



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the City of Stoughton Utilities Committee will hold a regular meeting on the date and at the time and location given below.

Meeting of: **CITY OF STOUGHTON UTILITIES COMMITTEE**
Date/Time: Monday, February 17, 2025 at 5:30 p.m.
Location: Edmund T. Malinowski Board Room, Stoughton Utilities Administration Office
600 South Fourth Street, Stoughton, Wisconsin
Optional Virtual Participation: [GoToMeeting ID 711-016-053](#)
Members: Citizen Member Carl Chenoweth, Citizen Member David Erdman (Chair), Alderperson Regina Hirsch, Alderperson Greg Jensen, Alderperson Daniel Payton, Mayor Tim Swadley, Citizen Member Dustin Thoren (Vice-Chair)

MEETING AGENDA:

CALL TO ORDER

ROLL CALL AND VERIFICATION OF QUORUM

CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW

PUBLIC COMMENTS

CONSENT AGENDA

(All items are considered routine and will be enacted upon by one motion. There will be no separate discussion of these items unless a Stoughton Utilities Committee member so requests, in which event the item will be removed from the consent agenda and be considered on the regular agenda.)

- a. Draft Minutes of the January 27, 2025 Regular Utilities Committee Meeting
- b. Stoughton Utilities Payments Due List Report
- c. Stoughton Utilities Activities Report
- d. Communications

OLD BUSINESS

1. Status of Committee Recommendation(s) to the Stoughton Common Council (**Discussion**)
2. ** Stoughton Utilities Facilities Needs Assessment (**Action**)

NEW BUSINESS

3. Stoughton Utilities 2025 Water and Sewer Revenue Bonds Issuance (**Action**)
4. Stoughton Utilities Administration Building Lease Agreement Between Stoughton Utilities and the City of Stoughton (**Action**)
5. Bad Debt Account Write-Offs through December 31, 2024 (**Action**)
6. 2024: Year in Review (**Discussion**)
7. Utilities Committee Future Agenda Item(s) (**Discussion**)

ADJOURNMENT

*** The Stoughton Utilities Committee may convene in closed session per State Statute 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. The Common Council may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session.*

Notices Sent To:

Stoughton Utilities Committee Members
Stoughton Utilities Director Jill M. Weiss, P.E.
Stoughton Utilities Assistant Director Brian Hoops
Stoughton Utilities Finance Manager Shannon Statz

cc: Stoughton City Attorney Rick Manthe
Stoughton Common Council Members
Stoughton City Clerk Candee Christen
Stoughton Leadership Team
Stoughton Library Administrative Assistant Sarah Monette
Stoughton Utilities Billing & Metering Supervisor Erin Goldade
Stoughton Utilities Education & Outreach Coordinator Brandi Yungen
Stoughton Utilities Water System Supervisor Kent Thompson
Stoughton Utilities Wastewater System Supervisor Kevin Hudson
Stoughton Utilities & WPPI Energy Services Manager Darren Jacobson
O'Rourke Media Publications – Stoughton Courier Hub

REMOTE CONNECTION INSTRUCTIONS: Pursuant to City of Stoughton Common Council Rule 19, members of the committee and members of the public may attend this meeting either in person or by virtual means. If participating virtually, please join the meeting from your computer, tablet or smartphone using the following URL:

<https://meet.goto.com/711016053>

You can also dial in using your phone at (571) 317-3122 using access code: 711-016-053.

ATTENTION COMMITTEE MEMBERS: Two-thirds of members are needed for a quorum (five members). The committee may only conduct business when a quorum is present. If you are unable to attend the meeting, please contact Jill Weiss at (608) 877-7423 via email at JWeiss@stoughtonutilities.com, or Brian Hoops at (608) 877-7412, or via email at BHoops@stoughtonutilities.com.

It is possible that members of, and possibly a quorum of members of other committees of the Common Council of the City of Stoughton may be in attendance at this meeting to gather information. No action will be taken by any such group(s) at this meeting other than the Stoughton Utilities Committee consisting of the members listed above. An expanded meeting may constitute a quorum of the Common Council.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals through appropriate aids and services. For information, or to request such assistance, please contact Stoughton Utilities prior to the start of the meeting at (608) 873-3379.

Current and past Stoughton Utilities Committee documents, including meeting notices, meeting packets, and meeting minutes, are available for public download at stoughtonutilities.com/uc.

DRAFT STOUGHTON UTILITIES COMMITTEE REGULAR MEETING MINUTES

Monday, January 27, 2025 – 5:30 p.m.

Stoughton, WI

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Location: Edmund T. Malinowski Board Room, Stoughton Utilities Administration Office
600 South Fourth Street, Stoughton, Wisconsin
Optional Virtual Participation: GoToMeeting ID 985-892-421

Members Present: Citizen Member David Erdman (Chair) Alderperson Greg Jensen, Alderperson Regina Hirsch, Mayor Tim Swadley, Citizen Member Dustin Thoren (Vice-Chair)

Excused: Citizen Member Carl Chenoweth

Absent: Alderperson Daniel Payton

Others Present: Stoughton Utilities Assistant Director Brian Hoops, Stoughton Utilities Finance Manager Shannon Statz, Stoughton Utilities Director Jill Weiss

Call to Order: Chairperson Erdman called the regular Stoughton Utilities Committee Meeting to order at 5:30 p.m. Erdman, Jensen, Hirsch, Swadley, and Thoren were present in person.

Verification of Quorum: The chair verified that a quorum of the committee membership was present.

Certification of Compliance with Open Meetings Law: Weiss certified that the meeting had been properly noticed in compliance with open meetings law.

Public Comments: There were no public comments.

Utilities Committee Consent Agenda: Stoughton Utilities staff presented and discussed the Stoughton Utilities Committee consent agenda items. Staff highlighted recent water main breaks that have occurred on older cast-iron water mains as a result of the winter weather and weather fluctuations. Erdman highlighted the recent holiday food drive and light exchange. Swadley shared updates regarding the potential sale of the Stoughton Utilities Administration Building and the potential budgetary impacts that Stoughton Utilities may incur as a result. Discussion followed.

Motion by Jensen, the motion seconded by Thoren, to approve the following consent agenda items as presented:

- a. Minutes of the October 17, 2024 Regular Utilities Committee Meeting
- b. Stoughton Utilities Payments Due List Reports
- c. Stoughton Utilities Financial Summaries
- d. Stoughton Utilities Statistical Report
- e. Stoughton Utilities Investment Summaries
- f. Stoughton Utilities Activities Reports
- g. Communications

The motion carried unanimously 5 to 0.

Status of the Utilities Committee recommendation(s) to the Stoughton Common Council: Stoughton Utilities staff presented and discussed the following items from the Stoughton Utilities Committee that were recently approved and/or placed on file by the Stoughton Common Council:

DRAFT STOUGHTON UTILITIES COMMITTEE REGULAR MEETING MINUTES

Monday, January 27, 2025 – 5:30 p.m.

Stoughton, WI

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Consent Agenda:

1. Minutes of the August 19, 2024 Regular Utilities Committee Meeting
2. Minutes of the September 30, 2024 Regular Utilities Committee Meeting
3. Stoughton Utilities Payments Due List Reports
4. Stoughton Utilities Financial Summaries
5. Stoughton Utilities Statistical Reports
6. Stoughton Utilities Activities Reports

Business:

1. Stoughton Utilities Proposed 2025 Operating Budget and Five-Year (2025 – 2029) Capital Improvement Projects (CIP) Program

Discussion followed.

Stoughton Wastewater Utility 2025 Rate Adjustment: Stoughton Utilities staff presented and discussed a proposed wastewater utility rate adjustment. An adjustment was included in the 2025 Stoughton Utilities operating budget that was passed by the Utilities Committee and Stoughton Common Council in 2024.

Staff explained that the 8% wastewater rate adjustment is necessary to recover costs of capital infrastructure improvements and will bring the average residential customer wastewater bill to \$35.57 per month, a monthly increase of \$2.65. Staff further explained that wastewater rates are solely governed by the Stoughton Common Council and require an amendment to the Stoughton Municipal Code of Ordinances. The proposed rate increase would have a March 1, 2025 effective date. Discussion followed.

Motion by Thoren, the motion seconded by Hirsch, to approve the proposed Stoughton Wastewater Utility 2025 rate adjustment as presented and recommend approval of the rate adjustment to the Stoughton Common Council at their February 11, 2025 (first reading) and February 25, 2025 (second reading) meetings. The motion carried unanimously 5 to 0.

Stoughton Utilities RoundUP Program: Stoughton Utilities staff presented and discussed the Stoughton Utilities Round-Up Program. A brief description of the program was provided to the committee, noting the list of 18 eligible organizations and their application materials was included in the meeting packet. This is the second of two donations to be made using 2024 program funding, with staff recommending a \$2,000 donation. Discussion followed.

Motion by Erdman, the motion seconded by Hirsch, to donate \$667 from the Stoughton Utilities Round-Up Program fund to the Dane County Humane Society, \$667 to Pumpkin Patch Preschool, and \$667 to the Society of St. Vincent de Paul – St. Ann Conference. The motion carried unanimously 5 to 0.

Residential Customer Satisfaction Survey Results: Stoughton Utilities staff informed the committee that two customer satisfaction surveys were completed in 2024 with a focus on residential customers in an effort to better understand our customers' needs and perceptions of the utility. Surveys were conducted by GreatBlue Research using a program offered by American Public Power Association, and by Sunseed Research, LLC using a program offered by WPPI Energy.

WPPI Energy Services Manager Darren Jacobson joined the meeting virtually at 5:59 p.m.

Staff presented a summary of the results of both surveys, as well as staff's key takeaways and areas for improvement. Discussion followed.

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Stoughton Utilities Water Consumer Confidence Report: Stoughton Utilities staff informed the committee that the utility provides drinking water to the City of Stoughton via groundwater wells, and chlorine and fluoride is added to the water prior to it entering the water distribution system.

Staff explained that Stoughton Utilities disinfects our water with chlorine, which is a step in the water treatment and distribution process to ensure the biological safety of water, and different amounts of chlorine are added throughout the year to help combat possible contaminants that may become problematic in water with elevated temperatures.

Staff further explained that Stoughton Utilities fluoridates the water that leaves our wells. Fluoridated water keeps teeth strong and reduces cavities by about 25% in children and adults. Community water fluoridation is recommended by nearly all public health, medical, and dental organizations, including the American Dental Association, American Academy of Pediatrics, US Centers for Disease Control and Prevention, US Public Health Service, and World Health Organization.

Discussion followed.

Utilities Committee Future Agenda Items: Stoughton Utilities staff informed the committee that future agenda items include the annual delinquent balance write-offs, a bond financing, declarations of official intent for future borrowings, a mutual aid response policy, and the annual presentation of the past year in review. Discussion followed.

Adjournment: Being no further business before the committee, the chair adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Brian R. Hoops
Assistant Stoughton Utilities Director

Report Criteria:

Report type: Summary

Check.Type = {<->} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
01/25	01/07/2025	3064	15	ASSOCIATED BANK-ACH	7460-232-00-0000	18,991.44
01/25	01/07/2025	3065	2	EMPLOYEE BENEFITS CORP - ACH	7430-232-00-0000	123.84
01/25	01/07/2025	3066	25	PAYROLL FEDERAL TAXES - EFT	7460-232-00-0000	24,420.67
01/25	01/07/2025	3067	7	TDS METROCOM - ACH	7430-232-00-0000	887.20
01/25	01/07/2025	3068	9	WPPI	7430-232-00-0000	905,339.17
01/25	01/13/2025	3070	516	WELLS FARGO BANK	7460-232-00-0000	4,748.49
01/25	01/16/2025	3071	952	AT&T	7460-232-00-0000	105.14
01/25	01/16/2025	3072	1	DELTA DENTAL	7460-232-00-0000	126.00
01/25	01/16/2025	3073	421	FIRST DATA CHARGES	7460-232-00-0000	30.52
01/25	01/16/2025	3074	25	PAYROLL FEDERAL TAXES - EFT	7460-232-00-0000	23,488.52
01/25	01/16/2025	3075	547	SPECTRUM - ACH	7460-232-00-0000	449.80
01/25	01/16/2025	3076	4	US CELLULAR - ACH	7460-232-00-0000	3,495.09
01/25	01/16/2025	3077	10	WI DEPT OF REVENUE TAXPAYMENT-EFT	7430-232-00-0000	8,124.41
01/25	01/21/2025	3078	1	DELTA DENTAL	7460-232-00-0000	121.60
01/25	01/21/2025	3079	2	EMPLOYEE BENEFITS CORP - ACH	7430-232-00-0000	123.84
01/25	01/21/2025	3080	20	WELLS FARGO BANK - ACH	7460-232-00-0000	95.18
01/25	01/21/2025	3081	10	WI DEPT OF REVENUE TAXPAYMENT-EFT	7430-232-00-0000	19,452.02
01/25	01/31/2025	3082	3	ALLIANT ENERGY - ACH	7460-232-00-0000	1,310.19
01/25	01/31/2025	3083	809	CINTAS CORPORATION #446	7450-232-00-0000	356.59
01/25	01/31/2025	3084	1	DELTA DENTAL	7460-232-00-0000	413.00
01/25	01/31/2025	3085	2	EMPLOYEE BENEFITS CORP - ACH	7430-232-00-0000	123.84
01/25	01/31/2025	3086	856	GORDON FLESCH COMPANY, INC.	7430-232-00-0000	98.62
01/25	01/31/2025	3087	25	PAYROLL FEDERAL TAXES - EFT	7460-232-00-0000	24,933.64
01/25	01/31/2025	3088	3	ALLIANT ENERGY - ACH	7430-232-00-0000	1,054.39
01/25	01/31/2025	3089	1	DELTA DENTAL	7460-232-00-0000	456.72
01/25	01/31/2025	3090	2	EMPLOYEE BENEFITS CORP - ACH	7460-232-00-0000	22.00
01/25	01/02/2025	30154	439	AMERICAN PUBLIC POWER ASSOC.	7430-232-00-0000	250.00
01/25	01/02/2025	30155	1312	ELDON LAND DEVELOPMENT, LLC	7430-232-00-0000	7,574.85
01/25	01/02/2025	30156	190	FIFTY-ONE WEST, LLC	7430-232-00-0000	3,534.93
01/25	01/02/2025	30157	550	FIRST SUPPLY LLC MADISON	7460-232-00-0000	452.03
01/25	01/02/2025	30158	1293	FISCHER EXCAVATING, INC	7450-232-00-0000	146,899.05
01/25	01/02/2025	30159	377	GENCOMM	7460-232-00-0000	696.00
01/25	01/02/2025	30160	1374	INTERGRATED PROCESS SOLUTIONS	7460-232-00-0000	49,235.00
01/25	01/02/2025	30161	487	MARTELLE WATER TREATMENT	7450-232-00-0000	1,100.80
01/25	01/02/2025	30162	776	NORTHEAST WI TECHNICAL COLLEGE	7430-232-00-0000	447.14
01/25	01/02/2025	30163	1295	PRIMUS MARKETING GROUP, INC	7430-232-00-0000	492.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
01/25	01/02/2025	30164	436	STOUGHTON LUMBER CO., INC.	7460-232-00-0000	280.49
01/25	01/02/2025	30165	1156	TEREX USA, LLC	7430-232-00-0000	4,209.70
01/25	01/02/2025	30166	1217	TODD NELSON	7430-232-00-0000	1,009.98
01/25	01/02/2025	30167	571	USA BLUE BOOK	7450-232-00-0000	407.52
01/25	01/02/2025	30168	942	WINCAN LLC	7460-232-00-0000	3,390.00
01/25	01/07/2025	30169	131	CITY OF STOUGHTON	7430-232-00-0000	42,320.10
01/25	01/07/2025	30170	959	G. FOX & SON, INC.	7450-232-00-0000	4,400.00
01/25	01/07/2025	30171	726	J & R UNDERGROUND	7430-232-00-0000	17,870.95
01/25	01/07/2025	30172	881	MUNICIPAL PROPERTY INSURANCE CO.	7460-232-00-0000	75,520.00
01/25	01/07/2025	30173	675	WI STATE LAB OF HYGIENE	7450-232-00-0000	29.00
01/25	01/07/2025	30174	133	WISCONSIN SCTF	7430-232-00-0000	596.20
01/25	01/15/2025	30175	131	CITY OF STOUGHTON	7450-232-00-0000	862,021.00
01/25	01/15/2025	30176	915	COVERALL NORTH AMERICA, INC.	7460-232-00-0000	580.00
01/25	01/15/2025	30177	1114	ONTECH SYSTEMS, INC	7460-232-00-0000	3,375.00
01/25	01/15/2025	30178	1295	PRIMUS MARKETING GROUP, INC	7430-232-00-0000	2,952.00
01/25	01/15/2025	30179	146	STOUGHTON ELECTRIC UTIL.	7460-232-00-0000	148.04
01/25	01/15/2025	30180	436	STOUGHTON LUMBER CO., INC.	7460-232-00-0000	59.88
01/25	01/15/2025	30181	1156	TEREX USA, LLC	7430-232-00-0000	4,090.99
01/25	01/16/2025	30182	131	CITY OF STOUGHTON	7430-232-00-0000	1,182.80
01/25	01/16/2025	30183	1375	DANIEL HENNING	7430-232-00-0000	1,211.32
01/25	01/16/2025	30184	1190	JET UNDERGROUND	7430-232-00-0000	6,369.28
01/25	01/16/2025	30185	1376	O'ROURKE MEDIA GROUP	7460-232-00-0000	171.96
01/25	01/16/2025	30186	405	ROSENBAUM CRUSHING & EXCAV.	7450-232-00-0000	400.02
01/25	01/16/2025	30187	937	SPEE-DEE DELIVERY SERVICE INC	7460-232-00-0000	201.42
01/25	01/16/2025	30188	133	WISCONSIN SCTF	7430-232-00-0000	596.20
01/25	01/21/2025	30189	539	DEPT OF ADMIN	7430-232-00-0000	18,255.56
01/25	01/21/2025	30190	1148	DUCK SOUP SIGNS & DESIGN	7430-232-00-0000	1,480.00
01/25	01/21/2025	30191	148	FASTENAL COMPANY	7460-232-00-0000	38.61
01/25	01/21/2025	30192	1374	INTEGRATED PROCESS SOLUTIONS, INC.	7460-232-00-0000	1,571.95
01/25	01/21/2025	30193	491	PUBLIC SVC. COMM. OF WI.	7450-232-00-0000	2,160.52
01/25	01/21/2025	30194	1369	ROVE PEST CONTROL WI	7460-232-00-0000	105.00
01/25	01/21/2025	30195	436	STOUGHTON LUMBER CO., INC.	7460-232-00-0000	672.74
01/25	01/21/2025	30196	571	USA BLUE BOOK	7460-232-00-0000	340.97
01/25	01/27/2025	30197	1099	AWWA	7450-232-00-0000	95.00
01/25	01/27/2025	30198	131	CITY OF STOUGHTON	7430-232-00-0000	67,855.25
01/25	01/27/2025	30199	148	FASTENAL COMPANY	7460-232-00-0000	14.37
01/25	01/27/2025	30200	1377	FULL SPECTRUM SOLAR	7430-232-00-0000	19,700.00
01/25	01/27/2025	30201	1380	JAMES & KAREN NUSSLE	7430-232-00-0000	450.01
01/25	01/27/2025	30202	487	MARTELLE WATER TREATMENT	7450-232-00-0000	2,629.80
01/25	01/27/2025	30203	1382	MIKE MURPHY	7430-232-00-0000	64.45

