

**CITY OF LANCASTER  
COMMON COUNCIL AGENDA  
JANUARY 20, 2020**

**Place: 206 S. Madison St., City Hall-Council Chambers**

**Time: 6:30 PM**

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Consent Agenda\*
  - a. Approve minutes of regular Council Meeting of December 16, 2019
  - b. Approve retaining of City's Labor Attorney Jon Anderson
  - c. December Revenue Report
  - d. Approve "Class A" Liquor and Class "A" Beer License-Schurman Downtown Liquor
  - e. Approve Operator Licenses
6. Approval of Expenditures
7. Approval of Purchase Orders
  - a. PO # 6809 Thompson Truck and Trailer/Monroe Truck Equipment @\$155,018 as recommended by Public Works Review Committee
8. Reports from Commissions and Committees
  - a. Parks & Recreation Committee 1-6-20
  - b. Plan Commission 1-13-20
  - c. Public Works Review 1-15-20
9. Consider Ordinance No. 2020-01-An Ordinance Amending the Zoning Map for the City of Lancaster, Grant County, Wisconsin as recommended by Plan Commission
10. Consider Ordinance No. 2020-02-Amended Fee Schedule Ordinance for 2020 as recommended by the Parks & Recreation Committee
11. Consider Ordinance No. 2020-03 Dissolution of Housing Authority and Possible Action
12. Consider \$1,899 quote from Decker Supply Co Inc. for a solar powered Flashing Stop Sign at the street intersection of Cherry Street and Jefferson Street as recommended by Public Works Committee
13. Discuss Pool House Improvements and Possible Action
14. Discuss Developer's Agreement for Hotel Development and Possible Action
15. Discuss professional service contract with Ehlers and Possible Action
16. Reports from Department Heads
  - a. Fire Department
  - b. Library Report
  - c. Police
  - d. Public Works
17. Administrator's Report
18. Mayor Comments
19. Council Comments
20. Future Agenda Items
27. Adjourn

*\*Items on the consent agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered on the Regular Agenda.*

**City of Lancaster  
City Council  
January 20, 2020**

**To:** David Varnam, Mayor and Council

**Subject:** Item 5 – Consent Agenda

**Prepared by:** David Kurihara, City Clerk/Treasurer

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The following are explanations for the items listed on the Consent Agenda:

- a. Minutes (**Attached**) – The proceedings from the regular Council meeting of December 16, 2019
- b. Approve to transfer City files and retain Attorney Jon Anderson at Husch Blackwell (**Attached**). Note: Jon has been the City’s Labor Attorney since the early 2000’s.
- c. Revenue report for December (**Attached**)
- d. Approve Liquor License- Schurman Downtown Liquor. Note: A provisional license had been previously issued.
- e. Approve Operator Licenses for the following:

146	Rebeka Bray	Lancaster	Newmans Mobil
147	Morgan Schneider	Lancaster	Doolittles
148	Andrea Taylor	Lancaster	Schurman Downtown Liquor
149	Janell Reuter	Lancaster	Schurman Downtown Liquor
150	Sydney Taylor	Lancaster	Schurman Downtown Liquor
151	Matthew Tower	Lancaster	Piggly Wiggly
152	Joshua Reynolds	Beetown	Piggly Wiggly
153	Jamie Pitzen	Platteville	Schurman Downtown Liquor

Applicants have met all licensing requirements.

**CITY OF LANCASTER  
COMMON COUNCIL MINUTES  
DECEMBER 16, 2019**

**1. Call Meeting to Order**

Mayor Varnam called meeting to order at 6:30 P.M.

**2. Pledge of Allegiance**

**3. Roll Call**

Members present: Mayor Varnam, Harper, Hoffman, Ingebritsen, LaBudda, Oliveto, Reuter, Schmidt and Rollins

Members absent: LaBudda

Others present: Attorney Helmke, Administrator Carlson, Clerk Kurihara, DPW Hauth, Police Chief Reukauf, Fire Chief Braun, EMS Director Boughton, Library Director Bernetzke, Administrative Assistant Sheckler and Assistant Library Director Fortney

**4. City Employee Service Recognition**

Mayor Varnam acknowledged and handed out years of service recognition certifications to the following employees: Aja Taylor-5 years, Jennifer Bernetzke-10 years and Tara Fortney-20 years.

**5. Mayor Proclamations**

- a. Adult School Crossing Guard Recognition Week-January 20-24, 2019

**6. Public Comments**

None

**7. Consent Agenda**

- a. Approve minutes of regular Council Meeting of November 18, 2019 and special Council Meeting of December 9, 2019
- b. Approve Election Inspectors 2020-2021
- c. Approve Service Agreement for Dennis Hampton
- d. Approve 2020 Fire Protection Towns Agreements
- e. Approve Resolution No. 2019-10 Introductory Resolution on Final Date for Payment of Taxes
- f. November Revenue Report

Motion by Ingebritsen a, seconded by Schmidt to approve above consent agenda items. Motion carried unanimously by roll call vote.

**8. Approval of Purchase Orders and Expenditures**

Motion by Hoffman, seconded by Harper to approve PO #6807=\$89,201.46 and expenditures=\$947,213.32. Motion carried unanimously by roll call vote.

