone numbers and names for a call list so that someone will always be available in the event of an alarm signal. Upon CWS receiving a 30-day notice of cancellation, a representative will need to access the Premises for deprogramming and other actions related to terminating services. Client hereby authorizes CWS or designated representative to enter upon the Premises to perform such actions. Client acknowledges that Client will continually be charged a monitoring fee until CWS is allowed access to the Premises. If the Premise is sold, Client shall remain responsible for all monitoring fees until CWS is allowed access to the Premises.
5. Client acknowledges that effective maintenance of monitoring equipment requires Client's cooperation, therefore, Client agrees:
 - a. To inspect and maintain the equipment according to established codes and procedures.
 - b. To notify CWS immediately of anything wrong with the equipment..
 - c. To avoid doing anything which might damage the safety equipment or make it difficult to use.
 - d. To be solely responsible for complying with local codes and requirements.
6. Client acknowledges that CWS's responsibilities and liability are limited. In particular, Client understands that:
 - a. Monitoring equipment may be bypassed, misused, or damaged and may not always operate properly for numerous reasons.
 - b. Use of monitoring equipment does not replace the services of fire departments, police departments or emergency medical units.
 - c. CWS is not providing a guard service under this Agreement. CWS has no responsibility to respond to alarms.
 - d. CWS assumes no liability for any damages arising from any delays in the installation or repairs of the system or from any delays in the processing of account information.
 - e. CWS assumes no liability for services or lack of service provided by any sub-contract company.
 - f. Client does hereby for Client, and any parties claiming under Client, release, discharge and hold harmless CWS from and against all hazards including those covered and not covered by Client's insurance and all claims against CWS arising out of such hazards, including any right of subrogation by Client's insurance carrier, are hereby waived by Client, and Client shall promptly notify Client's insurance carrier of the same.
 - g. If anyone asks CWS to pay for ANY harm such as business or personal loss, theft of property or money, property damage, personal injury or death connected with the installation, maintenance, operation, misoperation or nonoperation of the system, Client will repay CWS:
 - i. any amount which a court orders CWS to pay; and
 - ii. the amount of CWS's reasonable attorney's fees and other loss and costs which CWS has paid in connection with action.
 - h. Even if a court decides that a problem with the equipment, the monitoring service or any other improper or careless activity by CWS, caused or allowed any harm such as business or personal loss, theft of property or money, property damage, personal injury or death to Client or to others, CWS will owe Client only six (6) times the monthly monitoring fee paid or \$250, whichever is greater. It is understood that this sum is for liquidated damages and is not a penalty.

CWS DOES NOT MAKE ANY REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SYSTEM OR SERVICE MAY NOT BE COMPROMISED, OR THAT THE SYSTEM OR SERVICES WILL IN ALL CASES PROVIDE THE DETECTION FOR WHICH IT IS INTENDED. CWS IS NOT AN INSURER, AND THE FEES ARE BASED ON VALUE OF SERVICE AND NOT RELATED TO VALUE OF PROPERTY OR RISK.

7. Client releases CWS from any claims of any parties suing through Client's authority or in Client's name, such as Client's insurance company. Client agrees to proactively notify Client's insurance company of this release.
8. Client acknowledges that any organization or company to which CWS is connected to may invoke the provisions of this Agreement against any claim by Client, or any parties suing through Client's authority, due to any failure of such organization. The provisions of this Agreement also apply to any agents, sub-contractors or assigns of CWS.
9. Client understands and acknowledges that CWS, upon 5 days written notice, may immediately cease its services for the
 - a. If CWS is legally prevented from monitoring or servicing the system.
 - b. If Client fails to make any payments to CWS or related third party vendors when due including electric service and telephone service.
 - c. If CWS or other appropriate third party is prevented from making repairs or maintenance on the system.
 - d. If the monitoring service receives too many false alarms from the alarm system. It is understood that the software program in the security system is not owned by Client and the software's rental is included in your monitoring service fee. It is further understood that Client will immediately give CWS access to change programming in the event that this Agreement is terminated.
10. CWS may, at any time, cancel this Agreement at CWS's option if CWS's alarm monitoring center is destroyed or damaged so that it is impractical to continue service or CWS cannot acquire or retain the transmission connections or authorization to transmit signals between the Premises and CWS's alarm monitoring center or the applicable fire or police department or agency.
11. Upon suspension of monitoring service for any reason, Client must immediately disconnect Client's alarm system from sending signals to the central monitoring station or be responsible for all fines, fees or penalties that may be imposed by telephone companies, government agencies, the central monitoring station and/or other parties.
12. CWS has the right to increase the monthly monitoring charge at any time via written notice. If Client gives CWS a written objection to the increase within 30 days of receipt of notice of the increase, and CWS does not waive the increase, then Client may terminate this Agreement effective 30 days after CWS's receipt of Client's written notice of termination.
13. This Agreement may not be assigned by Client except upon prior written consent by CWS.
14. This Agreement constitutes the entire agreement between Client and CWS relating to CWS's providing central station monitoring of Client's security system at the Premises and supersedes any and all prior agreements and representations, written or oral, regarding the subject matter hereof. The parties agree that all past agreements and representations are merged into this writing, and this Agreement sets forth the entire understanding of the parties. Modifications, waivers and approvals required from or given by either party hereto shall be effective only if in writing or signed by such party. In the event that a court of competent and final jurisdiction shall hold any provision of this Agreement to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement. This Agreement may be executed in one or more counterparts. This Agreement may be converted into an electronic media for storage purposes and in the event of any dispute or litigation, a copy of this Agreement produced from any such electronic media may serve as the exclusive original.