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
01/25	01/27/2025	30204	1379	NORTHCENTRAL	7430-232-00-0000	1,071.30
01/25	01/27/2025	30205	1383	ROB HOSTRAWSEY	7430-232-00-0000	37,248.62
01/25	01/27/2025	30206	436	STOUGHTON LUMBER CO., INC.	7460-232-00-0000	382.59
01/25	01/27/2025	30207	1381	TIM BURKE	7430-232-00-0000	436.51
01/25	01/27/2025	30208	1378	VAN HORN AUTO GROUP	7430-232-00-0000	13,860.74
01/25	01/27/2025	30209	548	WISCONSIN RURAL WATER ASSOC.	7450-232-00-0000	110.00
01/25	01/02/2025	102823	798	1901 INC.	7460-232-00-0000	4,554.31
01/25	01/02/2025	102824	422	AMAZON CAPITAL SERVICES	7460-232-00-0000	250.07
01/25	01/02/2025	102825	519	B & H LAWN CARE	7450-232-00-0000	3,330.00
01/25	01/02/2025	102826	327	BORDER STATES ELECTRIC SUPPLY	7430-232-00-0000	12,495.76
01/25	01/02/2025	102827	604	CDW GOVERNMENT	7430-232-00-0000	803.52
01/25	01/02/2025	102828	727	GLS UTILITY LLC	7460-232-00-0000	9,794.40
01/25	01/02/2025	102829	236	GRAINGER, INC	7450-232-00-0000	96.73
01/25	01/02/2025	102830	852	INFOSEND, INC	7430-232-00-0000	3,903.36
01/25	01/02/2025	102831	802	JOHNSON CONTROLS SECURITY SOLUTIONS	7460-232-00-0000	2,640.24
01/25	01/02/2025	102832	493	MSA PROFESSIONAL SERVICES, INC.	7450-232-00-0000	1,110.00
01/25	01/02/2025	102833	830	NCL OF WISCONSIN, INC.	7460-232-00-0000	500.77
01/25	01/02/2025	102834	974	NORTHERN LAKE SERVICE, INC.	7450-232-00-0000	3,345.00
01/25	01/02/2025	102835	1095	OLSEN SAFETY EQUIPMENT CORP	7450-232-00-0000	84.25
01/25	01/02/2025	102836	41	POWER SYSTEM ENGINEERING, INC.	7430-232-00-0000	3,890.00
01/25	01/02/2025	102837	448	STRAND ASSOCIATES INC.	7450-232-00-0000	6,858.37
01/25	01/02/2025	102838	355	STUART C IRBY CO.	7430-232-00-0000	564.60
01/25	01/07/2025	102839	731	NORTH SHORE BANK FSB-DEFERRED COMP.	7430-232-00-0000	450.00
01/25	01/16/2025	102840	798	1901 INC.	7460-232-00-0000	1,990.25
01/25	01/16/2025	102841	496	A.C. ENGINEERING COMPANY	7430-232-00-0000	14,380.00
01/25	01/16/2025	102842	855	CRANE ENGINEERING SALES, INC.	7460-232-00-0000	1,268.81
01/25	01/16/2025	102843	795	EMS INDUSTRIAL, INC.	7460-232-00-0000	3,151.79
01/25	01/16/2025	102844	157	FORSTER ELEC. ENG.,INC.	7430-232-00-0000	1,402.50
01/25	01/16/2025	102845	727	GLS UTILITY LLC	7460-232-00-0000	9,676.99
01/25	01/16/2025	102846	236	GRAINGER, INC	7460-232-00-0000	120.12
01/25	01/16/2025	102847	967	HYDRO CORP	7450-232-00-0000	841.00
01/25	01/16/2025	102848	1207	ICS MEDICAL ANSWERING SERVICE, LLC	7460-232-00-0000	382.00
01/25	01/16/2025	102849	731	NORTH SHORE BANK FSB-DEFERRED COMP.	7430-232-00-0000	450.00
01/25	01/16/2025	102850	603	SEERA-WIPFLI LLP	7430-232-00-0000	6,162.41
01/25	01/16/2025	102851	155	ZOHO CORPORATION	7460-232-00-0000	5,529.00
01/25	01/21/2025	102852	795	EMS INDUSTRIAL, INC.	7460-232-00-0000	66.44
01/25	01/21/2025	102853	852	INFOSEND, INC	7430-232-00-0000	3,789.27
01/25	01/21/2025	102854	499	LV LABS WW, LLC	7460-232-00-0000	1,283.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
Grand Totals:						<u><u>2,556,676.52</u></u>

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
7430-107-00-0000	24,768.23	.00	24,768.23
7430-143-00-0001	1,152.31	.00	1,152.31
7430-143-00-1000	454.88	.00	454.88
7430-232-00-0000	1,344.05	1,821,257.75-	1,819,913.70-
7430-233-00-1099	69,831.63	.00	69,831.63
7430-236-00-0000	446,210.00	.00	446,210.00
7430-241-00-2400	30,726.45	.00	30,726.45
7430-241-00-2401	8,124.41	.00	8,124.41
7430-241-00-2402	33,381.98	.00	33,381.98
7430-241-00-2403	19,599.01	.00	19,599.01
7430-242-00-2410	4,639.57	.00	4,639.57
7430-242-00-2411	79.30	.00	79.30
7430-242-00-2413	484.69	.00	484.69
7430-242-00-2416	1,192.40	.00	1,192.40
7430-242-00-2417	371.52	.00	371.52
7430-242-00-2419	37,004.86	.00	37,004.86
7430-252-00-0000	74,042.95	.00	74,042.95
7430-253-00-1120	24,417.97	.00	24,417.97
7430-253-00-1121	3,318.00	.00	3,318.00
7430-368-00-3303	12,495.76	.00	12,495.76
7430-370-00-3300	3,444.00	.00	3,444.00
7430-421-00-0000	12,119.76	.00	12,119.76
7430-442-70-0003	.00	1,197.06-	1,197.06-
7430-456-00-3300	.00	146.99-	146.99-
7430-555-00-0000	899,144.38	.00	899,144.38
7430-582-00-0000	14,380.00	.00	14,380.00
7430-584-00-0000	8,139.08	.00	8,139.08
7430-593-00-0000	838.83	.00	838.83
7430-594-00-0000	30.13	.00	30.13
7430-903-00-0000	19,376.62	.00	19,376.62
7430-921-00-0000	10,947.76	.00	10,947.76

GL Account	Debit	Credit	Proof
7430-923-00-0000	5,190.45	.00	5,190.45
7430-924-00-0000	41,536.00	.00	41,536.00
7430-926-00-0000	1,276.92	.00	1,276.92
7430-926-00-9261	347.68	.00	347.68
7430-926-00-9262	515.32	.00	515.32
7430-926-00-9267	614.53	.00	614.53
7430-930-00-0000	45.83	.00	45.83
7430-932-00-0000	2,183.87	.00	2,183.87
7430-933-00-0000	480.00	.00	480.00
7430-934-00-0000	8,350.67	.00	8,350.67
7450-107-00-0000	23,758.27	.00	23,758.27
7450-232-00-0000	.00	512,890.61-	512,890.61-
7450-232-00-1000	10,118.72	.00	10,118.72
7450-233-00-0000	912.08	.00	912.08
7450-236-00-0000	415,811.00	.00	415,811.00
7450-241-00-2402	4,056.64	.00	4,056.64
7450-624-00-0000	191.03	.00	191.03
7450-631-00-0000	33.08	.00	33.08
7450-641-00-0000	3,730.60	.00	3,730.60
7450-642-00-0000	3,781.52	.00	3,781.52
7450-652-00-0000	64.99	.00	64.99
7450-664-00-0000	841.00	.00	841.00
7450-673-00-0000	8,315.23	.00	8,315.23
7450-675-00-0000	4,553.70	.00	4,553.70
7450-678-00-0000	24.00	.00	24.00
7450-903-00-0000	4,069.00	.00	4,069.00
7450-920-00-0000	205.00	.00	205.00
7450-921-00-0000	3,959.07	.00	3,959.07
7450-923-00-0000	7,921.29	.00	7,921.29
7450-924-00-0000	15,104.00	.00	15,104.00
7450-925-00-0000	84.25	.00	84.25
7450-926-00-0000	1,747.59	.00	1,747.59
7450-926-00-9261	113.14	.00	113.14
7450-926-00-9262	40.43	.00	40.43
7450-926-00-9267	223.46	.00	223.46
7450-928-00-0000	2,160.52	.00	2,160.52
7450-930-00-0000	16.67	.00	16.67
7450-932-00-0000	1,054.33	.00	1,054.33
7460-107-00-0000	101,018.23	.00	101,018.23
7460-232-00-0000	.00	223,872.21-	223,872.21-

GL Account	Debit	Credit	Proof
7460-232-00-1000	12,056.99	.00	12,056.99
7460-241-00-2402	4,677.76	.00	4,677.76
7460-323-00-0000	49,235.00	.00	49,235.00
7460-831-00-0000	706.30	.00	706.30
7460-832-00-0000	138.54	.00	138.54
7460-833-00-0000	13,669.59	.00	13,669.59
7460-834-00-0000	4,546.98	.00	4,546.98
7460-840-00-0000	5,611.50	.00	5,611.50
7460-850-00-0000	192.79	.00	192.79
7460-851-00-0000	7,718.20	.00	7,718.20
7460-852-00-0000	1,283.00	.00	1,283.00
7460-853-00-0000	18,880.00	.00	18,880.00
7460-854-00-0000	282.68	.00	282.68
7460-854-00-9262	55.25	.00	55.25
7460-854-00-9267	279.33	.00	279.33
7460-923-00-0000	3,520.07	.00	3,520.07
Grand Totals:	<u>2,559,364.62</u>	<u>2,559,364.62-</u>	<u>.00</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

GL Account	Debit	Credit	Proof
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Report Criteria:

Report type: Summary

Check.Type = {<->} "Adjustment"



Stoughton Utilities

Activities Report

January 2025

Statistics

Electric Service Reliability

99.9999%

Electricity purchased

13,700,000 kWh

Peak Demand

24.92 MW

1/21/2025 6:00 PM

Wastewater Treatment Plant

Monthly Flow

33.231

million gallons

Payments Processed

9,378

Totalling \$1.82M

Accomplishments & Activities

The Wastewater Division worked through several electrical problems at the plant and conducted sludge sampling. They were also able to flush 648 feet of sewer main and inspect 6 manholes during the month.

The Finance Division was busy wrapping up year-end payroll and accounts payable, as well as processing W2s and 1099s for staff. They continue to prepare for our annual audit, and finalized our 2025 sewer rate adjustment.

The Water Division handled 4 water main breaks during the month. One of these was actually 4 separate breaks, requiring 4 separate repairs in the main. The breaks were likely caused by fluctuations in temperature putting stress on the pipes, as well as the age of the water mains.

Meetings were held with all divisions to review our Emergency Operations Plan and discuss the necessary responses for several emergency scenarios. The Emergency Operations Plan was updated in 2024, and we will continue to periodically drill staff on emergency procedures to ensure preparedness in case of an emergency event.

Automated phone calls were made to over 250 past due customers, encouraging them to contact Energy Services to apply for assistance for their utility bills. We have also been working with Energy Services to schedule in-person appointments at the Stoughton Public Library so people in the community can receive help applying for energy assistance without driving to Madison. These appointments are scheduled to take place on February 27, 2025.

Past due notices were mailed to 403 accounts with delinquent balances totaling \$120,800, averaging \$300 per customer. Four commercial electric service disconnections were completed for balances totaling \$5,800. Seventeen water service disconnections were completed for balances totaling \$6,240, averaging \$370 per disconnected customer.

Journeyman Lineworker Joe Adler was promoted to Lead Journeyman Lineworker.

Project Updates

Rural Line Rebuilds - The electric division continues to work on the Halverson Road rebuild, replacing old utility poles and undersized cables. This project will continue through 2025.

OH to URD - The overhead to underground projects on Hannerville and Stebbinsville Roads neared completion in January, and will wrap up in early February. This project will reduce outages in the area caused by trees and wildlife.

Vision Metering - The metering upgrade pilot project with Vision Metering continues, with the utility pole for the communication antennas being installed in January next to Tower 2. January also marked the start of our switch to billing water usage per gallon, instead of billing customers per 1,000 gallons as was done in the past. We are still in the first phase of this project where we will test the capabilities of a small number of meters before deciding to complete the switch.

2024 Annual Review

The Stoughton Utilities 2024 Annual Review is now available on our website! The document details activities, donations, community involvement, and more.

Visit our website to view the [2024 Annual Review](#).



Trouble Calls

The wastewater division responded to 5 trouble calls during the month of January, including for a frozen water meter and a water main break.

The water division also responded to 4 trouble calls for water main breaks.

The electric division responded to 4 trouble calls resulting in one outage that affected one customer. This outage was caused by a failed cutout fuse.

Looking Ahead

Developments - Planning for upcoming and in-progress developments is currently underway, with the Magnolia Springs Development moving into phase 2 this year, and the new Stoughton Trailers Development, phase 1 and the upcoming Gateway East phase, continuing through 2025. Staff has also received updated preliminary concept plans for the Riverfront Development.

Outage Management System - Work continues on our upcoming Outage Management System (OMS), which will increase our ability to communicate outage information with customers and track system disruptions. In the upcoming months we will begin working to update customer contact information to be utilized with OMS. We are currently anticipating our OMS to be active for internal testing by June of 2025.



Pictured: Water main break and repair located on Van Buren Street. Photo courtesy of Dustin Kloos.



Pictured: Electric crews working on pole and line replacements on Halverson Road. Photo courtesy of Scott Adler.



Stoughton Utilities

600 South Fourth Street
P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025
To: Stoughton Utilities Committee
From: Jill M. Weiss, P.E.
Stoughton Utilities Director
Subject: Stoughton Utilities Communications

January 8, 2025	Stoughton Utilities bill insert providing required annual notification of current utility rates.
January 8, 2025	Stoughton Utilities bill insert providing the required annual notification of utility customer rights.
January 28, 2025	Email newsletter sent out to Stoughton Utilities customers who opt-in to receive communications. Topics include energy assistance, 2024 Annual Review, IRA Home Energy Rebates, and more.
February 8, 2025	Stoughton Utilities bill insert detailing our Nights & Weekends Smart Plan option that could help some customers save money based on the time of day that they use energy.
February 8, 2025	Stoughton Utilities bill insert providing information about Inflation Reduction Act Home Energy Rebates through Focus on Energy. Rebates are available to help qualifying customers make energy efficient home upgrades like new insulation and heating upgrades.

Annual Utility Rate Notice

Current utility rates are provided to customers annually. Please visit stoughtonutilities.com/rates or contact our office if you have any questions regarding the information shown here.

2025 Rate Notice - Stoughton Utilities is currently anticipating rate increases in 2025 for water and wastewater services. The estimated monthly impact on the average residential customer is \$5.61 for water service and \$2.65 for wastewater service. Details will be included with your utility billing statement when they are available.

NOTICE TO ELECTRIC CUSTOMERS OF STOUGHTON UTILITIES

Stoughton Utilities has been authorized by the Public Service Commission of Wisconsin to charge the following rates for service effective January 1, 2024.