Client Signature

CWS Security Watch, LLC

Date

Date



Task Order

MSA Project Number: 08783119

This AGREEMENT (Agreement) is made effective February 6, 2025 by and between

MSA PROFESSIONAL SERVICES, INC (MSA)

Address: Suite 420, 60 Plato Blvd E, St Paul, Minnesota 55107

Phone: (612) 548-3141

Representative: Charles D. Schwartz, PE

Email: cschwartz@msa-ps.com

VILLAGE OF SOMERSET (OWNER)

Address: 110 Spring St, Somerset, Wisconsin 54025

Phone: (715) 247-3395

Representative: Mike Kappers

Email: mkappers@villageofsomerset.us

Project Name: Latitude 45 Development Construction Administration

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

The schedule to perform the work is: Approximate Start Date: January 20, 2025
Approximate Completion Date: August 29, 2027

The estimated fee for the work is: \$ 15,000.00

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis. A list of reimbursable expenses is included on the attached rate schedule.

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a lump sum plus reimbursable basis. A list of reimbursable expenses is included on the attached rate schedule.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files.

VILLAGE OF SOMERSET

Mike Kappers
Village President
Date: _____

MSA PROFESSIONAL SERVICES, INC.

Charles D. Schwartz, PE
Public Works Operations Leader
Date: February 6, 2025

**ATTACHMENT A:
SCOPE OF SERVICES****1. Construction Administration**

- Project Administration: Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
- Pre-Construction Meeting: Coordinate and Conduct Preconstruction Meeting
- Submittal Review: Review Plans, Contractor Shop Drawings, Submittals, Schedules and Samples for compliance with Construction Documents.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Survey mapping and monumentation
2. Utility system modeling
3. Construction Observation
4. Additional meetings not specifically listed in the scope.

**ATTACHMENT B:
RATE SCHEDULE**

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Administrative	\$ 85 – \$154/hr.
Architects	\$ 85 – \$198/hr.
Community Development Specialists	\$137 – \$198/hr.
Digital Design	\$115 – \$151/hr.
Environmental Scientists/Hydrogeologists	\$110 – \$193/hr.
Geographic Information Systems (GIS)	\$100 – \$193/hr.
Housing Administration	\$ 97 – \$198/hr.
Inspectors/Zoning Administrators	\$110 – \$160/hr.
IT Support	\$175 – \$193/hr.
Land Surveying	\$ 85 – \$198/hr.
Landscape Designers & Architects	\$ 85 – \$220/hr.
Planners	\$ 85 – \$215/hr.
Principals	\$225 – \$314/hr.
Professional Engineers/Designers of Engineering Systems	\$155 – \$204/hr.
Project Managers	\$120 – \$248/hr.
Real Estate Professionals	\$140 – \$193/hr.
Staff Engineers	\$ 85 – \$149/hr.
Technicians	\$100 – \$151/hr.
Wastewater Treatment Plant Operator	\$ 92 – \$118/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Specs/Reports	\$10
Copies	\$0.14/page
Plots	\$0.01/sq.in.
Flash Drive	\$10
GPS Equipment	\$20/hour - \$10.75/hour for DOT
GPS R2 Equipment	\$20/hour - \$2/hour for DOT
Dini Laser Level	\$85/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + \$5/day
Mileage – MSA Vehicle	\$0.70 mile standard/ \$0.69 mile for DOT
Nuclear Density Testing	\$30/day
Organic Vapor Field Meter	\$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	\$20/hour - \$10/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	\$30/hour
Drone Flight	\$375/flight - \$360/flight for DOT

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.

Somerset Fire/Rescue

from the office of Chief Belisle

Feb 3rd, 2025

Dear Board Members –

This is the first update for 2025. This month we responded to 48 calls for service. The breakdown is as follows: 24 calls in the Village consisting of 18 medicals and 6 fire/rescue call; 17 in the Township consisting of 9 medicals and 8 fire/rescue calls; and 7 auto aid calls, 6 in St. Joe and 1 in New Richmond. This brings us to a total of 48 runs for the year compared to 47 for the same time in 2024.

The month of January was busy for January, we did have one structure fire in a residence this month in township. No other significant calls other than that.

There really isn't a whole lot going on this time of year. We just recently had our end of the year get together and Tim Stickfort was awarded the member of the year. We also lost Tom Peterson to retirement at the end of 2024, we are sad to see him leave, he played a huge role over the years at Somerset Fire/Rescue.

We are currently operating with 30 members, 18 full members and 8 probationary members, 1 honorary member, 1 part time member as well as 2 High School Cadets. Staffing is looking good at this time, we are working on getting the new members in to classes and trained. As always you are more than welcome to stop in and say hi at the station when you see someone there. We welcome visitors and are more than willing to give you a tour and show you our trucks and equipment!

Sincerely,

Travis Belisle

Travis Belisle - Chief
Somerset Fire/Rescue

748 Hwy 35
Somerset, WI 54025
Station (715)247-5364 Fax (715)247-3194

VILLAGE OF SOMERSET

110 SPRING STREET

P.O. BOX 356

SOMERSET, WI 54025

(715)247-3395

ACCOUNT NUMBER

000-1042-00

ENTER AMOUNT PAID

ACCOUNT ID: 000-1042-00
MARCIA & JAMES CHANDLER
301 SUNRISE DRIVE
SOMERSET WI 54025

BILLING DATE

11/25/2024

AMOUNT DUE

\$1,292.68

DUE DATE

12/20/2024

AFTER DUE DATE PAY

\$1,331.50

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

READING DATES**PREVIOUS**

10/15/2024

PRESENT

11/15/2024

BILLING DATE

11/25/2024

DUE DATE

12/20/2024

ACCOUNT NUMBER

000-1042-00

PREVIOUS**PRESENT****USAGE****DESCRIPTION****AMOUNT**

501180

579340

78160

Credit Bal.

-49.27

FIRE PROTECTION

6.50

REFUSE - 64 GAL

18.50

501180

579340

78160

SEWER-

947.67

501180

579340

78160

WATER -

369.28

AMOUNT DUE

1,292.68

Last Payment: 11/21/2024 Amount: \$144.03

Security Code: 7181

FINAL BILL

ORD 6-2-7: SNOW REMOVAL DUTY OF OWNER/OCCUPANT

OFFICE HOURS: M - TH 8 - 4 & FRIDAY 8 - 12

CONTACT VILLAGE HALL TO RECEIVE BILL VIA EMAIL

24 HOUR PHONE: 715-247-3395

BURNING ? - CHECK: WWW.SOMERSETFIRERESCUE.COM**SERVICE ADDRESS**

301 SUNRISE DRIVE

ACCOUNT NUMBER

000-1042-00

VILLAGE OF SOMERSET

110 SPRING STREET

P.O. BOX 356

SOMERSET, WI 54025

(715)247-3395

2/10/2025 3:54 PM

Meter Information

Page: 1
UTIL

Account Nbr: 000-1042-00 Customer Name: CHANDLER, MARCIA & JAMES
Service Address: 301 SUNRISE DRIVE
PSC Classification: Residential

Meter Nbr: 91710239 Rate Type: 5/8" Install Date: 5/08/2012
Route/Seq Nbr: 03-3110 Location: Pressure Zone Cd: 00
ROM Serial Nbr: ROM Install Date: 5/08/2012
Register ID: 1832562221 MXU/MIU ID: 1832562221
Utilities: SEWER WATER

Memos: 1st:
2nd:
3rd: RADIO

<u>Read Date</u>	<u>Reading</u>	<u>Consumption</u>	<u>Comment</u>
1/15/2025	579380	40	Remote Reading
12/16/2024	579340	0	Remote Reading
11/15/2024	579340	78160	Remote Reading
10/15/2024	501180	60	Remote Reading
9/16/2024	501120	60	Remote Reading
8/15/2024	501060	120	Remote Reading
7/15/2024	500940	70	Remote Reading
6/17/2024	500870	220	Remote Reading
5/15/2024	500650	10	Remote Reading
4/15/2024	500640	0	Remote Reading
3/14/2024	500640	0	Remote Reading
2/15/2024	500640	10	Remote Reading
1/16/2024	500630	20	Remote Reading
12/14/2023	500610	10	Remote Reading
11/15/2023	500600	10	Remote Reading
10/16/2023	500590	60	Remote Reading
9/14/2023	500530	130	Remote Reading
8/15/2023	500400	1290	Remote Reading
7/17/2023	499110	1150	Remote Reading
6/15/2023	497960	1030	Remote Reading
5/16/2023	496930	2230	Remote Reading
4/17/2023	494700	1470	Remote Reading
3/15/2023	493230	1080	Remote Reading
2/15/2023	492150	1160	Remote Reading
1/13/2023	490990	1520	Remote Reading
12/15/2022	489470	1150	Remote Reading
11/15/2022	488320	1150	Remote Reading
10/14/2022	487170	1970	Remote Reading
9/15/2022	485200	1020	Remote Reading
8/15/2022	484180	1110	Remote Reading

CHANGE ORDER NO.: 001

Owner: Village of Somerset
Engineer: MSA Professional Services, Inc.
Contractor: Haas Sons, Inc.
Project: TID 5 Lift Station & Utility Extension
Contract Name: Village of Somerset – TID 5 Lift Station & Utility Extension
Date Issued: November 19, 2024
Owner's Project No.:
Engineer's Project No.: 08783111
Contractor's Project No.:
Effective Date of Change Order: 3/12/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

Provide metal-to-metal rail system for future pump (RWW PUMP No.2). Pump with sealing flange to be provided in future phase.

- 4-inch base elbow
- Stainless steel upper guide bracket
- Intermediate guide rail brackets
- Stainless steel guide rails

Provide discharge piping in wet well for future pump (RWW PUMP No.2). Pump to be provided in future phase.

- 8"x4" Eccentric Reducer
- 8"Ø Exposed Process Pipe
- 8"Ø 90 deg Bend in Wet Well
- Additional U-Bolts for Pipe Support
- Coat piping per Section 09 96 00

No Modifications in Valve Vault

Attachments:

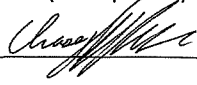
Proposal Request No.001 [MSA - 2/05/2025]

Proposal Attn RFP No.001 [Haas – 2/11/2025]

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 869,605.50		Substantial Completion:	August 29, 2025
		Ready for final payment:	October 1, 2025
[Increase] [Decrease] from previously approved Change Orders No. 00 to No. 00		[Increase] [Decrease] from previously approved Change Orders No.00 to No. 00	
0.00		Substantial Completion:	0
		Ready for final payment:	0
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 869,605.50		Substantial Completion:	August 29, 2025
		Ready for final payment:	October 1, 2025
[Increase] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ \$17,772.00		Substantial Completion:	0
		Ready for final payment:	0
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 887,377.50		Substantial Completion:	August 29, 2025
		Ready for final payment:	October 1, 2025

EJCDC® C-941, Change Order.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

Recommended by Engineer (if required)
By: Chase Przybylski, PE 
Title: Project Engineer
Date: 2/12/2025

Authorized by Owner

Authorized by Owner
By: _____
Title: _____
Date: _____

Approved by Funding Agency (if applicable)



PROPOSAL REQUEST

CONTRACTOR: Haas Sons, Inc.
(Name and Address) 203 E. Birch Street
Thorp, WI 54771

PROPOSAL REQUEST NO.: 001

DATE OF ISSUANCE: February 05, 2025

OWNER: Village of Somerset
(Name and Address) 110 Spring Street
Somerset, WI 54025

CONTRACT FOR: General Construction

CONTRACT DATED: November 19, 2024

ENGINEER'S PROJECT NO: 08783111

PROJECT: Village of Somerset – TID 5 Lift
Station & Utility Extension

ENGINEER: MSA Professional Services, Inc.
(Name and Address) 60 Plato Blvd East,
St. Paul, Mn 55107-1835
(612) 548-3132

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 14 days, or notify the Engineer in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

Provide metal-to-metal rail system for future pump (RWW PUMP No.2). Pump with sealing flange to be provided in future phase.

- 4-inch base elbow
- Stainless steel upper guide bracket
- Intermediate guide rail brackets
- Stainless steel guide rails

Provide discharge piping in wet well for future pump (RWW PUMP No.2). Pump to be provided in future phase.