Rg-1 - Residential Service

Customer Charge		Energy Charge
Single Phase	\$14.00	\$0.1140 / kWh
Three Phase	\$21.00	

Rg-2 - Residential Service - Optional Time of Day Service

Customer Charge		Energy Charge
Single Phase	\$14.00	On Peak \$0.1720 / kWh
Three Phase	\$21.00	Off Peak \$0.0780 / kWh

Gs-1 - General Service

Customer Charge		Energy Charge
Single Phase	\$18.00	\$0.1175 / kWh
Three Phase	\$25.00	

Gs-2 - General Service - Optional Time of Day Service

Customer Charge		Energy Charge
Single Phase	\$18.00	On Peak \$0.1725 / kWh
Three Phase	\$25.00	Off Peak \$0.0830 / kWh

Commitment to Community

Under provisions of 1999 Wisconsin Act 9 and 2005 Wisconsin Act 141, a municipal electric utility shall charge each customer a low-income assistance and energy efficiency fee. Pursuant to Wis. Stats. §§ 16.957(5) and 196.374(7), each municipal electric utility must collect an average of \$16 per meter per year.

Commitment to Community Charge - Residential 3.0% of the total electric bill, not to exceed \$1.24

Commitment to Community Charge - General Service 3.0% of the total electric bill, not to exceed \$2.00

The **minimum monthly bill** is the customer charge plus the Commitment to Community charge.

The **Late Payment Charge** is 1% per month of any unpaid balance.

The full rate schedules for the above rate classifications, as well as the additional customer rate classifications listed below, are available at the Stoughton Utilities Administration Office, or online at stoughtonutilities.com/rates.

CP-1 Small Power	CP-3 Industrial Power Time of Day	Ms-1 Street Lighting Service
CP-1 Small Power Optional Time of Day	Pgs-1 Parallel Generation (20 kW or less) - Net Energy Billing	
CP-2 Large Power Time of Day	Pgs-2 Customer-Owned Generation systems (Greater than 20 kW)	

All metered rates are subject to a **Power Cost Adjustment Charge** (positive or negative) equivalent to the amount by which the current cost of power (per kWh of sales) is greater or less than the base cost of power purchased.

The on-peak pricing period for Rg-2 and Gs-2 Optional Time of Day rates is 8:00 a.m. to 8:00 p.m., Monday through Friday, excluding the holidays named in the rate file. Other pricing periods offered prior to July 1, 2020 have been closed to new customers.

For a list of holidays included in the off-peak pricing period, please see the Rg-2 and Gs-2 rate files available at the Stoughton Utilities Administration office, or online at stoughtonutilities.com/rates.

NOTICE TO WATER CUSTOMERS OF STOUGHTON UTILITIES

Stoughton Utilities has been authorized by the Public Service Commission of Wisconsin to charge the following rates for service effective March 1, 2022.

Monthly Service Charges (General Service - Metered)

5/8 - inch meter	\$10.15	1 1/2 - inch meter	\$23.68	6 - inch meter	\$136.00
3/4 - inch meter	\$10.15	2 - inch meter	\$34.00	8 - inch meter	\$205.00
1 - inch meter	\$14.66	3 - inch meter	\$56.00	10 - inch meter	\$295.00
1 1/4 - inch meter	\$19.17	4 - inch meter	\$85.00	12 - inch meter	\$383.00

Plus Volume Charges

Residential class	\$3.55 per 1,000 gallons	Nonresidential Class	
Multifamily Residential Class	\$2.72 per 1,000 gallons	<i>First 10,000 gallons each month:</i>	\$2.72 per 1,000 gallons
		<i>Next 90,000 gallons each month:</i>	\$2.46 per 1,000 gallons
		<i>Next 3,900,000 gallons each month:</i>	\$2.09 per 1,000 gallons
		<i>Over 4,000,000 gallons each month:</i>	\$1.62 per 1,000 gallons

Public Fire Protection Service

This monthly charge shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area, and water used for testing protection equipment and training personnel.

5/8 - inch meter	\$8.06	1 1/2 - inch meter	\$40.29	6 - inch meter	\$403.00
3/4 - inch meter	\$8.06	2 - inch meter	\$64.00	8 - inch meter	\$644.00
1 - inch meter	\$20.15	3 - inch meter	\$121.00	10 - inch meter	\$967.00
1 1/4 - inch meter	\$29.82	4 - inch meter	\$201.00	12 - inch meter	\$1,289.00

The **minimum monthly bill** is the monthly service charge plus the Public Fire Protection charge.

The **Late Payment Charge** is 1% per month of any unpaid balance.

NOTICE TO WASTEWATER CUSTOMERS OF STOUGHTON UTILITIES

Stoughton Utilities has been authorized by the City of Stoughton Common Council to charge the following rates for service effective February 1, 2024. Service charges are based on water meter size.

Monthly Service Charges (General Service)

5/8 - inch meter	\$11.12	1 1/2 - inch meter	\$26.97
3/4 - inch meter	\$11.12	2 - inch meter	\$38.86
1 - inch meter	\$17.07	3 - inch meter	\$66.57
1 1/4 - inch meter	\$22.80	4 - inch meter	\$106.16

Plus Volume Charges

All Classes	\$5.45 per 1,000 gallons
-------------	--------------------------

Charges for non-residential High Strength Wastes are in the rate file available at the Stoughton Utilities Administration Office and in the Municipal Code of the City of Stoughton, Wisconsin.

The **minimum monthly bill** is the monthly service charge.

The **Late Payment Charge** is 1% per month of any unpaid balance.



customerservice@stoughtonutilities.com
 600 South Fourth Street • Po Box 383 • Stoughton, WI 53589
stoughtonutilities.com • (608) 873-3379



What if you have a complaint?

If you have a dispute regarding electric, gas or water service, the PSCW can help:

Did you contact your utility to resolve the dispute?

- Both you and the utility must make reasonable attempts to resolve a dispute



No?

- Contact the utility using its contact information included with the bill or notice



Yes?

- You may contact PSCW Consumer Affairs to try to resolve the issue

Conservation & Moving

If you would like information on conservation or are expecting to move to another location, contact your utility. The utility can provide estimated energy costs at the new location, in the form of average energy used or the largest and smallest bills in the last twelve months. As another note on conservation, it is recommended that water heater thermostats be set no higher than 125° Fahrenheit.

For more information on conservation, go to FOCUSONENERGY.COM or call: 1-800-762-7077



About Us

The Public Service Commission of Wisconsin (PSCW) is an independent regulatory agency dedicated to serving the public interest. The agency is responsible for the regulation of Wisconsin public electric, gas and water utilities, including those that are municipally-owned, since 1907. The PSCW works to ensure that, in the absence of competition, adequate and reasonably priced service is provided to utility customers.

Contact Us

Phone (Local/Toll Free)

General: 608-266-5481 / 888-266-3831
Consumer Affairs: 608-266-2001 / 800-225-7729

Web

<http://psc.wi.gov>

You can also Log a Complaint Online at:

<http://apps.psc.wi.gov/pages/complaint.htm>

En la Comisión de Servicios Públicos del estado de Wisconsin (PSCW) podemos ayudarle en español. Cuando llame a la PSCW, simplemente indique que quisiera servicio en español, y conectaremos a un intérprete a la línea.



PUBLIC SERVICE
COMMISSION OF
WISCONSIN
P.O. BOX 7854
MADISON, WI
53707-7854

Updated: (04/2018)



Utility Customer Bill of Rights

Your Rights as a Residential Electric, Gas, or Water Utility Customer

Disconnections

A utility can disconnect your service for:

- Nonpayment
- Default on a deferred payment agreement
- Nonpayment of a deposit
- “Name switching” on an account where a customer did not pay their bill and continues to reside at that address
- Tampering with utility equipment
- Safety hazards or other emergencies
- Failure to provide access to a meter or utility-owned equipment

A utility must:

- Send you notice before disconnection (except where there is a safety hazard or self-reconnection)
- Include the reason(s) for disconnection, ways to contact the utility, and the dispute procedure on the notice

Winter Disconnection Rules

If a utility service provides the primary heat source to your home or impacts the primary heat source to your home (for example, water or steam radiators), a utility cannot disconnect that service from November 1st through April 15th. Before winter, the utility must attempt to contact customers whose service was disconnected for nonpayment. Utilities are also required to check the customer’s well-being, attempt to negotiate payment plans, and inform the customer about any special assistance available to avoid disconnection.

Medical or Protective Services Emergencies

If a disconnection will aggravate a medical or protective services emergency, the utility may delay service shut-off for up to 21 days. The utility may require documentation from a professional involved with the medical emergency or crisis. Contact your utility about any such special circumstances.

Deposits

Utility companies may require a deposit for service to ensure payment. A standard deposit cannot exceed the sum of the two largest consecutive bills during the last twelve months. A deposit requested due to nonpayment during the winter months cannot exceed the four highest consecutive bills during the last twelve months. The following rules apply to payment and refund of deposits:

Existing Residential Customer

- Deposits can be requested if:
- your service was disconnected during the last 12 months for nonpayment of an undisputed account or your initial application was falsified or incomplete.

Winter Moratorium

- Deposits can be requested if:
- you had debt incurred during the winter (November 1st through April 15th) that was 80 days or more past due and you had the ability to pay.

New Residential Customer

- Deposits can be requested if:
- you have an unpaid bill for utility service anywhere in Wisconsin during the last six years which remains outstanding.

Low Income Customer

- You do not have to post a deposit if you can document that your income is at or below 200 percent of the federal poverty guidelines. Please contact your utility, Energy Assistance, or the PSCW for additional information on low income resources.

For residential service, the deposit will be refunded, with interest, after 12 consecutive months of prompt payment.

Budget Billing & Deferred Payment Agreements (DPAs)

To manage high winter gas bills or high summer electric bills, ask your utility about budget payment plans. This allows you to average estimated annual use into even monthly payments. Every six months, your payment amount is readjusted to reflect your actual use. At the end of a budget year, your bill is adjusted to correct over-billing or under-billing.

You may also request a deferred payment agreement (DPA) to pay a current or past due balance. A DPA consists of a down payment on the balance and installment payments toward the remaining balance negotiated between you and your utility depending on your situation. If the installment payments are not paid, the utility may disconnect your service. Municipal utilities may not be required to offer a DPA to some customers.

Delinquent Bills Levied as a Tax or Lien

Under state law, some delinquent municipal utility bills may be transferred as a tax to the property tax bill of the property owner or as a lien on tenant’s personal assets.

Meter Readings

Generally, meter readings are based on actual meter readings by the utility or the customer. If a utility cannot read your meter, a customer does not provide a reading, or there is an emergency, you may receive an estimated bill. The PSCW requires electric and gas utilities to read your meter at least once every six months and when there is a change of customer. You must allow utilities to perform meter readings or your service can be disconnected.



Your Resource for Saving Energy & Money!

Customer Service

For My Home

For My Business

Our Community

Apply for Energy Assistance

Getting help with your electric and heating costs is quicker and easier than ever. Qualified residents can receive payments toward heating and electric bills, free energy efficient home upgrades, and more. Review eligibility requirements and get started online or by phone in as little as 10 minutes!

Go to energybenefit.wi.gov or call 800-506-5596 to apply.

Apply Today!

Family Size	Gross Income (one month)
1	\$3,061.08
2	\$4,002.92
3	\$4,944.83
4	\$5,886.75
5	\$6,828.58
6	\$7,770.50
7	\$7,947.08
8	\$8,123.67

The Energy Services team will be in town on **February 27 from 9:00 a.m. to 12:00 p.m.** for in-person appointments. Each appointment takes just 15 minutes, and will be held right here in Stoughton so you can skip the drive to Madison.

Contact us today to schedule your appointment or [visit our website to book online!](#)

2024 Annual Review



Do you know what the top cause of power outages was in Stoughton last year? Find out in our 2024 Annual Review!

IRA Home Energy Rebates



As part of the Inflation Reduction Act (IRA), Focus on Energy is offering Home Energy Rebates to help pay for improvements to make your home more efficient, like insulation and heating

2024 Annual
Review

upgrades.

Visit the Focus on Energy website
for more information!



Stoughton Utilities | stoughtonutilities.com



How useful was the information in this email?



Stoughton Utilities | 600 South 4th Street | Stoughton, WI 53589 US

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Nights & Weekends Smart Plan

Unlock monthly savings with our Nights & Weekends Smart Plan. This optional program lets you take advantage of lower electric rates during off-peak hours when demand for electricity is lowest.

How does it work?

Wholesale power costs are typically lower overnight and on weekends when demand for electricity is lowest. During daytime hours when demand for electricity is high, wholesale power costs increase. With the Nights & Weekends Smart Plan, you can take advantage of the lower off-peak costs, potentially reducing your bill.

Nights & Weekends Smart Plan Pricing	
Off-Peak Rate	\$0.0780 per kWh
On-Peak Rate	\$0.1720 per kWh
Monthly Customer Charge	\$14.00

Standard Pricing	
Standard Energy Rate	\$0.1140 per kWh
Monthly Customer Charge	\$14.00

When are Off-Peak Hours?

Off-peak hours are 8:00 p.m. to 8:00 a.m. Monday - Friday; and all day Saturday and Sunday. Off-peak hours also include all day on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

Will the Nights & Weekends Smart Plan work for you?

The Nights & Weekends Smart Plan will not work for everyone, and could end up costing you more depending on your usage habits. Overall, you can save money if the Nights & Weekends Smart Plan fits your lifestyle and daily routines. Keep in mind that although you'll pay less for electricity used during off-peak hours, you will pay a higher rate during on-peak hours.

This plan works best for households that use at least 65% of their total power at night and during the weekends, and those who can modify their routines to use less power during the day. This includes households that charge their electric vehicles overnight or those who are away from home for most of the week. Evaluate your daily habits and energy usage to determine if the plan is right for you. Once you enroll in the plan, you must stay enrolled for at least 12-months.

Visit our website for more information and see if this plan is right for you.



stoughtonutilities.com • (608) 873-3379

At Stoughton Utilities, we join forces with other local, not-for-profit utilities through WPPI Energy to share resources and lower costs.

SHARED STRENGTH THROUGH @ WPPI ENERGY



SAVE BIG

on your next home improvement project!

As part of the Inflation Reduction Act (IRA), Focus on Energy is offering Home Energy Rebates to help pay for improvements to make your home more efficient, like insulation and heating upgrades. Rebate amounts are based on how much energy you are predicted to save and your annual income. Combine IRA rebates with additional Focus on Energy rebates and tax credits to save even more!

Use the **Focus on Energy Get Started Tool** to see what you qualify for and start saving!



focus on energy[®]

Partnering with Wisconsin utilities

FIND OUT MORE AT

focusonenergy.com/home-energy-rebates



Stoughton Utilities

stoughtonutilities.com • (608) 873-3379



Stoughton Utilities

600 South Fourth Street
P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025
To: Stoughton Utilities Committee
From: Jill M. Weiss, P.E.
Stoughton Utilities Director
Subject: Status of Committee Recommendation(s) to the Stoughton Common Council

The following items from prior Stoughton Utilities Committee Meeting(s) were presented to and/or acted upon by the Stoughton Common Council at their February 11, 2025 meeting:

Consent Agenda:

1. Minutes of the October 17, 2024 Regular Utilities Committee Meeting
2. Stoughton Utilities Payments Due List Reports
3. Stoughton Utilities Financial Summaries
4. Stoughton Utilities Statistical Report
5. Stoughton Utilities Investment Summaries
6. Stoughton Utilities Activities Reports

Business:

1. Stoughton Wastewater Utility 2025 Rate Adjustment (First Reading)



Date: February 13, 2025
To: Stoughton Utilities Committee
From: Jill M. Weiss, P.E.
Stoughton Utilities Director
Subject: Stoughton Utilities Facilities Needs Assessment

***The Stoughton Utilities Committee may convene in closed session per State Statute 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. The Common Council may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session.*

Included in the City of Stoughton 2025 operating budget was the start of engineering for construction of a new Stoughton Utilities Administration Building. Prior to the start of building and site engineering, staff has been considering short- and long-term operational needs to develop a preliminary plan for future needs.

At its May 20, 2024, staff began discussions with the Utilities Committee regarding utility facility needs, potential future uses for the current Stoughton Utilities Administration Building, and the ownership of land adjacent to the Stoughton Utilities West Substation. Since that time, staff has also considered alternate potential sites for construction.

The Utilities Committee and City Council will be engaged in future facilities planning and budgeting, as will the Public Service Commission of Wisconsin due to requirements to obtain a Certificate of Authority (CA) approval prior to the start of accruing costs associated with construction. However, prior to those efforts staff is recommending that the committee authorize staff to proceed with site selection, after which building and site engineering can begin.

This agenda item is a continuation of past discussions related to this topic. It is listed as an action item, with action to be taken at the committee's discretion.



600 South Fourth Street P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025

To: Stoughton Utilities Committee

From: Shannon M. Statz
Stoughton Utilities Finance Manager

Jill M. Weiss, P.E.
Stoughton Utilities Director

Subject: Stoughton Utilities 2025 Water and Sewer Revenue Bonds Issuance

Included in our 2025 budget was a debt issuance for our 2024 capital projects. After working with Ehlers, we determined it was in our best interest to include the 2025 projects in this debt issuance as well, rather than seek safe drinking and clean water fund loans. The basis of this decision was to attract additional bondholders in an effort to obtain more favorable interest rates. Staff is proposing that the utility issue revenue bonds, which do not count towards the City's debt limit since they are pledged by water and sewer revenues.