- 8"x4" Eccentric Reducer
- 8"Ø Exposed Process Pipe
- 8"Ø 90 deg Bend in Wet Well
- Additional U-Bolts for Pipe Support
- Coat piping per Section 09 96 00

No Modifications in Valve Vault

Attachments: (None)

REQUESTED BY: MSA Professional Services, Inc.

Chase Przybylski, PE

CC:

O: 715-669-5469
F: 715-669-7489
203 E. Birch St.
Thorp, WI 54771



Thorp - Eau Claire
www.haas4.com
Bidding@haas4.com
E.E.O Employer

Proposal

Date: 2/11/2025

Haas Sons Inc.
203 East Birch St.
Thorp, WI. 54771

TO: Somerset

ATTN: RFP No.001

JOB: Tid Lift Station

PH:

ITEM NO.	DESCRIPTION	UNIT	EST. QUAN.	UNIT PRICE	TOTAL
	General CLARIFICATION: CAST IRON (CJP - 2/12/2025)				
	4" Stainless Base Elbow	EA	1.00		
	Stainless Steel Upper Guide Bracket	EA	1.00		
	Guide Rail Brackets	EA	1.00		
	Stainless Steel Guide Rails	EA	1.00		
	8" x4" Eccentric Reducer	EA	1.00		
	8" Flanged Process Pipe	LF	20.00		
	8" 90 Degree Bend	EA	1.00		
	Additional Pipe Supports	EA	1.00		
	Pipe Coating	LS	1.00		
	RFP Total:				\$ 17,772.00
	Optional Parts				
	8" Plug Valve NO OPTIONAL PARTS ACCEPTED INTO PROJECT (CJP - 2/12/2025)	EA	1.00	3,825.00	\$ 3,825.00
	8" Check Valve	EA	1.00	5,295.00	\$ 5,295.00

Authorized

Signature

Contractor

Date

2/11/25

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

Balance due 30 days from receipt of invoice. Any amount not paid within 30 days will be assessed at the periodic rate of 1.5% per month, which is an annual rate of 18%. If legal action is necessary, I hereby agree to pay all legal fees incurred

Authorized

Signature

Owner

Date



TID 6 Development Financing

February 25, 2025

TID 6 Capstone Financing Needs

- Development agreement with Capstone (TID 6) requires reimbursement for construction of public infrastructure.
 - ✓ Included streets, sewer, water, etc.
- Construction has been completed and Capstone is expected to request reimbursement soon.
- Village must have accepted infrastructure prior to financing.
- Village will borrow for \$1,379,193, which will be paid by TID 6 revenues.

Proposed G.O. Promissory Notes

- Financing is best suited for securities issue, rather than a local bank loan or State Trust Fund Loan.
- Benefits of securities include:
 - ✓ Lowest interest rates
 - ✓ 20-year term
 - ✓ Flexible structure

Estimated Debt Service Schedule

Year	Principal	Rate	Interest	Total P&I
2025				
2026			93,158	93,158
2027			62,105	62,105
2028	60,000	3.65%	62,105	122,105
2029	60,000	3.65%	59,915	119,915
2030	65,000	3.70%	57,725	122,725
2031	65,000	3.80%	55,320	120,320
2032	70,000	3.85%	52,850	122,850
2033	70,000	3.85%	50,155	120,155
2034	75,000	3.90%	47,460	122,460
2035	75,000	4.00%	44,535	119,535
2036	80,000	4.05%	41,535	121,535
2037	80,000	4.10%	38,295	118,295
2038	85,000	4.10%	35,015	120,015
2039	90,000	4.50%	31,530	121,530
2040	105,000	4.60%	27,480	132,480
2041	110,000	4.60%	22,650	132,650
2042	115,000	4.65%	17,590	132,590
2043	125,000	4.75%	12,243	137,243
2044	130,000	4.85%	6,305	136,305
Totals	\$1,460,000		\$817,970	\$2,277,970

- Interest only in first two years to match TID 6 cash flow.
- Total borrowing amount includes Costs of Issuance (Ehlers, bond counsel, rating agency, underwriter's discount)
- Projected interest rate - 4.51% includes 0.50% cushion

Projected TID 6 Cash Flow

Revenue Year	REVENUE						EXPENSES					BALANCE	
	New Valuation	TID Value Increment	Tax Rate	Projected Tax Revenue	Advances	Total Projected Revenue	Per Home Incentive	Projected 2025 G.O. Notes \$1,460,000	Advance Repayment	Other Expenses	Total Projected Expenses	Annual Balance	Cumulative Balance
2023	-	-	-	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	1,500	1,500	(1,500)	(1,500)
2025	-	664,000	13.93	9,253	60,500	69,753	60,500	-	-	1,500	62,000	7,753	6,253
2026	2,700,000	3,364,000	13.93	46,877	115,000	161,877	60,500	93,158	-	1,500	155,158	6,719	12,972
2027	6,750,000	10,114,000	13.93	140,936	-	140,936	60,500	62,105	-	1,500	124,105	16,831	29,803
2028	6,750,000	16,864,000	13.93	234,996	-	234,996	60,500	122,105	-	1,500	184,105	50,891	80,694
2029	6,750,000	23,614,000	13.93	329,056	-	329,056	60,500	119,915	75,000	1,500	256,915	72,141	152,835
2030	6,750,000	30,364,000	13.93	423,115	-	423,115	60,500	122,725	138,248	1,500	322,973	100,142	252,977
2031	6,750,000	37,114,000	13.93	517,175	-	517,175	60,500	120,320	-	1,500	182,320	334,855	587,832
2032	-	37,114,000	13.93	517,175	-	517,175	60,500	122,850	-	1,500	184,850	332,325	920,157
2033	-	37,114,000	13.93	517,175	-	517,175	60,500	120,155	-	1,500	182,155	335,020	1,255,177
2034	-	37,114,000	13.93	517,175	-	517,175	60,500	122,460	-	1,500	184,460	332,715	1,587,892
2035	-	37,114,000	13.93	517,175	-	517,175	60,500	119,535	-	1,500	181,535	335,640	1,923,532
2036	-	37,114,000	13.93	517,175	-	517,175	77,000	121,535	-	1,500	200,035	317,140	2,240,672
2037	-	37,114,000	13.93	517,175	-	517,175	-	118,295	-	1,500	119,795	397,380	2,638,052
2038	-	37,114,000	13.93	517,175	-	517,175	-	120,015	-	1,500	121,515	395,660	3,033,712
2039	-	37,114,000	13.93	517,175	-	517,175	-	121,530	-	1,500	123,030	394,145	3,427,857
2040	-	37,114,000	13.93	517,175	-	517,175	-	132,480	-	1,500	133,980	383,195	3,811,052
2041	-	37,114,000	13.93	517,175	-	517,175	-	132,650	-	1,500	134,150	383,025	4,194,077
2042	-	37,114,000	13.93	517,175	-	517,175	-	132,590	-	1,500	134,090	383,085	4,577,162
2043	-	37,114,000	13.93	517,175	-	517,175	-	137,243	-	1,500	138,743	378,433	4,955,595
2044	-	37,114,000	13.93	517,175	-	517,175	-	136,305	-	1,500	137,805	379,370	5,334,965

- Conservative development forecast for TID 6 buildout
- Advances in early years until project breaks even, funded by land acquisition revenues.
- Developers Agreement specifies shortfall payments to be made to Village if development doesn't produce revenues.

Approximate Timeline

- February 25th - Pre-sale meeting and approval of initial resolutions
- Week of March 3 – Begin creation of Preliminary Official Statement
- Week of March 24th – Rating Agency and Due Diligence Calls
- Week of April 1st – Preliminary Official Statement released
- April 15th – Sale
- Early May – Closing



Important Disclosures

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

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

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

FW: 180th/Parent St Transfer

From Robert Gunther <rgunther@villageofsomerset.us>

Date Wed 2/5/2025 11:51 AM

To Tasia Berger <tberger@villageofsomerset.us>

 1 attachment (3 MB)

village of somerset- JT-Map.pdf;

This is the response I received from the DOT. I do not feel it is in the best interest of the village to maintain the road but not have right-of-way jurisdiction. I would suggest our board going back to the town to see if they would be receptive to annexing the road. If we do not have it annexed then we do not receive road aid for a road we maintain.

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St. PO Box 356

Somerset, WI 54025

Office: (715) 247-3395

Cell: (715) 760-0884

From: Sommerfeld, Mae M - DOT <mae.sommerfeld@dot.wi.gov>

Sent: Wednesday, February 5, 2025 11:25 AM

To: Robert Gunther <rgunther@villageofsomerset.us>

Cc: Sandley, Kara - DOT <Kara.Sandley@dot.wi.gov>; Wincentsen, David - DOT <David.Wincentsen@dot.wi.gov>

Subject: RE: 180th/Parent St Transfer

Hello Robert,

Thank you for sending the intergovernmental agreement. The map that was attached to the agreement was hard to read, I marked up a map (attached), can you confirm that I got the location correct?

This section of road is a borderline road between the two municipalities; per statute 86.302(1g). *One-half of the mileage of highways on boundary lines shall be considered as lying in each municipality or county.* Because of this, if the intent is solely for maintenance of the road to be done by the Village, this agreement is fine, however if you want to have the entire road in the Village of Somerset you will need to do an annexation. The ownership will remain the same until the entire ROW of the road is in the Village of Somerset.

WISLR can only transfer ownership and mileage via an annexation. An annexation would need to be filed with DOA. DOA forwards them to WISLR and at the time we will update the municipal boundary with the legal description and transfer the appropriate mileage to the Village of Somerset. This is the only way that WISLR can transfer ownership of a road to another municipality when it is the same type ie County Highway or Local road.

If you do not want to annex the entire ROW, you can leave it as is and could work out a separate agreement for the Town to pay the Village the money they receive in GTA for this 0.10 mi of road.

If you want to add the maintenance agreement to WISLR you can do that using the Route Comments. We do not enter those for a municipality.

Thank you,



Mae Sommerfeld | Urban and Regional Planner

Wisconsin Department of Transportation

Northwest Region, Eau Claire

Teams: 920-492-5705

mae.sommerfeld@dot.wi.gov

From: Reddy, Matthew - DOT <Matthew.Reddy@dot.wi.gov>

Sent: Tuesday, February 4, 2025 3:17 PM

To: Sommerfeld, Mae M - DOT <mae.sommerfeld@dot.wi.gov>

Cc: Hines, Chad - DOT <Chad.Hines@dot.wi.gov>; Rusch, Stacey - DOT <Stacey.Rusch@dot.wi.gov>; Munden, Megan - DOT <megan.munden@dot.wi.gov>

Subject: FW: 180th/Parent St Transfer

Hello Mae

The Town of Somerset contacted the NE Region with this jurisdictional transfer agreement. The NW Region then contacted me.

Should this go to you?

If not, could you please forward to the correct person in planning?

Thank you

Matt

From: Munden, Megan - DOT <megan.munden@dot.wi.gov>

Sent: Tuesday, February 4, 2025 2:51 PM

To: Robert Gunther <rgunther@villageofsomerset.us>

Cc: Sandley, Kara - DOT <Kara.Sandley@dot.wi.gov>; Frewerd, Michael - DOT <michael.frewerd@dot.wi.gov>; Ternes, Matthew - DOT <Matthew.Ternes@dot.wi.gov>; Reddy, Matthew - DOT <Matthew.Reddy@dot.wi.gov>

Subject: RE: 180th/Parent St Transfer

Bob, I am including Kara Sandley, Michael Frewerd, Matthew Ternes, and Matthew Reddy on this email as they may have additional information. Kara is with Bureau of Transit and Local Roads; Michael and Matthew Ternes are with NE Region Traffic and Maintenance; and Matthew Reddy is with the NW Region Traffic and Maintenance. I have been told that when local road abandonments take place Mike Frewerd & Matt Ternes give (NER traffic & maintenance) concurrence on any local road abandonments and that Kara is knowledgeable in RW annexation on local system/connecting highways.