When combining 2024 and 2025 capital projects, our debt issuance for the water utility is placed at \$1,605,000, and the wastewater utility is placed at \$2,100,000, with a combined total of \$3,705,000. At this time, the proposed sale date is scheduled for March 20, 2025.

Dave Ferris, Senior Municipal Advisor for Ehlers will be present to discuss the pre-sale report for each utility. If approved by the Stoughton Utilities Committee and recommended for approval by the Stoughton Common Council, the utility will move forward with a parameters resolution at the February 25, 2025 Common Council meeting. If passed by the council, this resolution will allow Utilities Director Weiss and/or Finance Manager Statz to approve the sale without returning to the Stoughton Common Council for final approval.

Proceeds from the revenue bonds will reimburse each utility for dollars spent funding the 2024 water and sewer main replacement projects. In addition, the proceeds will pay for the Fourth Street (Milwaukee to Isham) and Highway 51 (Fifth to Chalet) main replacement projects that will occur in 2025.

It is requested that the Stoughton Utilities Committee approve and recommend that staff proceed with preparations for a 2025 Water System and Sewerage System Revenue Bond Issue of approximately \$3,705,000, and recommend approval of the same to the Stoughton Common Council.

February 25, 2025

PRE-SALE REPORT FOR

City of Stoughton, Wisconsin

**\$2,100,000 Sewerage System Revenue Bonds, Series
2025A**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

David Ferris, CPA, Senior Municipal Advisor
Todd Taves, Senior Municipal Advisor
Casey Griffiths, Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$2,100,000 Sewerage System Revenue Bonds, Series 2025A (the “Bonds”).

Purposes:

The proposed issue includes financing for the following purposes:

- 2024 & 2025 Capital Improvements. Debt service will be paid from sewer revenues.

Authority:

The Bonds are being issued pursuant to Wisconsin Statute(s):

- 66.0621

The Bonds are not general obligations of the City but are payable only from and secured by a pledge of income and revenue to be derived from the operation of the Sewer System.

Term/Call Feature:

The Bonds are being issued for a term of 18 years. Principal on the Bonds will be due on May 1 in the years 2026 through 2043. Interest will be due every six months beginning November 1, 2025.

The Bonds will be subject to prepayment at the discretion of the City on May 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is issuing, or expects to issue, more than \$10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Bonds as “bank qualified” obligations.

Rating:

The City’s most recent bond issues have not been rated. The City will be requesting an initial rating for the Bonds. If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City’s bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” For this issue of Bonds, any premium amount received may: be retained; used to reduce the issue size; or combination thereof. These adjustments may slightly change the true interest cost of the original bid, either up or down. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.

Parameters:

The City Council will consider adoption of a Parameters Resolution on February 25, 2025, which delegates authority to the Utility Finance Manager or the Utilities Director to accept and approve a bid for the Bonds so long as the bid meets certain parameters. These parameters are:

- * Issue size not to exceed \$2,100,000
- * Maximum Bid of 110%
- * Minimum Bid of 98.75%
- * Maximum True Interest Cost (TIC) of 5.25%
- * Maturity Schedule Adjustments not to exceed \$80,000 per maturity

Other Considerations:

The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

Utility Revenue: The City expects to pay the Bond debt service with:

- Sewer Revenues

In the event utility revenues are insufficient to pay debt service, the City Council is committing to consider appropriating funds from any other available sources in an amount sufficient to cover the shortfall. If it chooses to do so, the City may levy a tax to make up a shortfall. Any amount levied for this purpose is exempted from levy limits. While the City is not required to appropriate the funds necessary to remedy any shortfall in revenues needed to pay debt service, failure to do so would result in either a lack of access to capital markets in the future, or access at a substantially higher cost.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Quarles & Brady LLP.

Paying Agent: Associated Trust Company, N.A.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Utility Commission	February 17, 2025
Pre-Sale Review by City Council:	February 25, 2025
Conference with Rating Agency:	Week of March 3, 2025
Due Diligence Call to Review Official Statement:	Week of March 10, 2025
Distribute Official Statement:	March 13, 2025
Designated Officials Award Sale of the Bonds:	March 20, 2025
Estimated Closing Date:	April 10, 2025

Attachments

- Estimated Sources and Uses of Funds
- Estimated Debt Service Schedule
- Estimated Revenue Debt Coverage - Impact of Financing Plan
- Revenue Bond Buyer Index - 10-year

EHLERS' CONTACTS

David Ferris, Senior Municipal Advisor	(262) 796-6194
Todd Taves, Senior Municipal Advisor	(262) 796-6173
Casey Griffiths, Senior Financial Specialist	(262) 796-6198
Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvement Plan & Funding Uses

City of Stoughton Utilities, WI

Projects	Purpose/Dept.	Plan Issue	Funding	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
E South St- 4th St to 7th St Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	423,896										423,896
4th- E. Main to Bridge Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	67,120										67,120
5th- Jefferson to East- Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	105,332										105,332
E South St- 4th St to 7th St Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	364,428										364,428
4th - E Main to Bridge Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	248,092										248,092
5th- Jefferson to East Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	133,563										133,563
Mandt Park Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	135,011										135,011
W. South St. Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	520,761										520,761
W. South St. Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	172,684										172,684
4th- Milwaukee to Isham Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	576,000										576,000
Hwy 51: 5th to Chalet Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	87,000										87,000
4th - Milwaukee to Isham Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	373,000										373,000
Hwy 51: 5th to Chalet Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	200,000										200,000
2026 Building	Water	2026 Water Revenue Bonds	Revenue Debt		4,300,000									4,300,000
2026 Building	Wastewater	2026 Sewer Revenue Bonds	Revenue Debt		5,375,000									5,375,000
Hwy 51: Harrison to Roby (DOT) - Replace Mains	Water	2026 SDW Fund Loan	Revenue Debt		612,000									612,000
Wilson: Page to Taft - Replace Mains	Water	2026 SDW Fund Loan	Revenue Debt		495,000									495,000
Hwy 51: Harrison to Roby (DOT) - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		713,000									713,000
Harding/Grant: Page to Wilson - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		302,000									302,000
Wilson: Page to Interceptor - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		485,000									485,000
Harrison: Main to Jefferson (DOT) - Replace Mains	Wastewater	2027 CW Fund Loan	Revenue Debt			140,000								140,000
Hwy 51: Page to Harrison (DOT) - Replace Mains	Wastewater	2027 CW Fund Loan	Revenue Debt			560,000								560,000
Madison: Harding to Clyde - Replace Mains	Water	2028 SDW Fund Loan	Revenue Debt				600,000							600,000
8th: E South to deadend - Replace Mains	Wastewater	2029 CW Fund Loan	Revenue Debt					369,000						369,000
Chicago: 4th to Dead End - Replace Mains	Wastewater	2029 CW Fund Loan	Revenue Debt					531,000						531,000
Monroe: Harding to Jackson - Replace Mains	Wastewater	2030 CW Fund Loan	Revenue Debt						414,000					414,000
Plant: Aeration tank piping & diffusers	Wastewater	2030 CW Fund Loan	Revenue Debt						935,000					935,000
Plant: Screens and wash press- Grit removal	Wastewater	2030 CW Fund Loan	Revenue Debt						2,387,000					2,387,000
Plant: Final Clarifier 1 & 2: Baffles/Weirs/Drives	Wastewater	2030 CW Fund Loan	Revenue Debt						1,764,000					1,764,000
Plant: RAS pump replacement (LRSP-G)	Wastewater	2030 CW Fund Loan	Revenue Debt						275,000					275,000
Plant: Phosphorus bulk chemical storage (LRSP-C)	Wastewater	2030 CW Fund Loan	Revenue Debt						225,000					225,000
Berry: South to 725 Berry - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							262,000				262,000
Moline: Academy to 1225 - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							363,000				363,000
Johnson: Harding to Clyde - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							330,500				330,500
Harrison: Harding to Clyde - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							244,500				244,500
Plant: Digester equipment	Wastewater	2032 CW Fund Loan	Revenue Debt								1,000,000			1,000,000
Plant: Upgrades	Wastewater	2032 CW Fund Loan	Revenue Debt								10,000,000			10,000,000
Plant: Primary clarifier equipment replacement	Wastewater	2033 CW Fund Loan	Revenue Debt									849,000		849,000
Prairie: Main to Garfield	Wastewater	2033 CW Fund Loan	Revenue Debt									596,000		596,000
Moline: Academy to 1225	Wastewater	2033 CW Fund Loan	Revenue Debt									355,000		355,000
Giles: Academy to Morris	Wastewater	2034 CW Fund Loan	Revenue Debt										200,000	200,000
Actual CIP Costs				3,406,887	12,282,000	700,000	600,000	900,000	6,000,000	1,200,000	11,000,000	1,800,000	200,000	38,088,887
Debt Obligations				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
2025 Sewer Revenue Bonds				1,825,120	0	0	0	0	0	0	0	0	0	1,825,120
2025 Water Revenue Bonds				1,581,767	0	0	0	0	0	0	0	0	0	1,581,767
2026 Sewer Revenue Bonds				0	5,375,000	0	0	0	0	0	0	0	0	5,375,000
2026 Water Revenue Bonds				0	4,300,000	0	0	0	0	0	0	0	0	4,300,000
2026 CW Fund Loan				0	1,500,000	0	0	0	0	0	0	0	0	1,500,000
2026 SDW Fund Loan				0	1,107,000	0	0	0	0	0	0	0	0	1,107,000
2027 CW Fund Loan				0	0	700,000	0	0	0	0	0	0	0	700,000
2028 SDW Fund Loan				0	0	0	600,000	0	0	0	0	0	0	600,000
2029 CW Fund Loan				0	0	0	0	900,000	0	0	0	0	0	900,000
2030 CW Fund Loan				0	0	0	0	0	6,000,000	0	0	0	0	6,000,000
2031 CW Fund Loan				0	0	0	0	0	0	1,200,000	0	0	0	1,200,000
2032 CW Fund Loan				0	0	0	0	0	0	0	11,000,000	0	0	11,000,000
2033 CW Fund Loan				0	0	0	0	0	0	0	0	1,800,000	0	1,800,000
2034 CW Fund Loan				0	0	0	0	0	0	0	0	0	200,000	200,000
Total				3,406,887	12,282,000	700,000	600,000	900,000	6,000,000	1,200,000	11,000,000	1,800,000	200,000	38,088,887

Table 2 Capital Improvements Financing Plan

City of Stoughton Utilities, WI

	2025	
	Sewer Revenue Bonds	Water Revenue Bonds
CIP Project		
2024 & 2025 Capital Projects	1,825,120	1,581,767
Subtotal Project Costs	1,825,120	1,581,767
Debt Service Reserve		
DSR Funds On Hand	0	(340,710)
New DSR Requirement	178,552	276,256
Reserve Fund Requirement	178,552	(64,454)
Estimated Issuance Expenses	101,150	92,763
Municipal Advisor (Ehlers)	37,050	34,850
Bond Counsel	20,000	20,000
Rating Fee	17,000	17,000
Maximum Underwriter's Discount	12.50 26,250	12.50 20,063
Paying Agent	850	850
Subtotal Issuance Expenses	101,150	92,763
TOTAL TO BE FINANCED	2,104,822	1,610,076
Estimated Interest Earnings	(8,750)	(8,750)
Rounding	3,929	3,674
NET BOND SIZE	2,100,000	1,605,000

Notes:

1) An analysis of project cost spend down was performed to determine interest earnings on the issues.

Table 3

Allocation of Debt Service - 2025 Sewer Revenue Bonds

City of Stoughton Utilities, WI

Year Ending	Sewer Portion			Total
	Principal	Est. Rate ¹	Interest	
2025			46,561	46,561
2026	85,000	3.96%	81,710	166,710
2027	85,000	3.70%	78,455	163,455
2028	90,000	3.54%	75,289	165,289
2029	95,000	3.56%	72,005	167,005
2030	95,000	3.57%	68,618	163,618
2031	100,000	3.61%	65,118	165,118
2032	105,000	3.62%	61,412	166,412
2033	100,000	3.66%	57,682	157,682
2034	100,000	3.75%	53,977	153,977
2035	100,000	3.80%	50,202	150,202
2036	125,000	3.88%	45,877	170,877
2037	125,000	3.92%	41,002	166,002
2038	140,000	3.96%	35,780	175,780
2039	140,000	4.03%	30,187	170,187
2040	150,000	4.32%	24,126	174,126
2041	150,000	4.42%	17,571	167,571
2042	155,000	4.49%	10,776	165,776
2043	160,000	4.56%	3,648	163,648
Total	2,100,000		919,991	3,019,991

Year Ending	Totals		
	Principal (5/1)	Interest	Total
2025	0	46,561	46,561
2026	85,000	81,710	166,710
2027	85,000	78,455	163,455
2028	90,000	75,289	165,289
2029	95,000	72,005	167,005
2030	95,000	68,618	163,618
2031	100,000	65,118	165,118
2032	105,000	61,412	166,412
2033	100,000	57,682	157,682
2034	100,000	53,977	153,977
2035	100,000	50,202	150,202
2036	125,000	45,877	170,877
2037	125,000	41,002	166,002
2038	140,000	35,780	175,780
2039	140,000	30,187	170,187
2040	150,000	24,126	174,126
2041	150,000	17,571	167,571
2042	155,000	10,776	165,776
2043	160,000	3,648	163,648
Total	2,100,000	919,991	3,019,991

Notes:

1) Estimated Rate assumes Oshkosh Sewer Rev sale of 12/3/24 + .75

Table 4 Revenue Debt Coverage - Impact of Financing Plan

City of Stoughton Utilities, WI

Year	Water Debt Service					Sewer Debt Service					Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	
	\$1,443,718 2023 Net Revenues					@ 1.3x \$1,021,832 2023 Net Revenues					
2025	427,753	35,339	463,092	3.12	647,461	317,716	46,561	364,277	2.81	453,189	2025
2026	430,431	112,304	542,734	2.66	567,818	317,628	166,710	484,338	2.11	333,127	2026
2027	289,808	110,389	400,197	3.61	710,356	317,539	163,455	480,993	2.12	336,472	2027
2028	291,603	108,579	400,182	3.61	710,370	212,215	165,289	377,504	2.71	439,962	2028
2029	288,973	106,804	395,777	3.65	714,776	212,153	167,005	379,158	2.70	438,307	2029
2030	252,585	144,307	396,892	3.64	713,660	212,090	163,618	375,708	2.72	441,757	2030
2031	249,361	150,896	400,256	3.61	710,296	212,025	165,118	377,143	2.71	440,323	2031
2032	250,989	147,281	398,270	3.62	712,282	211,958	166,412	378,370	2.70	439,095	2032
2033	252,408	143,641	396,049	3.65	714,504	211,890	157,682	369,571	2.76	447,894	2033
2034	253,702	139,936	393,637	3.67	716,915	211,820	153,977	365,796	2.79	451,669	2034
2035	101,807	136,161	237,968	6.07	872,585	0	150,202	150,202	6.80	667,264	2035
2036	101,787	132,321	234,108	6.17	876,445		170,877	170,877	5.98	646,589	2036
2037	101,767	128,421	230,187	6.27	880,365		166,002	166,002	6.16	651,464	2037
2038	101,746	124,481	226,226	6.38	884,326		175,780	175,780	5.81	641,686	2038
2039	101,725	120,486	222,210	6.50	888,342		170,187	170,187	6.00	647,279	2039
2040	101,703	116,311	218,013	6.62	892,539		174,126	174,126	5.87	643,340	2040
2041	101,681	111,941	213,621	6.76	896,931		167,571	167,571	6.10	649,895	2041
2042	101,658	112,373	214,031	6.75	896,521		165,776	165,776	6.16	651,690	2042
2043	0	112,508	112,508	12.83	998,044		163,648	163,648	6.24	653,818	2043
Total	3,801,486	2,294,472	6,095,957			2,437,034	3,019,991	5,457,025			Total

Notes:

- 1) Water Utility - Conventional Rate Case Application is 22.78% at 6.2% ROR. Total increase to revenue is \$561,383. Rates likely to go into effect between July - Sep. Conservative estimate using 3 months at new rates for 2025. 2026 shows the remaining increase.
- 2) No changes in operating and maintenance expenses.

10 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates February, 2015 - February, 2025



Source: *The Bond Buyer*

The Revenue Bond Index (RBI) shows the average yield on a group of revenue bonds that mature in 30 years and have an average rating equivalent to Moody's A1 and S&P's A+.



February 25, 2025

PRE-SALE REPORT FOR

City of Stoughton, Wisconsin

**\$1,605,000 Water System Revenue Bonds, Series
2025B**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

David Ferris, CPA, Senior Municipal Advisor
Todd Taves, Senior Municipal Advisor
Casey Griffiths, Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$1,605,000 Water System Revenue Bonds, Series 2025B (the “Bonds”).

Purposes:

The proposed issue includes financing for the following purposes:

2024 & 2025 Capital Improvements. Debt service will be paid from water revenues.

Authority:

The Bonds are being issued pursuant to Wisconsin Statute(s):

- 66.0621

The Bonds are not general obligations of the City but are payable only from and secured by a pledge of income and revenue to be derived from the operation of the Waterworks System.

Term/Call Feature:

The Bonds are being issued for a term of 18 years. Principal on the Bonds will be due on May 1 in the years 2026 through 2043. Interest will be due every six months beginning November 1, 2025.

The Bonds will be subject to prepayment at the discretion of the City on May 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is issuing, or expects to issue, more than \$10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Bonds as “bank qualified” obligations.

Rating:

The City’s most recent bond issues were rated by Moody’s Investors Service. The current rating on those bonds is “A1”. The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City’s bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium. For this issue of Bonds, any premium amount received may: be retained; used to reduce the issue size; or combination thereof. These adjustments may slightly change the true interest cost of the original bid, either up or down. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.

Parameters:

The City Council will consider adoption of a Parameters Resolution on February 25, 2025, which delegates authority to the Utilities Finance Manager or the Utilities Director to accept and approve a bid for the Bonds so long as the bid meets certain parameters. These parameters are:

- * Issue size not to exceed \$1,605,000
- * Maximum Bid of 110%
- * Minimum Bid of 98.75%
- * Maximum True Interest Cost (TIC) of 5.25%
- * Maturity Schedule Adjustments not to exceed \$45,000 per maturity

Other Considerations:

The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

Utility Revenue: The City expects to pay the Bond debt service with:

- Water Revenues

In the event utility revenues are insufficient to pay debt service, the City Council is committing to consider appropriating funds from any other available sources in an amount sufficient to cover the shortfall. If it chooses to do so, the City may levy a tax to make up a shortfall. Any amount levied for this purpose is exempted from levy limits. While the City is not required to appropriate the funds necessary to remedy any shortfall in revenues needed to pay debt service, failure to do so would result in either a lack of access to capital markets in the future, or access at a substantially higher cost.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Quarles & Brady LLP.

Paying Agent: Associated Trust Company, N.A.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Utility Commission	February 17, 2025
Pre-Sale Review by City Council:	February 25, 2025
Conference with Rating Agency:	Week of March 3, 2025
Due Diligence Call to Review Official Statement:	Week of March 10, 2025
Distribute Official Statement:	March 13, 2025
Designated Officials Award Sale of the Bonds:	March 20, 2025
Estimated Closing Date:	April 10, 2025

Attachments

- Estimated Sources and Uses of Funds
- Estimated Debt Service Schedule
- Estimated Revenue Debt Coverage - Impact of Financing Plan
- Revenue Bond Buyer Index - 10-year

EHLERS' CONTACTS

David Ferris, Senior Municipal Advisor	(262) 796-6194
Todd Taves, Senior Municipal Advisor	(262) 796-6173
Casey Griffiths, Senior Financial Specialist	(262) 796-6198
Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvement Plan & Funding Uses

City of Stoughton Utilities, WI

Projects	Purpose/Dept.	Plan Issue	Funding	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
E South St- 4th St to 7th St Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	423,896										423,896
4th- E. Main to Bridge Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	67,120										67,120
5th- Jefferson to East- Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	105,332										105,332
E South St- 4th St to 7th St Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	364,428										364,428
4th - E Main to Bridge Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	248,092										248,092
5th- Jefferson to East Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	133,563										133,563
Mandt Park Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	135,011										135,011
W. South St. Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	520,761										520,761
W. South St. Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	172,684										172,684
4th- Milwaukee to Isham Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	576,000										576,000
Hwy 51: 5th to Chalet Water Main Replacement	Water	2025 Water Revenue Bonds	Revenue Debt	87,000										87,000
4th - Milwaukee to Isham Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	373,000										373,000
Hwy 51: 5th to Chalet Sewer Main Replacement	Wastewater	2025 Sewer Revenue Bonds	Revenue Debt	200,000										200,000
2026 Building	Water	2026 Water Revenue Bonds	Revenue Debt		4,300,000									4,300,000
2026 Building	Wastewater	2026 Sewer Revenue Bonds	Revenue Debt		5,375,000									5,375,000
Hwy 51: Harrison to Roby (DOT) - Replace Mains	Water	2026 SDW Fund Loan	Revenue Debt		612,000									612,000
Wilson: Page to Taft - Replace Mains	Water	2026 SDW Fund Loan	Revenue Debt		495,000									495,000
Hwy 51: Harrison to Roby (DOT) - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		713,000									713,000
Harding/Grant: Page to Wilson - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		302,000									302,000
Wilson: Page to Interceptor - Replace Mains	Wastewater	2026 CW Fund Loan	Revenue Debt		485,000									485,000
Harrison: Main to Jefferson (DOT) - Replace Mains	Wastewater	2027 CW Fund Loan	Revenue Debt			140,000								140,000
Hwy 51: Page to Harrison (DOT) - Replace Mains	Wastewater	2027 CW Fund Loan	Revenue Debt			560,000								560,000
Madison: Harding to Clyde - Replace Mains	Water	2028 SDW Fund Loan	Revenue Debt				600,000							600,000
8th: E South to deadend - Replace Mains	Wastewater	2029 CW Fund Loan	Revenue Debt					369,000						369,000
Chicago: 4th to Dead End - Replace Mains	Wastewater	2029 CW Fund Loan	Revenue Debt					531,000						531,000
Monroe: Harding to Jackson - Replace Mains	Wastewater	2030 CW Fund Loan	Revenue Debt						414,000					414,000
Plant: Aeration tank piping & diffusers	Wastewater	2030 CW Fund Loan	Revenue Debt						935,000					935,000
Plant: Screens and wash press- Grit removal	Wastewater	2030 CW Fund Loan	Revenue Debt						2,387,000					2,387,000
Plant: Final Clarifier 1 & 2: Baffles/Weirs/Drives	Wastewater	2030 CW Fund Loan	Revenue Debt						1,764,000					1,764,000
Plant: RAS pump replacement (LRSP-G)	Wastewater	2030 CW Fund Loan	Revenue Debt						275,000					275,000
Plant: Phosphorus bulk chemical storage (LRSP-C)	Wastewater	2030 CW Fund Loan	Revenue Debt						225,000					225,000
Berry: South to 725 Berry - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							262,000				262,000
Moline: Academy to 1225 - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							363,000				363,000
Johnson: Harding to Clyde - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							330,500				330,500
Harrison: Harding to Clyde - Replace Mains	Wastewater	2031 CW Fund Loan	Revenue Debt							244,500				244,500
Plant: Digester equipment	Wastewater	2032 CW Fund Loan	Revenue Debt								1,000,000			1,000,000
Plant: Upgrades	Wastewater	2032 CW Fund Loan	Revenue Debt								10,000,000			10,000,000
Plant: Primary clarifier equipment replacement	Wastewater	2033 CW Fund Loan	Revenue Debt									849,000		849,000
Prairie: Main to Garfield	Wastewater	2033 CW Fund Loan	Revenue Debt									596,000		596,000
Moline: Academy to 1225	Wastewater	2033 CW Fund Loan	Revenue Debt									355,000		355,000
Giles: Academy to Morris	Wastewater	2034 CW Fund Loan	Revenue Debt										200,000	200,000
Actual CIP Costs				3,406,887	12,282,000	700,000	600,000	900,000	6,000,000	1,200,000	11,000,000	1,800,000	200,000	38,088,887
Debt Obligations				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
2025 Sewer Revenue Bonds				1,825,120	0	0	0	0	0	0	0	0	0	1,825,120
2025 Water Revenue Bonds				1,581,767	0	0	0	0	0	0	0	0	0	1,581,767
2026 Sewer Revenue Bonds				0	5,375,000	0	0	0	0	0	0	0	0	5,375,000
2026 Water Revenue Bonds				0	4,300,000	0	0	0	0	0	0	0	0	4,300,000
2026 CW Fund Loan				0	1,500,000	0	0	0	0	0	0	0	0	1,500,000
2026 SDW Fund Loan				0	1,107,000	0	0	0	0	0	0	0	0	1,107,000
2027 CW Fund Loan				0	0	700,000	0	0	0	0	0	0	0	700,000
2028 SDW Fund Loan				0	0	0	600,000	0	0	0	0	0	0	600,000
2029 CW Fund Loan				0	0	0	0	900,000	0	0	0	0	0	900,000
2030 CW Fund Loan				0	0	0	0	0	6,000,000	0	0	0	0	6,000,000
2031 CW Fund Loan				0	0	0	0	0	0	1,200,000	0	0	0	1,200,000
2032 CW Fund Loan				0	0	0	0	0	0	0	11,000,000	0	0	11,000,000
2033 CW Fund Loan				0	0	0	0	0	0	0	0	1,800,000	0	1,800,000
2034 CW Fund Loan				0	0	0	0	0	0	0	0	0	200,000	200,000
Total				3,406,887	12,282,000	700,000	600,000	900,000	6,000,000	1,200,000	11,000,000	1,800,000	200,000	38,088,887

Table 2 Capital Improvements Financing Plan

City of Stoughton Utilities, WI

	2025	
	Sewer Revenue Bonds	Water Revenue Bonds
CIP Project		
2024 & 2025 Capital Projects	1,825,120	1,581,767
Subtotal Project Costs	1,825,120	1,581,767
Debt Service Reserve		
DSR Funds On Hand	0	(340,710)
New DSR Requirement	178,552	276,256
Reserve Fund Requirement	178,552	(64,454)
Estimated Issuance Expenses	101,150	92,763
Municipal Advisor (Ehlers)	37,050	34,850
Bond Counsel	20,000	20,000
Rating Fee	17,000	17,000
Maximum Underwriter's Discount	12.50 26,250	12.50 20,063
Paying Agent	850	850
Subtotal Issuance Expenses	101,150	92,763
TOTAL TO BE FINANCED	2,104,822	1,610,076
Estimated Interest Earnings	(8,750)	(8,750)
Rounding	3,929	3,674
NET BOND SIZE	2,100,000	1,605,000

Notes:

1) An analysis of project cost spend down was performed to determine interest earnings on the issues.

Table 3

Allocation of Debt Service - 2025 Water Revenue Bonds

City of Stoughton Utilities, WI

Year Ending	Water Portion			Total
	Principal	Est. Rate	Interest	
2025			35,339	35,339
2026	50,000	3.96%	62,304	112,304
2027	50,000	3.70%	60,389	110,389
2028	50,000	3.54%	58,579	108,579
2029	50,000	3.56%	56,804	106,804
2030	90,000	3.57%	54,307	144,307
2031	100,000	3.61%	50,896	150,896
2032	100,000	3.62%	47,281	147,281
2033	100,000	3.66%	43,641	143,641
2034	100,000	3.75%	39,936	139,936
2035	100,000	3.80%	36,161	136,161
2036	100,000	3.88%	32,321	132,321
2037	100,000	3.92%	28,421	128,421
2038	100,000	3.96%	24,481	124,481
2039	100,000	4.03%	20,486	120,486
2040	100,000	4.32%	16,311	116,311
2041	100,000	4.42%	11,941	111,941
2042	105,000	4.49%	7,373	112,373
2043	110,000	4.56%	2,508	112,508
Total	1,605,000		689,472	2,294,472

Year Ending	Totals		
	Principal (5/1)	Interest	Total
2025	0	35,339	35,339
2026	50,000	62,304	112,304
2027	50,000	60,389	110,389
2028	50,000	58,579	108,579
2029	50,000	56,804	106,804
2030	90,000	54,307	144,307
2031	100,000	50,896	150,896
2032	100,000	47,281	147,281
2033	100,000	43,641	143,641
2034	100,000	39,936	139,936
2035	100,000	36,161	136,161
2036	100,000	32,321	132,321
2037	100,000	28,421	128,421
2038	100,000	24,481	124,481
2039	100,000	20,486	120,486
2040	100,000	16,311	116,311
2041	100,000	11,941	111,941
2042	105,000	7,373	112,373
2043	110,000	2,508	112,508
Total	1,605,000	689,472	2,294,472

Notes:

1) Estimated Rate assumes Oshkosh Sewer Rev sale of 12/3/24 + .75

Table 4 Revenue Debt Coverage - Impact of Financing Plan

City of Stoughton Utilities, WI

Year	Water Debt Service					Sewer Debt Service					Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	
	\$1,443,718 2023 Net Revenues					@ 1.3x \$1,021,832 2023 Net Revenues					
2025	427,753	35,339	463,092	3.12	647,461	317,716	46,561	364,277	2.81	453,189	2025
2026	430,431	112,304	542,734	2.66	567,818	317,628	166,710	484,338	2.11	333,127	2026
2027	289,808	110,389	400,197	3.61	710,356	317,539	163,455	480,993	2.12	336,472	2027
2028	291,603	108,579	400,182	3.61	710,370	212,215	165,289	377,504	2.71	439,962	2028
2029	288,973	106,804	395,777	3.65	714,776	212,153	167,005	379,158	2.70	438,307	2029
2030	252,585	144,307	396,892	3.64	713,660	212,090	163,618	375,708	2.72	441,757	2030
2031	249,361	150,896	400,256	3.61	710,296	212,025	165,118	377,143	2.71	440,323	2031
2032	250,989	147,281	398,270	3.62	712,282	211,958	166,412	378,370	2.70	439,095	2032
2033	252,408	143,641	396,049	3.65	714,504	211,890	157,682	369,571	2.76	447,894	2033
2034	253,702	139,936	393,637	3.67	716,915	211,820	153,977	365,796	2.79	451,669	2034
2035	101,807	136,161	237,968	6.07	872,585	0	150,202	150,202	6.80	667,264	2035
2036	101,787	132,321	234,108	6.17	876,445		170,877	170,877	5.98	646,589	2036
2037	101,767	128,421	230,187	6.27	880,365		166,002	166,002	6.16	651,464	2037
2038	101,746	124,481	226,226	6.38	884,326		175,780	175,780	5.81	641,686	2038
2039	101,725	120,486	222,210	6.50	888,342		170,187	170,187	6.00	647,279	2039
2040	101,703	116,311	218,013	6.62	892,539		174,126	174,126	5.87	643,340	2040
2041	101,681	111,941	213,621	6.76	896,931		167,571	167,571	6.10	649,895	2041
2042	101,658	112,373	214,031	6.75	896,521		165,776	165,776	6.16	651,690	2042
2043	0	112,508	112,508	12.83	998,044		163,648	163,648	6.24	653,818	2043
Total	3,801,486	2,294,472	6,095,957			2,437,034	3,019,991	5,457,025			Total

Notes:

- 1) Water Utility - Conventional Rate Case Application is 22.78% at 6.2% ROR. Total increase to revenue is \$561,383. Rates likely to go into effect between July - Sep. Conservative estimate using 3 months at new rates for 2025. 2026 shows the remaining increase.
- 2) No changes in operating and maintenance expenses.

10 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates February, 2015 - February, 2025



Source: *The Bond Buyer*

The Revenue Bond Index (RBI) shows the average yield on a group of revenue bonds that mature in 30 years and have an average rating equivalent to Moody's A1 and S&P's A+.



February 7, 2025

Jill Weiss, Utilities Director
City of Stoughton, Wisconsin
207 S. Forrest Street
Stoughton, WI 53589

Re: Written Municipal Advisor Client Disclosure with the City of Stoughton (“Client”) for Sewer System Revenue Bonds, Series 2025A (“Issuance”) Pursuant to MSRB Rule G-42

Dear Jill:

Ehlers & Associates, Inc. (“Ehlers & Associates” or the “Municipal Advisor”) is required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon, or promptly after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. Pursuant to these stated requirements, we must inform you that:

1. When providing municipal advisor advice, we are required to act in a fiduciary capacity, which includes both duty of loyalty and a duty of care.
2. We have an obligation to provide written disclosure of all material conflicts of interest, including any actual or potential conflicts that may impair our ability to render advice to you in accordance with our fiduciary duty, as well as our efforts to mitigate such conflicts. This information and other required disclosures are attached as **Appendix A**.

Ehlers & Associates will provide municipal advisor advice and service at the rates described in **Appendix B**.

This documentation and all attached appendices will remain in effect during the period indicated above unless otherwise terminated by either party upon 30 days written notice.

This Municipal Advisor Disclosure will be amended or supplemented to reflect any material changes during the term of our municipal advisory relationship.

We look forward to working with you on the Issuance.

Sincerely,

Ehlers & Associates

A handwritten signature in black ink, appearing to read 'D. Ferris', is positioned above the typed name.

David Ferris, CPA
Senior Municipal Advisor

Appendix A

DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

Actual or Potential Material Conflicts of Interest

Other than the disclosure of the conflicts of interest and required information set forth below, Ehlers & Associates knows of no other actual or potential material conflicts of interest that may impair our duties and obligations to the Client.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

Ehlers' Municipal Advisor fees may be contingent on the size and successful closing of a transaction. Compensation contingent on the size of a transaction presents a conflict of interest because the Municipal Advisor may have an incentive to advise the Client to increase the size of the securities issue for the purpose of increasing the Municipal Advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the Municipal Advisor may have an incentive to recommend unnecessary or unsuitable financings to the Client. In addition, if the transaction is to be delayed or fail to close, a Municipal Advisor may have an incentive to discourage a full consideration of such facts and circumstances or alternatives that may result in the cancellation of the transaction. Understanding these conflicts, the Client should select a form of compensation that best meets its needs for the agreed-upon scope of services set forth in this agreement and any applicable addenda.

Any form of compensation due the Municipal Advisor will likely present specific conflicts of interest. If the Client is concerned about conflicts arising from Municipal Advisor compensation contingent on size and/or closing of a transaction, Ehlers & Associates is willing to offer another form of municipal advisor compensation. The following conditions apply:

- The Client must notify Ehlers & Associates in writing of this request within 10 days of receipt of this Municipal Advisor Disclosure.
- Ehlers & Associates is required under MSRB rules to uphold its fiduciary obligation regardless of the method of compensation.