All, please see Bob's attachment and email below and let us know if additional information is needed or if this should be passed on to anyone else at WisDOT.

Thank you,

Megan



Megan Munden (she/her)

State-Wide Local Public Agency (LPA) Coordinator

Real Estate Specialist - Advanced

Division of Transportation System Development, Bureau of Technical Services

Wisconsin Department of Transportation

Phone: (715) 392-7962

Cell: (715) 492-1007

megan.munden@dot.wi.gov

wisconsindot.gov



From: Robert Gunther <rgunther@villageofsomerset.us>

Sent: Tuesday, February 4, 2025 11:24 AM

To: Munden, Megan - DOT <megan.munden@dot.wi.gov>

Subject: FW: 180th/Parent St Transfer

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Megan,

First, sorry if I am not even in the ballpark on who I should be contacting at the DOT, but I was told the real estate division is the department that handles jurisdictional transfers between local municipalities. We have recently agreed with the Town of Somerset to take over the entire Parent St/180th Ave section of roadway. I was also instructed to pass this information on to the DOT and that is what I am trying to do but it's not very easy to find out who the right person to contact. Is this something you can help me with, or direct me closer to the right place inside the DOT?

The location and agreement are attached if that is helpful.

Thank you in advance,
Bob

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St. PO Box 356

Somerset, WI 54025

Office: (715) 247-3395

Cell: (715) 760-0884

From: Tasia Berger <tberger@villageofsomerset.us>

Sent: Monday, February 3, 2025 2:14 PM

To: Andrea Otto <aotto@villageofsomerset.us>; Robert Gunther <rgunther@villageofsomerset.us>

Subject: 180th/Parent St Transfer

Hi! Do either of you have a contact of who at the DOT this agreement should be sent to?

Thanks,

Tasia Berger
Village Clerk
715.247.3395
www.villageofsomerset.us
The logo for the Village of Somerset features the words "Village of" in a small, light blue font above the word "Somerset" in a larger, bold, light blue font. To the right of the text is a stylized graphic of a winding blue path or river leading towards three green pine trees.

Office Hours:

Monday-Thursday: 8:00 a.m. - 4:00 p.m.

Friday: 8:00 a.m. - Noon



NOMINAL PAYMENT PARCEL REPORT

RE1889 01/2023

Project ID 8938-00-01	Highway Name Various Locations
Project Name Village of Somerset, Trail Project	County St. Croix

Prepared By Todd Wright

Robert Gunther (Village of Somerset Public Works/Economic Development Director)

Date

PRCL	LAND TYPE	LAND ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND	ITEMS	TOTAL	ROUNDED
1	Residential	0.050 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$41.62)	\$2,125.00	\$675.00	\$2,800.00	\$2,800.00
2	Residential	0.190 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$35.90)	\$8,075.00	\$2,675.00	\$10,750.00	\$10,750.00
3	Commercial	0.110 AC	\$37,500.00	Temporary Limited Easement (TLE) - (See Attached), Other-Landscaping \$1,400.00 (2-3 Trees, 5-6 Bushes, Mulch, & Rock) Appraiser Rounding - (\$14.12)	\$4,125.00	\$2,625.00	\$6,750.00	\$6,750.00
4	Commercial	0.150 AC	\$37,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$3.24)	\$5,625.00	\$2,425.00	\$8,050.00	\$8,050.00
6	Commercial	0.010 AC	\$37,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$31.86)	\$375.00	\$125.00	\$500.00	\$500.00
7	PENDING PLAT CHANGE							
9	Residential	0.010 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$19.44)	\$425.00	\$125.00	\$550.00	\$550.00
11	Residential	0.010 AC	\$200,000.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$3.23)	\$2,000.00	\$500.00	\$2,500.00	\$2,500.00
12	Commercial	0.510 AC	\$37,500.00	Temporary Limited Easement (TLE) - (See Attached),	\$19,125.00	\$875.00	\$20,000.00	\$20,000.00

				Appraiser Rounding - (\$36.70)				
13	Residential	0.020 AC	\$200,000.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$6.46)	\$4,000.00	\$1,000.00	\$5,000.00	\$5,000.00
14	Residential	0.010 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$8.31)	\$425.00	\$325.00	\$750.00	\$750.00
16	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$3.23)	\$0.00	\$500.00	\$500.00	\$500.00
17	Residential	0.010 AC	\$200,000.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$3.23)	\$2,000.00	\$500.00	\$2,500.00	\$2,500.00
18	Residential	0.010 AC	\$200,000.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$3.23)	\$2,000.00	\$500.00	\$2,500.00	\$2,500.00
19	Residential	0.030 AC	\$200,000.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$9.69)	\$6,000.00	\$1,500.00	\$7,500.00	\$7,500.00
21	Residential	0.040 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$22.18)	\$1,700.00	\$550.00	\$2,250.00	\$2,250.00
22	Residential	0.060 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Other-Landscaping \$1,050.00 (Retaining Wall & Plants, Other-Landscaping \$1,200.00 (1 Large Tree, 3 Medium Trees, 2-3 Bushes), Appraiser Rounding - (\$22.11)	\$2,550.00	\$3,750.00	\$6,300.00	\$6,300.00
23	Commercial	0.010 AC	\$37,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$9.28)	\$375.00	\$475.00	\$850.00	\$850.00
24	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$77.74)	\$0.00	\$500.00	\$500.00	\$500.00

26	Residential	0.010 AC	\$42,500.00	Temporary Limited Easement (TLE) - (See Attached), Appraiser Rounding - (\$8.31)	\$425.00	\$325.00	\$750.00	\$750.00
TOTAL								\$81,300.00

Parcel 1

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.060
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 235.88

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 235.88
· Second Year:	\$ 226.26
· Third Year:	\$ 171.25
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 633.38

Parcel 2

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.250
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 982.81

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 982.81
· Second Year:	\$ 942.75
· Third Year:	\$ 713.54
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 2,639.10

Parcel 3

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.130
Unit value of the unencumbered fee within the TLE:	\$ 37,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 450.94