Other Engagements or Relationships Impairing Ability to Provide Municipal Advisor Advice

Ehlers & Associates is not aware of any other engagement or relationship that may impair our ability to render municipal advisor advice in accordance with our duties of loyalty and care.

Affiliated Entities

Ehlers Companies is a holding company with three wholly-owned subsidiaries. Ehlers & Associates is a registered municipal advisor and provides municipal advisory, economic development, and dissemination agent services. Bond Trust Service Corporation (BTSC), which may be referenced as Ehlers Paying Agent Services, provides paying agent services. Ehlers Investment Partners (EIP), which may be referenced as Ehlers Investments, provides services with respect to the investment of bond proceeds and general cash accounts. If the Client requires services provided by BTSC or EIP while Ehlers & Associates is engaged as municipal advisor, we will ask if you wish to retain either of these affiliates to fulfill them. If the Client wishes to retain BTSC and/or EIP, each entity will draft a separate agreement for consideration and approval. Ehlers & Associates and these affiliates do not share fees. However, compensation paid to personnel of Ehlers & Associates and its affiliates is based on the overall profitability of the Ehlers Companies. Therefore, fees earned by the affiliates of Ehlers & Associates may affect the compensation of Ehlers & Associates personnel.

Ehlers Companies is the owner of Ehlers & Associates. Ehlers Companies does not participate in the day-to-day operations of the Municipal Advisor.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers & Associates does not use solicitors to secure municipal advisor engagements. We also do not make direct or indirect payments to obtain or retain municipal advisory engagements with the Client.

Payments from Third Parties

Ehlers & Associates does not receive any direct or indirect payments from third-parties to enlist Ehlers & Associates' recommendation to the Client of third-party services, any municipal securities transaction or any municipal financial product.

Payments/Fee-splitting Arrangements

Ehlers & Associates does not share fees with any unaffiliated parties that provide services to the Client. However, within a joint proposal with other professional service providers, Ehlers & Associates could be the contracting party, or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In these cases, we will identify the fee due Ehlers & Associates in the Municipal Advisor Disclosure. Ehlers & Associates will receive no other fees from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers & Associates is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers & Associates nor any of its associated persons have been involved in any legal or disciplinary events reported on Form MA or MA-I and there are no other

material legal or disciplinary events to be reported. Ehlers & Associates' application for permanent registration as a municipal advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. This application did not list any information on legal or disciplinary disclosures.

The Client may access Ehlers & Associates' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <https://www.sec.gov/edgar/searchedgar/companysearch> under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers & Associates has not made any material changes to Form MA or Form MA-I since they were last updated.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. The site includes a municipal advisory client brochure describing the protections that MSRB rules may provide and how to file a complaint with an appropriate regulatory authority.

Appendix B

Debt Issuance Scope of Work

Scope of Service

The Client has retained Ehlers & Associates to assist the Client with the issuance of debt (“Issuance”) to finance and/or refinance a project. Ehlers & Associates agrees to work with the Client’s Financing Team (Client staff member(s) and other professionals such as Bond Counsel selected by the Client to assist in the Issuance) and provide the following scope of services in connection with the Issuance:

Authorization

- Provide information or input to assist Client with meeting the legal Issuance requirements.
- Develop a timeline of steps and actions required to meet legal and financing requirements related to the Issuance. As directed, requested or required:
 - assist Client with selection and engagement of other members of the finance team;
 - participate in preparing materials and/or attending meetings for proceedings required to lawfully authorize the Issuance;
 - assist Client in preparing information to explain the financing plan and the financial impact of the Issuance;
 - attend meetings to assist in explaining the financing plan and the impact of the proposed Issuance to elected officials and constituents.

Debt Issuance

- Use its best efforts to execute the financing plan in accordance with Client’s directives;
- Present a financing plan to Client in the form of a Presale Report;
- Request current and necessary information from Client, if the Issuance proceeds forward;
- Discuss with Client post-issuance compliance obligations including continuing disclosure, record-keeping, arbitrage monitoring;
- Finalize Issuance details and time line with Client;
- Assist, as directed by Client, with preparation of preliminary official statement for review by Client’s Financing Team;
- Conduct offering document Due Diligence;
- Distribute preliminary official statement in accordance with Notice of Sale and/or Client’s direction;
- Assist Client with credit rating(s) and/or credit enhancement(s), as necessary;
- Assist Client with responding to questions regarding the Issuance;
- Conduct the sale and coordinate day of sale activities with Client’s Financing Team;
- Document the results of day of sale activities in the form of a Sale Day report;
- Assist, as directed by Client, with preparation of final official statement for review by Client’s Financing Team;
- Distribute final official statement in accordance with Notice of Sale and/or Client’s direction;

- Review New Issue disclosure requirements, including verification of whether client is subject to disclosure requirements, and notification as to changes in disclosure type, as necessary;
- Determine the need to create or update post issuance policies and procedures, as necessary;
- Conduct Disclosure Compliance review, including creating or updating compliance review checklists, preparing language for offering documents, preparing any required special disclosure language for bond counsel, file corrective disclosure filings, as necessary;
- Review offering document Continuing Disclosure Undertaking, inform client of events 15 & 16 if newly subject, confirm CUSIPS and verify rating, as necessary;
- Respond to inquiries from prospective underwriters regarding past disclosure filing history, as necessary;
- Review issue background and declarations of intent, along with spend down plan in light of applicable arbitrage rules, including determination of exempt status, as necessary.

Post Issuance

- Prior to the closing of the Issuance, coordinate the closing including document development and distribution as well as coordinate transfer of funds, as required;
- Provide electronic or hard copy issuance transcripts, as required;
- Respond to Client questions relating to the Issuance;
- Monitor refunding opportunities on Client's behalf for all Client debt;
- File financial obligation event notice, as necessary;
- Orient issuer to basic arbitrage concepts, tracking tools and record retention requirements, as necessary;
- Provide cash flow analysis and monitoring, including communicating records retention and spend down requirements, throughout the spend down process, as necessary;
- Discuss issuer concerns as they relate to arbitrage related issues, as necessary.

Compensation

The fee for this engagement shall not exceed \$37,050. This fee covers all services to be provided by Ehlers & Associates under the "Scope of Service" section set forth in this agreement.

The Client will not be assessed by Ehlers & Associates any costs relating to copies, postage or mileage. Ehlers & Associates fees are due and payable upon the closing of the issue and will be paid at closing from Issuance proceeds unless directed otherwise in writing by the Client.

The Client is responsible for all other expenses related to the Issuance. Examples of potential expenses that may apply include, but are not limited to, the following: underwriting discount, legal services, rating expenses, publication of notices, paying

agent fees, escrow agent fees, verification agent, trustee fees, accounting services, CUSIP expense, and any fees charged for information required for preparation of an official statement or other offering document.

Hourly Charges

For any service directed by the Client and not covered by this, or another applicable Appendix, Ehlers & Associates will bill the Client at an hourly rate dependent upon the tasks and staff required to meet Client request. The hourly rate(s) will be no less than \$125.00 per hour and no more than \$350.00 per hour.

This debt issuance engagement will end upon the Client's receipt of debt issuance funds.



Thank you for working with Ehlers on your debt issuance. We're privileged to be able to serve you!

At Ehlers, we work together as a cohesive team to help you successfully navigate every facet of debt issuance and management. We've prepared this guide so you know what exactly what to expect during each phase of your project. If you have questions, please reach out to anyone on [our team of professionals](#).

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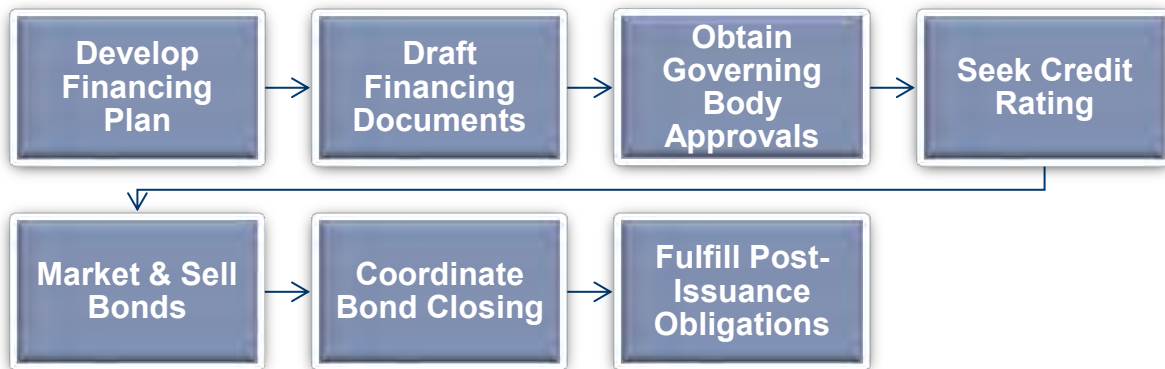
Working with Ehlers

What to expect when issuing debt



Issuing public debt consists of a process with distinct steps. Below is a general overview of the primary tasks and the professionals with whom you'll collaborate.

General Approach Overview:



How It Works:

DEVELOP FINANCING PLAN

Ehlers begins the debt issuance process by assembling your financing team (bond counsel, investment professionals, arbitrage consultants, etc.) to complete the below tasks:

1. Analyze financing feasibility
2. Select type of obligation & statutory authority(ies)
3. Develop preliminary size & structure
4. Determine method of sale
5. Establish preliminary terms & conditions
6. Review issuer's Investment Policy
7. Complete investment draw-down schedule
8. Review for arbitrage considerations (*tax-exempt only*)

DRAFT FINANCING DOCUMENTS

Ehlers and your bond counsel complete the majority of this step and proactively guide you through document review and approval.

1. Draft documents authorizing issuance & sale of the obligations
2. Prepare primary offering, as needed & disclosure documents to market the issue
3. Complete quality control review
4. Review existing policies for debt issuance & management

OBTAIN GOVERNING BODY APPROVALS

This is the key authorization phase of your project. Ehlers and your bond counsel collaborate to draft the necessary documents and assist you in finalizing them and preparing for presentation to the Governing Body.

1. Prepare & adopt any plans required per statute for authorization
2. Submit Pre-Sale Report & Authorizing Resolution to the governing board for authorization to proceed with and issue debt

SEEK CREDIT RATING (IF RATED)

Depending on the nature of your financing, it may be advantageous to seek a credit rating from one or more of the three primary rating agencies. Ehlers helps you prepare interview materials and actively participates in the rating call.

1. Review any need for or advisability of bond insurance
2. Prepare and submit application for State or other forms of credit enhancement
3. Submit request to rating agency for a rating call
4. Prepare presentation materials
5. Review analyst inquiry and draft responses for questions and any others most likely to be asked
6. Participate in rating call & report preparation

MARKET & SELL BONDS

Ehlers seeks to achieve maximum visibility, investor interest, and ultimately, the lowest possible interest cost for your debt issuance. Our bond marketing and sale team work diligently to complete the following tasks:

1. Distribute Preliminary Official Statement to EMMA and any other information repositories
2. Review bids for compliance with terms of sale
3. Compile bid tabulation & recommend bid award
4. Draft Final Issuance, Sale & Award Document for governing body approval
5. Prepare & distribute Final Official Statement

COORDINATE BOND CLOSING

Ehlers' goal is to make bond closing as "invisible" as possible for our clients. We coordinate the closing with all parties, including bond counsel, Depository Trust Company (DTC) and the purchaser (underwriter), to minimize your workload.

1. Draft closing documents
2. Execute closing documents
3. Coordinate & confirm delivery on bond proceeds to issuer Account(s)
4. Remit payments for costs of issuance

FULFILL POST-ISSUANCE OBLIGATIONS

From bond proceeds management and compliance activities to monitoring for refunding opportunities and record keeping, post-issuance obligations last for the life of the debt issuance. Ehlers' integrated advisory team helps you ensure all responsibilities are met accurately and on time.

1. Monitor & adjust bond proceeds investment portfolio, as needed
2. Remit bond payments
3. Conduct arbitrage rebate monitoring & reporting
4. Remit arbitrage rebate payments, as required
5. Complete & disseminate continuing disclosures per the terms of Continuing Disclosure Agreement
6. Monitor market conditions for refunding opportunities
7. Monitor for compliance with covenants
8. Assist with preparation for credit rating surveillance calls
9. Compile & maintain records, as required

Bond Transaction Participants & Roles:

MUNICIPAL ADVISOR

EHLERS

- Advises on all aspects of financing plan & calendar
- Recommends bond structure, size, timing, terms & method of sale
- Prepares official statement & disclosure documents, if not prepared by another party
- Compensated via flat fee from bond proceeds

BOND COUNSEL

QUARLES & BRADY LLP

- Provides validity, tax & other opinions
- Helps support debt authorization under state and federal law
- Assists with completing certain sections of the Official Statement
- Prepares Agenda Language, Authorizing Resolution, Legal Opinion, Closing Documents & Continuing Disclosure Agreement
- Compensated via flat fee from bond proceeds

INVESTMENT PROFESSIONALS

TBD

- Advises issuer on investment of bond proceeds
- Establishes & manages investment portfolio(s) on behalf of client
- Compensated via direct, flat or % of assets-based fee agreement

ARBITRAGE CONSULTANTS

EHLERS

- Monitors arbitrage position & cash flows
- Maintains tracking log of key arbitrage dates & allowable investment yields
- Completes arbitrage reporting
- Advises issuer on IRS inquiries and/or audits
- Compensated via direct service contract with issuer

RATING AGENCY

MOODY'S INVESTORS SERVICE, INC.

- Renders independent credit assessment of issuer & transaction
- Monitors issue via ongoing surveillance
- Compensated via direct payment from issuer, but does not represent issuer

BOND UNDERWRITER/PURCHASER

TBD

- Initial purchaser of bonds & sells to investors
- Represents its own commercial interests
- Compensated via flat fee from bond proceeds

DISSEMINATION AGENT

EHLERS

- Prepares & remits required and voluntary continuing disclosures on behalf of the issuer
- Ensures past compliance efforts accurately reflected in official statements
- Respond to underwriter inquiries regarding past compliance
- Compensated via direct service contract with issuer, payable over the life of the bonds

PAYING AGENT

ASSOCIATED TRUST COMPANY, N.A.

- Facilitates the collection & distribution of funds for bond payments
- Holds trust powers
- Compensated via direct service contract with issuer, payable over the life of the bonds



600 South Fourth Street P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025

To: Stoughton Utilities Committee

From: Shannon M. Statz
Stoughton Utilities Finance Manager

Jill M. Weiss, P.E.
Stoughton Utilities Director

Subject: Stoughton Utilities Administration Building Lease Agreement Between Stoughton Utilities and the City of Stoughton

Stoughton Utilities has had a rental agreement with the City of Stoughton for the Stoughton Utilities Administration Building at 600 South Fourth Street since 1996 when we remodeled and occupied space within following the city's purchase of the building. Since that time, the rental lease agreement terms have expired and been renewed several times.

The current rental lease agreement expired February 28, 2023. Stoughton Utilities and City of Stoughton staff have been working together to draft a revised lease agreement that better reflects the relationship between Stoughton Utilities and the City of Stoughton. This effort has included completion of a regional market rent study by L.A. Duesterbeck & Associates, language review by attorneys from Stafford Rosenbaum LLP and Boardman & Clark LLP, and financial review by Baker Tilly US LLP.

Stoughton Utilities staff initiated the process to create a new lease agreement that would address lease terms for 2023 and 2024 following the prior lease expiration, and for 2025 and continuing years. A lease has been drafted by Boardman & Clark and presented to the City of Stoughton for review. Key terms of the lease include payment of \$234,364.22 in holdover rent for years 2023 and 2024 to the City of Stoughton, an ongoing base rent beginning at \$20,000 in 2025 and increasing 3% annually, with an initial lease term of one year with annual extensions thereafter. The Stoughton City Attorney is currently reviewing the draft lease.

At this time it is requested that the Stoughton Utilities Committee review and approve the draft lease for the Stoughton Utilities Administration Building, with such changes necessary to finalize the lease as are acceptable to and recommended by attorneys from Stafford Rosenbaum LLP and Boardman & Clark LLP, and recommend approval of the same to the Stoughton Common Council at an upcoming meeting.

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LEASE—600 S. FOURTH ST., STOUGHTON, WI

RECITALS

- A. Stoughton Utilities (“Tenant”) currently occupies the Premises (defined below) as a periodic holdover tenant under a lease dated January 1, 1995, as amended, (“Prior Lease”).
- B. The City of Stoughton (“Landlord”) and Tenant wish to enter into a new lease to replace and supersede the Prior Lease and provide the terms under which Tenant may continue to occupy the Premises.

1. DEFINITIONS

As used in this lease, the following capitalized terms have the meanings ascribed to them below.

DEFINED TERM:	MEANING:
“Landlord”	the City of Stoughton
“Tenant”	Stoughton Utilities
“Base Rent”	\$20,000 per year
“Commencement Date”	January 1, 2025
“Lease Year”	each consecutive twelve calendar month period from the Commencement Date through the end of the Term
“Property”	the real estate owned by Landlord located at 600 South Fourth Street, Stoughton, Wisconsin 53589 (PINs 281/0511-081-4211-7 & 281/0511-081-4201-9)
“Premises”	an approximately 44,078 square-foot portion of the building located on the Property and the adjacent fenced yard space, all as approximately depicted on Exhibit A attached hereto.
“Initial Term”	the period of one year from the Commencement Date
“Term”	the Initial Term, as it may be extended from time to time

2. DEMISE & TERM

Landlord leases the Premises to Tenant, and Tenant accepts the Premises, for the Term. After the expiration of the Initial Term, this lease will automatically extend for successive one-year periods, until one party gives notice of termination to the other. If notice of termination is not given at least 180 days before the end of the Term (whether the Initial Term or a subsequent extension term), then it will become effective at the end of the next extension term. The Term will terminate only by the giving of notice, by mutual agreement of Landlord and Tenant, or in connection with Landlord’s exercise of remedies under **Section 8** below.

3. RENT

3.1 HOLDOVER RENT

Within 30 days of full execution of this lease, Tenant will pay to Landlord \$234,364.22 (\$106,302.24 for 3/2023-12/2023 and \$128,061.98 for 2024) in full satisfaction of all obligations of Tenant with respect to Tenant's use and occupancy of the Property prior to the Commencement Date.

3.2 BASE RENT

Tenant will pay Landlord Base Rent throughout the Term. Base Rent will increase by 3.0% at the start of each Lease Year.

3.3 OTHER PAYMENTS

Tenant will pay any and all other monetary sums required to be paid under this lease (e.g., utility charges), and each of those monetary sums will be deemed to be rent under this lease.

3.4 PAYMENT TERMS

Tenant will pay Base Rent to Landlord, and other rent payments directly to the party entitled to it. Landlord shall invoice Tenant for Base Rent for the first year within 15 days of full execution of this lease and on or before January 15th for subsequent Lease Years. The Base Rent payment for the first Lease Year is due within 30 days of full execution of this lease and Base Rent payments for subsequent Lease Years, if any, are due January 30th of each Lease Year.

3.5 INTEREST

All payments due under this lease bear interest at the rate of 10.00% percent per annum from the due date until paid (or in the case of sums paid because of Tenant's default, from the date such payments are made until the date reimbursed).

4. CONDITION

Tenant is currently occupying the Premises and is satisfied with its condition. Tenant therefore accepts the Premises in its "AS-IS" condition, without representation or warranty of any kind from Landlord as to its condition, repair, or suitability for any particular purpose. Landlord disclaims any representation or warranty, whether express or implied, as to the condition of the Premises.

4.1 ALTERATIONS

Tenant may make any improvements, additions, alterations, and fixtures to the Premises that Tenant may desire, so long as they comply with applicable laws and regulations. Tenant may at any time remove any improvements, additions, alterations, and fixtures made by Tenant to the Premises (whether under this lease or the Prior Lease) and shall not be obligated to replace such items or restore the Premises.

4.2 SURRENDER

Upon termination of this lease, Tenant will surrender the Premises to Landlord in "AS-IS" broom-clean condition. Tenant will surrender to Landlord all improvements, additions,

alterations, and fixtures that Tenant has not removed prior to the termination of this lease and they will become Landlord's property at that time.

5. MAINTENANCE & REPAIRS

Tenant will, at Tenant's sole cost and expense, keep the Premises in a clean and orderly condition and will perform any non-structural maintenance and repair necessary to keep the Premises in the condition it was in on the Commencement Date, provided the cost of such maintenance and repair does not exceed \$20,000 per calendar year. Tenant shall have no further obligations for maintenance or repair of the Premises or Property except as set out in this Section 5.

6. USE & OPERATION

6.1 USE RESTRICTIONS

Tenant will not occupy or use (or permit others to occupy or use) the Premises in any manner that is unlawful or that would render void or increase the rate of fire insurance on the building or its contents.

6.2 COMMON AREAS

Tenant shall have the non-exclusive right to use the parking lot, driveways, sidewalks,, and other portions of the Property that are currently used in common with Landlord or other occupants of the building on the Property. Tenant shall be responsible for removing snow and ice from the parking lots, driveways, and sidewalks and mowing the grassy areas on the Property.

6.3 UTILITIES

Tenant will be solely responsible for obtaining—and will pay the cost of—any utility services to the Premises for Tenant's use, including water, electricity, gas, telephone, cable tv, or internet.

7. INSURANCE

Landlord shall, at its expense, keep all buildings and other improvements on the Property insured against all loss or damage by fire, storm, or other casualty at full replacement cost and shall maintain a policy of commercial general liability insurance insuring against injury to property, person, or loss of life arising out of the use, occupancy, or maintenance of the Property with limits of liability not less than \$5,000,000.

8. DEFAULT & REMEDIES

8.1 BREACH

The happening of any one or more of the following events constitutes a breach of this lease by Tenant (and any statutory notice given by Landlord to Tenant in accordance with applicable law will suffice for the notices referred to below):

(A) MONETARY DEFAULT

Tenant will be in default of this lease for failure to pay rent or any other sum of money due under this lease within 15 days after receipt of written notice from Landlord.

(B) NON-MONETARY DEFAULT

Tenant will be in default of this lease for failure to comply with any other material provision of this lease within 30 days after receipt of written notice from Landlord (unless the default involves a hazardous condition, which must be cured immediately), but if Tenant cannot reasonably cure the non-compliance within 30 days, then Tenant will not be in default if Tenant commences to cure the same within 30 days and continues to use diligent efforts to cure such failure.

8.2 REMEDIES

Landlord will have all rights and remedies provided by applicable law. One or more waivers of any default will not be construed as a waiver of any future default of the same or any other provision.

9. QUIET ENJOYMENT

So long as Tenant duly and punctually performs all of its obligations under this lease, Tenant will peaceably and quietly enjoy the Premises for the Term of this lease, free from hindrance by Landlord or any party claiming by, through or under Landlord.

10. GENERAL & INTERPRETIVE PROVISIONS

10.1 RECITALS & EXHIBITS

The recitals and all exhibits attached to this lease are incorporated into and are a part of this lease.

10.2 GOVERNING LAW

Wisconsin law governs the interpretation of this lease.

10.3 PROVISIONS SEVERABLE

If any court of law (or other duly-designated arbiter with legal authority) determines that any provision of this lease is invalid, illegal, or unenforceable in any respect or for any reason, then that determination will not affect any other provision of this lease, which will then be construed as if that invalid, illegal, or unenforceable provision had never existed.

10.4 TIME OF ESSENCE

Time is of the essence as to all matters set forth in this lease.

10.5 NOTICES

Any notice given in connection with this lease must be in writing, and may be delivered in any one of the following ways: (a) by personal delivery; (b) by delivery by an express mail service; (c) by mailing via the first class United States mail, postage prepaid; or (d) by facsimile transmission, electronic mail or other comparable means. Notice by mailing in the first-class United States mail as described will be deemed given three days after mailing. All other forms of notice will be effective upon receipt at the address (whether physical or electronic) or facsimile number of the recipient. Notice shall be given to the addresses set out beneath the parties' signatures below, or to such other address as one party specifies in writing to the other from time to time.

LEASE—600 S. FOURTH ST., STOUGHTON, WI

10.6 INTEGRATION

This lease constitutes the sole, integrated agreement of the parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within it.

10.7 AMENDMENT

No amendment, modification, or alteration of these lease terms will be binding unless it is in writing, and signed by the party against whom enforcement is sought.

10.8 OTHER INTERPRETIVE PROVISIONS

The word “including” means “without limitation.” Any time a party’s consent or approval is required under this lease, that party may not unreasonably withhold, condition, or delay that approval.

LANDLORD:	TENANT:
City of Stoughton	Stoughton Utilities
By: _____	By: _____
Name: _____	Name: <u>Jill Weiss</u>
Title: _____	Title: <u>Utilities Director</u>
Date: _____	Date: _____
By: _____	
Name: _____	
Title: _____	
Date: _____	
Landlord’s contact information for notices: Street Address: _____ _____ _____	Tenant’s contact information for notices: Street Address: _____ _____ _____
Telephone Number: _____	Telephone Number: _____
Facsimile Number: _____	Facsimile Number: _____
Email Address: _____	Email Address: _____

EXHIBIT A

Graphic Depiction of the Premises (outlined in Red)





Stoughton Utilities

600 South Fourth Street
P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025

To: Stoughton Utilities Committee

From: Brian R. Hoops
Stoughton Utilities Assistant Director

Shannon M. Statz
Stoughton Utilities Finance Manager

Jill M. Weiss, P.E.
Stoughton Utilities Director

Subject: Bad Debt Account Write-Offs through December 31, 2024

Staff is requesting that the following Stoughton Utilities customer account balances and invoices totaling \$8,212.03 be written off as uncollectible as of December 31, 2024.

The delinquent balances on the enclosed list remain after collection efforts have proven to be unsuccessful after at least six months, when collection efforts are not possible due to bankruptcy or the death of the responsible party, or when collection efforts were not attempted for other reasons. These delinquencies have been determined to be uncollectible, and should be written off as such.

Delinquent customer accounts and their associated balances will remain listed within our bad debt file. If a customer returns to our service territory and has previously incurred a bad debt on their account, we require a deposit to insure payment for future service. In addition, if the write-off did not result from a bankruptcy filing, we will attempt collection of the debt as a condition of new service.

Any listed debt that has been submitted to the Wisconsin Department of Revenue (DOR) for collection through their Tax Refund Intercept Program (TRIP) and/or State Debt Collection (SDC) Initiatives will remain until the DOR removes the submission.

We are requesting that the Stoughton Utilities Committee approve the Bad Debt Account Write-offs through December 31, 2024, and recommend the Stoughton Common Council approve the write-offs and adopt the accompanying resolution.

Bad Debt Account Write-Off List
Uncollectable as of December 31, 2024

Date Issued:	Reference:	Description:	Electric:	Stormwater:	Water:	Wastewater:	Total:
09/24/2021	8674-10	Uncollectable Customer Balance	\$ 341.97	\$ -	\$ -	\$ -	\$ 341.97
04/22/2022	8588-14	Uncollectable Customer Balance	\$ 97.62	\$ -	\$ -	\$ -	\$ 97.62
04/22/2022	9036-13	Uncollectable Customer Balance	\$ 55.03	\$ -	\$ -	\$ -	\$ 55.03
04/25/2022	8662-14	Uncollectable Customer Balance	\$ 22.76	\$ -	\$ -	\$ -	\$ 22.76
08/03/2022	7410-24	Uncollectable Customer Balance	\$ 313.13	\$ -	\$ -	\$ -	\$ 313.13
08/23/2022	13676	Car Vs Transformer	\$ 449.03	\$ -	\$ -	\$ -	\$ 449.03
09/01/2022	9258-16	Uncollectable Customer Balance	\$ 202.16	\$ -	\$ -	\$ -	\$ 202.16
02/17/2023	7492-10	Uncollectable Customer Balance	\$ 42.38	\$ -	\$ -	\$ -	\$ 42.38
03/01/2023	8612-12	Uncollectable Customer Balance	\$ 102.45	\$ -	\$ -	\$ -	\$ 102.45
06/01/2023	13838	Outside services	\$ 482.53	\$ -	\$ -	\$ -	\$ 482.53
06/05/2023	8612-13	Uncollectable Customer Balance	\$ 33.90	\$ -	\$ -	\$ -	\$ 33.90
06/22/2023	13860	Car Vs Pole	\$ 1,835.71	\$ -	\$ -	\$ -	\$ 1,835.71
08/02/2023	8697-10	Uncollectable Customer Balance	\$ 237.20	\$ -	\$ -	\$ -	\$ 237.20
08/10/2023	7720-10	Uncollectable Customer Balance	\$ 205.67	\$ -	\$ -	\$ -	\$ 205.67
08/17/2023	7408-10	Uncollectable Customer Balance	\$ 199.64	\$ -	\$ -	\$ -	\$ 199.64
09/27/2023	5028-17	Uncollectable Customer Balance	\$ 57.37	\$ -	\$ -	\$ -	\$ 57.37
10/09/2023	1384-32	Uncollectable Customer Balance	\$ -	\$ -	\$ 3.86	\$ 7.96	\$ 11.82
11/28/2023	8740-13	Uncollectable Customer Balance	\$ 34.45	\$ -	\$ -	\$ -	\$ 34.45
12/15/2023	9076-19	Uncollectable Customer Balance	\$ 17.61	\$ -	\$ -	\$ -	\$ 17.61
12/22/2023	9258-19	Uncollectable Customer Balance	\$ 131.62	\$ -	\$ -	\$ -	\$ 131.62
12/29/2023	13995	Damage to Utility Equipment	\$ 739.34	\$ -	\$ -	\$ -	\$ 739.34
12/29/2023	13996	Restore Customers Equipment	\$ 256.27	\$ -	\$ -	\$ -	\$ 256.27
02/23/2024	8248-10	Uncollectable Customer Balance	\$ 799.43	\$ -	\$ -	\$ -	\$ 799.43
03/21/2024	8535-10	Uncollectable Customer Balance	\$ 531.27	\$ -	\$ -	\$ -	\$ 531.27
06/19/2024	14053	Easement Legal Release	\$ 66.00	\$ -	\$ -	\$ -	\$ 66.00
07/11/2024	14069	Street Light Damage	\$ 374.93	\$ -	\$ -	\$ -	\$ 374.93
07/11/2024	14071	Underground Upgrade	\$ 262.31	\$ -	\$ -	\$ -	\$ 262.31
07/11/2024	14070	Customer Call Out	\$ 222.30	\$ -	\$ -	\$ -	\$ 222.30
08/19/2024	14085	Bulk Water	\$ -	\$ -	\$ 61.68	\$ -	\$ 61.68
09/23/2024	3616-17	Uncollectable Customer Balance	\$ -	\$ -	\$ -	\$ 24.45	\$ 24.45
Total to be Written Off:			\$ 8,114.08	\$ -	\$ 65.54	\$ 32.41	\$ 8,212.03

**RESOLUTION FROM THE UTILITIES COMMITTEE TO THE
STOUGHTON COMMON COUNCIL**

Authorizing and directing the proper City official(s) to approve the write-off of Stoughton Utilities delinquent account balances and invoices deemed uncollectible as of December 31, 2024.

Committee Action: Utilities Committee recommended Common Council approval – 0

Fiscal Impact: \$8,212.03

File Number: R--2025

Date Introduced: February 25, 2025

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, Stoughton Utilities staff attempted all appropriate collection efforts, or received notification of discharge of debt from bankruptcy, for customer’s account balances and invoices totaling \$8,212.03, and

WHEREAS, these delinquencies have been determined to be uncollectible as of December 31, 2024, and should be written off as such, and

WHEREAS, delinquent accounts and their associated balances will remain listed within a bad debt file and collection attempts resumed if a customer returns to the Stoughton Utilities service territory, and

WHEREAS, any listed debt that has been submitted to the Wisconsin Department of Revenue (DOR) for collection through their programs will remain until the DOR removes the submission, and

WHEREAS, your Stoughton Utilities Committee met on February 17, 2025 to consider this request, approved the request, and recommended approval and the adoption of the corresponding resolution, now therefore

BE IT RESOLVED by the Common Council of the City of Stoughton that the proper city official(s) be hereby directed to write off uncollectible customer account balances and invoices totaling \$8,212.03 and record the amount as a 2025 operating expense.