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 450.94
· Second Year:	\$ 432.55
· Third Year:	\$ 327.39
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,210.88

Parcel 4

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.260
Unit value of the unencumbered fee within the TLE:	\$ 37,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 901.88

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 901.88
· Second Year:	\$ 865.11
· Third Year:	\$ 654.78
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 2,421.76

Parcel 6

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	\$ 37,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 34.69

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 34.69
· Second Year:	\$ 33.27
· Third Year:	\$ 25.18
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 93.14

Parcel 9

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 39.31

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 39.31
· Second Year:	\$ 37.71
· Third Year:	\$ 28.54
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 105.56

Parcel 11

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	\$ 200,000.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 185.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 185.00
· Second Year:	\$ 177.46
· Third Year:	\$ 134.31
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 496.77

Parcel 12

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.090
Unit value of the unencumbered fee within the TLE:	\$ 37,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 312.19

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 312.19
· Second Year:	\$ 299.46
· Third Year:	\$ 226.65
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 838.30

Parcel 13

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.020
Unit value of the unencumbered fee within the TLE:	\$ 200,000.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 370.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 370.00
· Second Year:	\$ 354.92
· Third Year:	\$ 268.63
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 993.54

Parcel 14

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.030
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 117.94

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 117.94
· Second Year:	\$ 113.13
· Third Year:	\$ 85.62
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 316.69

Parcel 16

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	<u>\$ 200,000.00</u>
Effective Date of the Sales Study:	<u>1/17/2025</u>
Expiration Date of the TLE :	<u>11/1/2027</u>
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	<u>3.00%</u>
· Risk Adjustment (per year):	<u>2.00%</u>
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 185.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	<u>\$ 185.00</u>
· Second Year:	\$ 177.46
· Third Year:	\$ 134.31
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 496.77

Parcel 17**Temporary Limited Easement:**

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	\$ 200,000.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 185.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 185.00
· Second Year:	\$ 177.46
· Third Year:	\$ 134.31
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 496.77

Parcel 18

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.010
Unit value of the unencumbered fee within the TLE:	\$ 200,000.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 185.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 185.00
· Second Year:	\$ 177.46
· Third Year:	\$ 134.31
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 496.77

Parcel 19

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.030
Unit value of the unencumbered fee within the TLE:	\$ 200,000.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 555.00

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 555.00
· Second Year:	\$ 532.37
· Third Year:	\$ 402.94
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,490.31

Parcel 21

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.050
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 196.56

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 196.56
· Second Year:	\$ 188.55
· Third Year:	\$ 142.71
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 527.82

Parcel 22

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.140
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 550.38

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 550.38
· Second Year:	\$ 527.94
· Third Year:	\$ 399.58
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,477.89

Parcel 23

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.050
Unit value of the unencumbered fee within the TLE:	\$ 37,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 173.44

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 173.44
· Second Year:	\$ 166.37
· Third Year:	\$ 125.92
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 465.72

Parcel 24

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.040
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 157.25

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 157.25
· Second Year:	\$ 150.84
· Third Year:	\$ 114.17
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 422.26

Parcel 26

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE):	0.030
Unit value of the unencumbered fee within the TLE:	\$ 42,500.00
Effective Date of the Sales Study:	1/17/2025
Expiration Date of the TLE :	11/1/2027
Term of Encumbrance of TLE:	2.7890

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.25%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.25%
Annual Rent for Land Within TLE:	\$ 117.94

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	4.25%
· First Year:	\$ 117.94
· Second Year:	\$ 113.13
· Third Year:	\$ 85.62
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 316.69



SOMERSET ICE ARENA

RENOVATION SUMMARY AND LAND ACQUISITION REQUEST



Expected Outcomes:

- Safer, more accessible facilities
- New and improved spaces for community benefit
- Accommodate association growth for 15+ years
- Sustainable revenue for the association
- Contributions to economic development in the Village of Somerset with a strong potential to help with attracting a broader tax base
- Better experience for participants and visitors

Phase I (We are here)

- Replace Refrigeration Unit
- Renovate Existing Footprint
- East Side Addition: New Locker Rooms
- Expand Front Common Area

Phase II

- Dryland Training Facility Addition
- South End Addition: Studio Arena
- Park Upgrades