Council Action: **Adopted** **Failed** **Vote:** _____

Mayoral Action: **Accept** **Veto**

Mayor Timothy Swadley

Date

Council Action: _____ **Override** **Vote:** _____



Stoughton Utilities

600 South Fourth Street
P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025

To: Stoughton Utilities Committee

From: Brian R. Hoops
Stoughton Utilities Assistant Director

Jill M. Weiss, P.E.
Stoughton Utilities Director

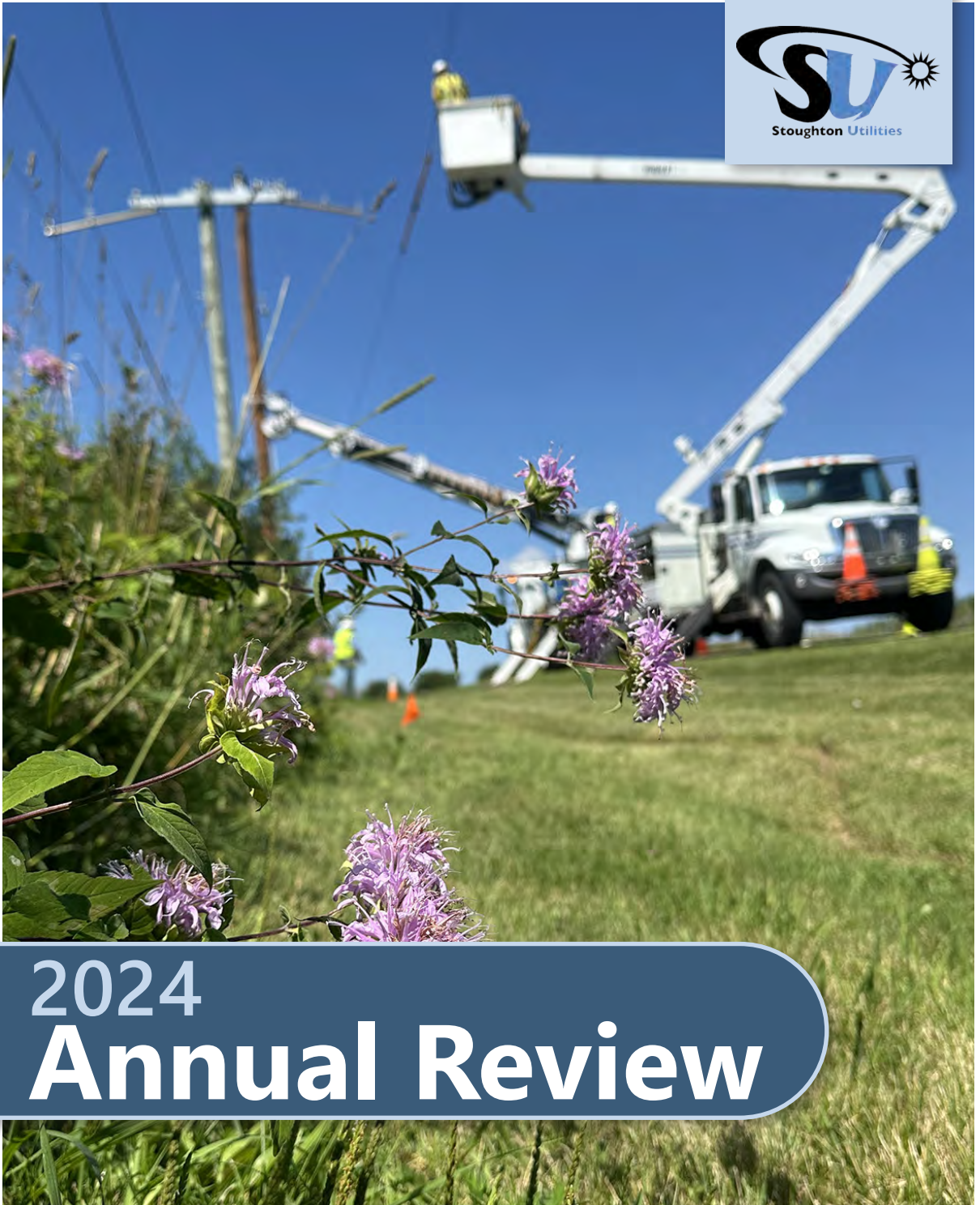
Brandi D. Yungen
Stoughton Utilities Education & Outreach Coordinator

Subject: 2024 – Annual Review

Stoughton Utilities is proud to be Stoughton’s locally owned, not-for-profit electric, water, and wastewater utility. As a municipal utility, our customers and community are our top priority. Each year, Stoughton Utilities strengthens the community through funding towards economic development and contributions to local charities and educational programs.

In 2024, Stoughton Utilities celebrated 138 years of service to our community. As each year passes, we continue to further our efforts in energy efficiency, renewable energy, and other reductions in carbon emissions. We also work to increase system reliability through various reconstruction projects and increase customer health and safety.

Attached is a 2024 Annual Review publication of Stoughton Utilities’ efforts and activities in the community.



2024 Annual Review

Stoughton Utilities is proud to be Stoughton's locally owned, not-for-profit electric, water, and wastewater utility. As a municipal utility, our customers and community are our top priority.

In 2024, Stoughton Utilities celebrated 138 years of service to our community. Each year, Stoughton Utilities strives to make a positive impact in the community through funding towards economic development and contributions to local charities and educational programs.

If you would like more information about the topics included in this report, please visit stoughtonutilities.com, email customerservice@stoughtonutilities.com, or contact us by phone at (608) 873-3379.

Awards & Recognition



Stoughton Utilities staff received recognition for their contributions to Public Power at MEUW's Annual Conference. From left: Ryan Jefferson, Excellence in Linework Award; Joe Adler, Excellence in Linework Award; Scott Adler, Exemplary Service Award; Jill Weiss on behalf of Stoughton Utilities, 2023 Safety Achievement Award.

2023 Electric Reliability

American Public Power Association

Safety Award of Excellence

American Public Power Association

Safety Achievement Award

Municipal Electric Utilities of Wisconsin

Smart Energy Provider

American Public Power Association

National Renewable Energy Leader

Department of Energy National Renewable Energy Laboratory

Public Power Customer Satisfaction Award

American Public Power Association

2024 Statistics



145,959,843 kWh of electricity purchased



36.22 MW Peak energy demand reached on August 26, 2024.



462,615,000 gallons of water pumped into the distribution system



438,087,000 gallons of wastewater treated



\$862,021 Paid to the City of Stoughton in lieu of taxes



111,807 payments processed

Events

Stoughton Utilities staff participates in and sponsors various local events to support our community. In 2024, these events included:

- ◆ Syttende Mai Parade
- ◆ National Night Out
- ◆ Lineworker Appreciation Coloring Contest
- ◆ Public Power Week
- ◆ Coffee Break Festival
- ◆ Juneteenth



Holiday Donation Drive

One of our most popular programs, the Holiday Light Exchange and Donation Drive returned in 2024. During a special one-time event, customers helped local food pantries by donating non-perishable food items in exchange for a string of LED holiday lights and a gift!

This year, we distributed over **140 strings** of energy efficient holiday lights, and thanks to the generosity of the Stoughton Community, over **1,300 pounds** of food was donated!

Donations

One of the greatest benefits of having a locally owned municipal utility is our commitment to giving back to the community through donations, scholarships, and programs to promote energy efficiency. Many of these donations are made possible through our joint ownership of our wholesale power provider, WPPI Energy.

Stoughton is home to many non-profit organizations that serve our community. In 2024, Stoughton Utilities helped to support area organizations and their missions with the following community contribution donations:

- \$500 - Stoughton Food Pantry*
- \$500 - Personal Essentials Pantry*
- \$500 - Stoughton United Methodist Food Pantry*



RoundUP

Stoughton Utilities began its RoundUP program in 2006 as a way to further assist local non-profit organizations in our community. RoundUP is a voluntary program that “rounds up” customers’ utility bills to the next whole dollar. All proceeds are distributed to local non-profit community organizations. Recipients are chosen by the Stoughton Utilities Committee twice a year. Recipients in 2024 were:

- \$500 - Stoughton Area Resource Team (START)*
- \$500 - Neighborhood Free Health Clinic*
- \$500 - Stoughton Aqua Racers (STAR)*
- \$500 - Three Gaits, Inc.*

Please contact our office or log in to *My Account* at stoughtonutilities.com to enroll!



Education

Stoughton Utilities recognizes that investing in our youth is an investment in our future. Each year, SU provides a graduating Stoughton student with a \$1,000 scholarship. The 2024 recipient of the Public Power Scholarship was Cameron Luebke, who is attending the University of Wisconsin - Milwaukee to study engineering.

We also sponsor an annual production by the National Theater for Children. This program for elementary school students provides valuable knowledge about energy efficiency and safety in a fun and engaging format.

In addition to the donations listed above, Stoughton Utilities helped to sponsor the annual Syttende Mai Festival, Juneteenth, Coffee Break Festival and National Night Out, and donated LED holiday lights to Stoughton Public Works to replenish some of the holiday lights that decorate downtown.

Sustainability

Stoughton Utilities received national recognition from the Department of Energy's National Renewable Energy Laboratory (NREL) for our commitment to renewable energy and efficiency initiatives, being recognized as **8th in the nation for green power participation**, and **8th in the nation for Green Power Sales Rate**. This was the ninth time Stoughton has ranked in the top 10 since 2010.

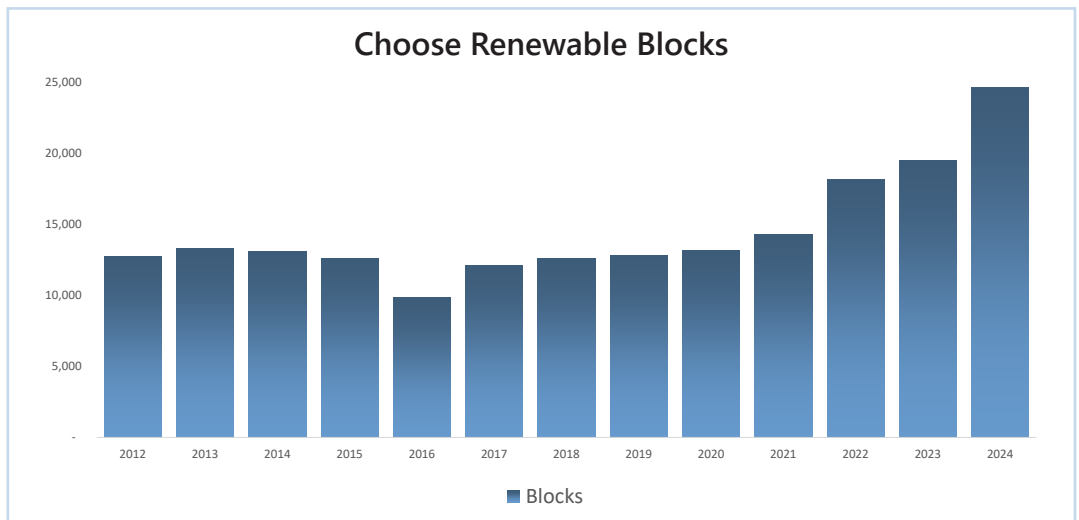
Incentives

Stoughton Utilities offers customers a \$25 bill credit incentive when they purchase ENERGY STAR certified appliances and smart thermostats, or when they complete a home energy assessment with a Focus on Energy Trade Ally. Since 2017, the Stoughton community has received **450 ENERGY STAR appliance** incentives and **326 smart thermostat** incentives. In 2021, Stoughton Utilities began offering incentives to customers that install a new Electric Vehicle charger, helping customers to install 11 new electric vehicle chargers so far.

Choose Renewable

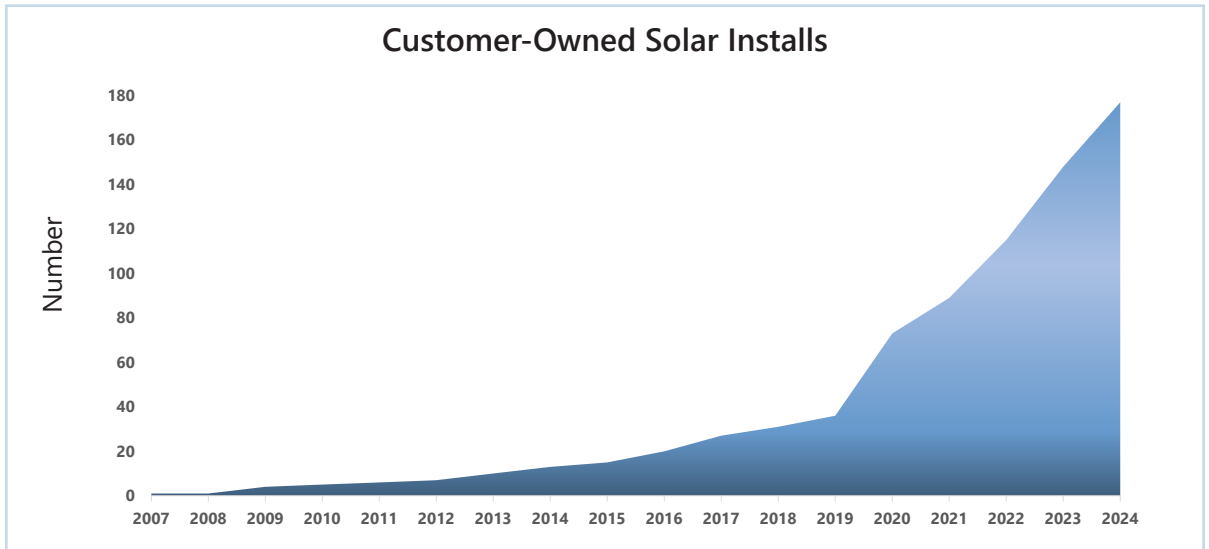
Choose Renewable allows customers to sign up to increase their monthly bill by a few dollars, ensuring their home or business is powered by additional renewable energy such as solar, wind and biogas. A typical household can run on clean energy with the purchase of just two or three blocks. Each 300 kWh block costs just \$2 per month, making Choose Renewable an affordable way to go green!

In 2024, Stoughton customers purchased 24,648 blocks of renewable energy - equal to **7.39 gigawatt hours** of electricity - from renewable sources instead of non-renewables. That is equivalent to removing the greenhouse gas emissions from 1,159 gasoline-powered vehicles driven for one year!



Solar in Stoughton

At the end of 2024, there were a total of **177 customer-owned solar photovoltaic systems** connected to the Stoughton Utilities electric system with interconnection applications approved for several more installations in progress. 31 of these were installed in 2024 and more are added each year.



Mutual Aid

On September 26, 2024, Hurricane Helene made landfall in the Florida Gulf Coast as a Category 4 storm, causing flooding and property damage throughout the region. Not even 2 weeks later, on October 9, 2024, Hurricane Milton made landfall in Florida as well, causing further damage and flooding, and leaving millions of people without power.

Lineworkers from 22 Wisconsin communities, including SU lineworkers Andy, Mike, and Chad, traveled to Lakeland, FL to assist with restoration efforts.

Water

Stoughton Utilities pumped over **462 million gallons of water** in 2024. Every year, water operators open up the hydrants in the city to flush out sediment and mineral deposits that settle at the bottom of our 75 miles of water mains. 2024 hydrant flushing started in May and was completed in June.

Water operators also responded to and repaired several water main breaks, which are primarily caused by damage during construction, older materials that weaken and deteriorate over time, and stress on the pipes from fluctuations in temperature.





Wastewater

The wastewater treatment plant continued to process over 1 million gallons of wastewater daily. In 2024, the wastewater plant treated over **438 million gallons of wastewater**.

Wastewater operators spend a great deal of time each year maintaining the wastewater treatment plant as well as the sanitary sewer collection system throughout the city.

All aspects of the wastewater treatment process are closely monitored and regulated by the Wisconsin Department of Natural Resources (DNR). Wastewater operators regularly test samples of the wastewater to ensure safety and compliance with all applicable laws and permit limits.

The Wastewater Treatment Plant also reports daily weather observations such as temperature, precipitation, and snowfall measurements to the National Weather Service.



Electric

In order to maintain the reliability of our electric distribution system, the Electric System Division performs routine tree trimming throughout the year to prevent interference with the power supply from tree branches and limbs. Lineworkers also maintain and repair the distribution system, respond to customer requests for new service and service upgrades, and respond to power outages.

Stoughton Utilities was recognized in 2024 with a “Certificate of Excellence” for reliability in 2023 by the American Public Power Association. This certificate is awarded to utilities that have provided **exceptionally reliable electric service** to their communities. Our record of reliability can be credited to regular system maintenance and our lineworkers’ dedication to getting the lights back on as quickly as possible when an outage occurs.



Technical Operations

Stoughton Utilities' Technical Operations Division consists of customer service, billing, metering, information technology, customer education, asset management, and distribution system coordination and design.

In addition to answering customer calls and emails, in 2024 the Technical Operations team:

- Calculated 120,089 utility billing statements totaling \$22.1 million
- Processed 111,807 payments including auto pay, checks, cash, and credit cards
- Mailed out 7,043 past due notices
- Facilitated the completion of over 180 customer projects, including new service installations and upgrades.



Finance

Stoughton Utilities' Finance Division processes the payroll for utility and city employees, prepares monthly financial reports, and completes daily and monthly cash balancing, consumption reports, work order closing, and balancing of accounts payable and receivable.

On top of these typical monthly duties, the Finance team also prepares for and assists with the annual utility audit, reviews rates for services, and completes annual budgeting and capital improvement planning.

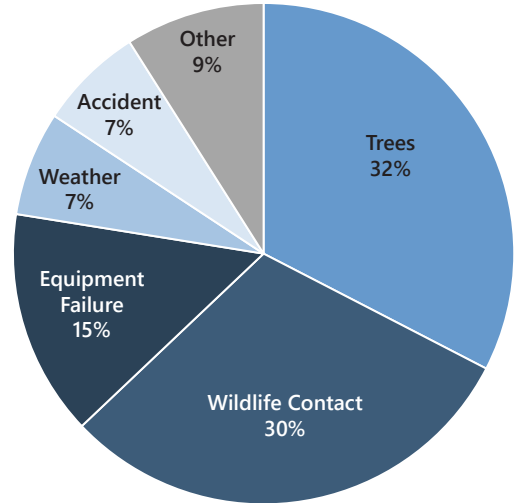


Power Outages

Despite our best efforts at prevention, power outages occasionally occur in Stoughton. When they do, our lineworkers respond quickly, 24-hours a day, to get the power back on to homes and businesses as soon as safely possible.

The most common cause of electric outages in Stoughton in 2024 was trees, with wildlife contact following closely behind.

Even with these often unpreventable outages, Stoughton Utilities customers enjoyed average availability of electric service over 99.99% of the time!



Our Team

None of the accomplishments made by Stoughton Utilities in 2024 would have been possible without our amazing team. Stoughton Utilities employees have over 220 years of combined experience. 2024 included the following milestone anniversaries:

Kent T - 10 Years

Jill W - 5 Years

We also welcomed new staff to our SU team in 2024, including:

Dustin K, Operator, Water Division

Jacob B, Apprentice Meter Technician

Collin C, Journeyman Lineworker

Paul S, Apprentice Lineworker





600 South Fourth Street P.O. Box 383
Stoughton, WI 53589-0383

Serving Electric, Water & Wastewater Since 1886

Date: February 13, 2025

To: Stoughton Utilities Committee

From: Jill M. Weiss, P.E.
Stoughton Utilities Director

Subject: Utilities Committee Future Agenda Item(s)

This item appears on all agendas of Committees of the City of Stoughton.