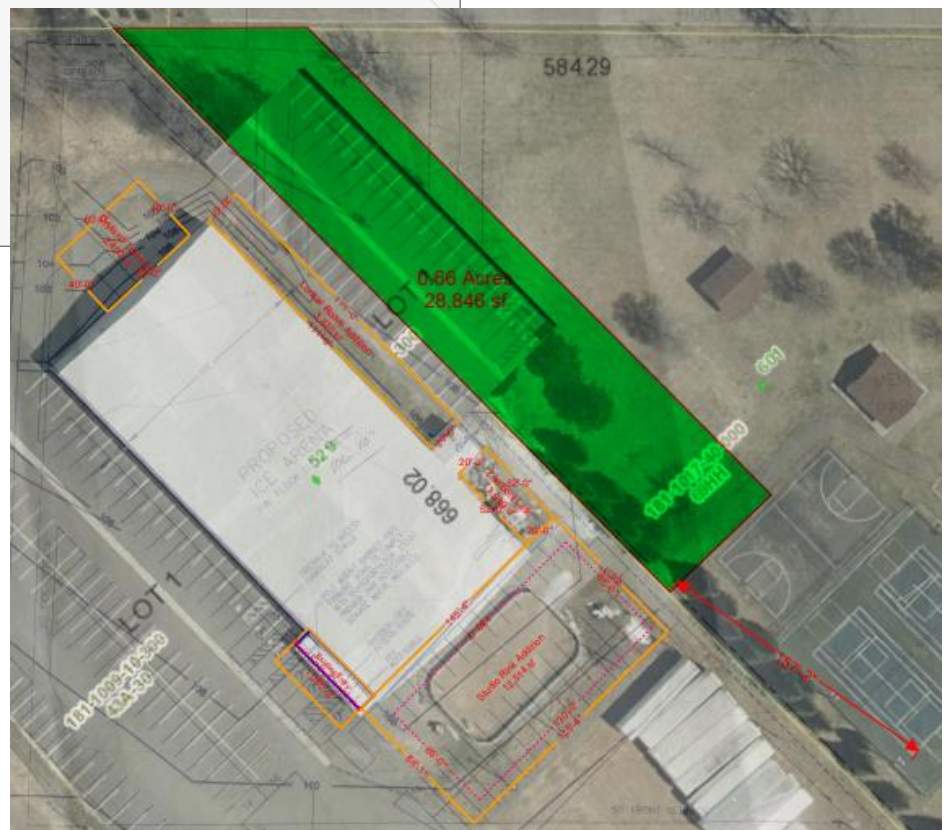
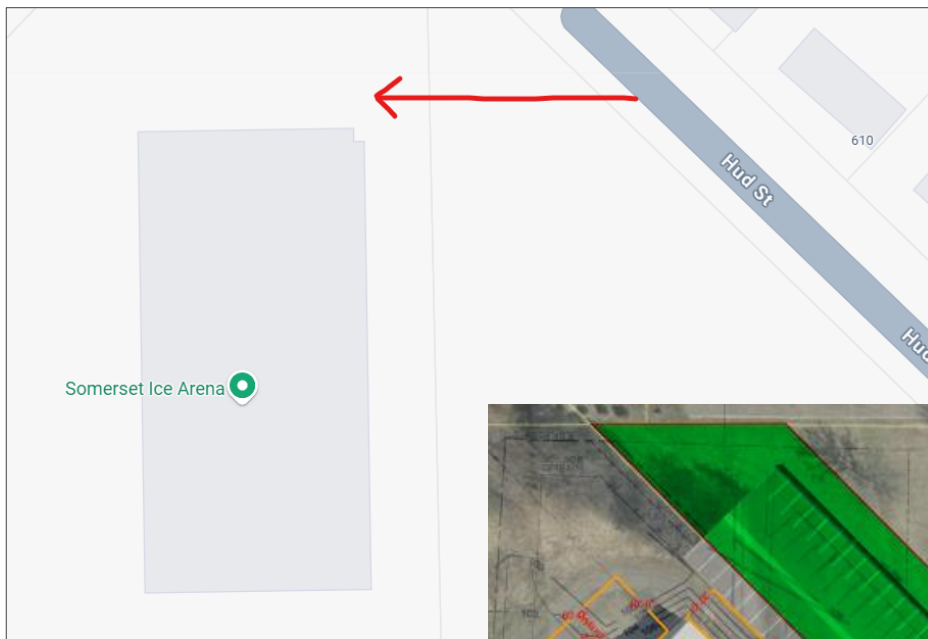
SOMERSET ICE ARENA

○ Requesting a donation of land and road access from the Village of Somerset

The proposed additional parking on the east side of the building and expansion of the locker rooms would require additional real estate. SYHA would be greatly appreciative if the Village of Somerset would consider this land donation (shown in green below), as well as allowing access from Hud Street. (indicated with red arrow below) No money, just land and access.

○ How can this proposal benefit the Village?

- Somerset Youth Hockey Association attracts *thousands of visitors* per year, generating income for local businesses.
- Our proposed additions and new ice surface will lead to a significant increase in the number of visitors and business to the Village. An *increase of 35-40% is anticipated* after all renovations, including the completion of the additional half sheet of ice.
- Upgraded facilities increase the attractiveness to families considering migrating from the metro area. It would be a *big selling point to many prospective buyers*.
- Approximately $\frac{1}{2}$ acre *less parkland for the Village to maintain*.
- *Convenient parking* for users of the basketball and pickleball courts.



Trustee _____ offered the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL
OBLIGATION PROMISSORY NOTES, SERIES 2025A, OF THE VILLAGE OF
SOMERSET, WISCONSIN**

BE IT RESOLVED, by the Board of Trustees of the Village of Somerset, St. Croix County, Wisconsin (“Village”), as follows:

Section 1. Under and pursuant to the provisions of Wisconsin Statutes, Section 67.12 (12), the Board of Trustees of the Village is authorized to issue and sell its general obligation promissory notes for any public purpose.

Section 2. The Board of Trustees does hereby direct the issuance and sale of General Obligation Promissory Notes, Series 2025A, in an amount not to exceed \$1,460,000 (the “Notes”), for the purpose of financing (i) installation of public improvements consisting of sanitary sewer, water main, storm water and street improvements in connection with Pine Vale subdivision; and (ii) amounts necessary to pay for costs of issuance and underwriter’s discount.

Section 3. The Village’s administrative staff is hereby authorized and directed to work with Ehlers & Associates, Inc., municipal advisors to the Village, and Fryberger, Buchanan, Smith & Frederick, P.A., bond counsel, to solicit bids and arrange for the sale of the Bonds in substantial compliance with the Pre-Sale Report for the Bonds provided by the municipal advisor. Notice of sale of the Bonds shall be published in the competitive bid sale calendar for the Bond Buyer once prior to the bid opening. The bids shall be received by Ehlers & Associates, Inc. on April 15, 2025, as set forth in the Pre-Sale Report, and consideration for the award of the Bonds will be by the Board of Trustees of the Village at 6:00 p.m. central time on the same date.

Section 4. The form, specifications and provisions for repayment of the Bonds shall be set forth in a subsequent resolution of the Board of Trustees.

Section 5. The Board of Trustees shall meet on April 15, 2025, in accordance with the notice of sale, to consider bids for the purchase of the Bonds and to take whatever actions are necessary for the acceptance or rejection of the bids.

Section 6. The City reasonably expects to reimburse itself for the payment of certain costs of the Project out of the proceeds of the Notes to be issued after the date of payment of such costs. This resolution constitutes a declaration of official intent under Treasury Regulations Section 1.150-2.

Adopted: February 25, 2025.

President

Attest:

Village Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Trustee _____ and, upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon, the resolution was declared duly passed and adopted and was approved and signed by the President, whose signature was attested by the Village Clerk.

13645\000024\1DR2123.DOCX