**9. Reports from Commissions and Committees**

- a. Beautification Committee 12-3-19

**10. Ordinance No. 2019-06**

Staff memo was briefly reviewed and Administrative Assistance Sheckler answered questions regarding Administration's proposed pool fees.

Motion by Reuter, seconded by Ingebritsen to approve Ordinance No. 2019-06 -Amended Fee Schedule Ordinance for 2020 except for the pool and recreation fees to considered separately at the next meeting. Motion carried unanimously by roll call vote.

**11. Town and Country Sanitation Proposal for Sanitation Services**

Doug Enke, Town and Country Sanitation President/Owner addressed questions regarding Option #1, which uses large (95 gallon) totes for garbage and recycling.

Motion by Schmidt, seconded by Rollins to approve a seven (7) contract with Town and Country Sanitation Proposal for Sanitation Services-Option #1 and rates will be \$10.25/home/month for three (3) years with a 3% increase per year for the remaining four (4) years. Motion carried unanimously by roll call vote.

**12. Ordinance 405-5 Parking Limitations, 405-9 Vehicular weight limitations and 405-11 Operation in municipal property amendments**

There was a consensus to adopt the proposed amendments next month in ordinance form except for the following changes: C.18-Change 8am to 7am and C. 31-Change Maple to Elm and investigate the possibility of changing the parking restriction on Jefferson Street between Hickory Street and Elm Street.

**13. Hotel Development**

- N/A
- a. Discuss Developer's Agreement and Possible Action
  - b. Discuss possible creation of a Community Development Authority ("CDA") for the City of Lancaster and Possible Action
  - c. Discuss contracting Ehlers for professional service assistance and Possible Action

**14. Reports from Department Heads**

- a. Fire Department-Report handed out to members and introduced newly hired EMS Director Jeff Boughton
- b. Library-Report
- c. Police-Report
- d. Public Works-Report

**15. Administrators Report**

- a. Council Layout-Prefer current set-up (original set-up in front of fireplace).

**16. Mayor Comments**

Thanked Aja, Jennifer and Tara on their years of service again and the other employees, who were not present: Jenny Oyen-5 years, Mark Wood-20 years, Randy Wallin-25 years and Steve Bowen-15 years.

**17. Council Comment**

Rollins-Thanked staff (Aja) for holiday treats on the table.

**18. Future Agenda Items**

Oliveto-Update on Flashing Stop Sign at the corner of Jefferson Street and Cherry Street.

**19. Adjourn**

Motion by Hoffman, seconded by Rollins to adjourn the meeting at 7:41 P.M. Motion carried.

David A. Kurihara  
City Clerk

**VIA EMAIL ONLY (davidc@lancasterwisconsin.com)**  
JANUARY 6, 2020

Mr. David Carlson  
City of Lancaster  
206 S Madison Street  
Lancaster, WI 53813-1799

RE: Transition of Attorney Jon Anderson's Practice

Dear Mr. Carlson:

We are writing to let you know that as of January 3, 2020, Jon Anderson has left Godfrey & Kahn, S.C. and will be continuing his practice at Husch Blackwell. We wish to take this opportunity to communicate with you regarding the matters for which Godfrey & Kahn has provided you with legal representation.

The Wisconsin Rules of Professional Conduct assure every client the right of continued representation by the lawyer of his or her choice. Thus, you may choose to have Godfrey & Kahn continue to represent you or you may choose to have another lawyer or firm of your choice, including Jon Anderson at Husch Blackwell, represent you. Of course, you may also elect to continue to have Godfrey & Kahn represent you on certain matters, while transferring other matters to another law firm. If you would like assistance identifying the matters currently open at Godfrey & Kahn for your organization, please do not hesitate to contact the Godfrey & Kahn attorney with whom you have been working, or the undersigned.

We ask that you complete and send the attached Instructions For Continued Representation form, with appropriate instructions, to [mkurlinski@gklaw.com](mailto:mkurlinski@gklaw.com), with a concurrent copy sent to [billy.winters@huschblackwell.com](mailto:billy.winters@huschblackwell.com).

In the event you decide to retain Husch Blackwell or another firm of your choosing to represent you in any matter, then the applicable files will be transferred to the firm you designate pursuant to our normal file transfer procedures.

If you would like to discuss this matter, please feel free to contact Meg Kurlinski at (414) 273-3500, or by email at [mkurlinski@gklaw.com](mailto:mkurlinski@gklaw.com), or Jon Anderson at 608-234-6016 or by email [jon.anderson@huschblackwell.com](mailto:jon.anderson@huschblackwell.com).

Mr. David Carlson  
January 6, 2020  
Page 2

Very truly yours,

GODFREY & KAHN, S.C.



By: \_\_\_\_\_  
Margaret R. Kurlinski



By: \_\_\_\_\_  
Jon Anderson

Enclosure

cc: Jon Anderson

**INSTRUCTIONS FOR CONTINUED REPRESENTATION**

Re: City of Lancaster

**Please check one:**

\_\_\_\_\_ Please retain my files, or the file(s) identified below, and continue representation through the law firm of Godfrey & Kahn, S.C.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Please transfer my files, or the file(s) identified below, to Jon Anderson at Husch Blackwell.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Please transfer my files, or the file(s) identified below, to the attorney named below at the address listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Business

\_\_\_\_\_  
Date

Distribution Summary

Category	Distribution	Amount
CEMETERY	GRAVE OPENINGS	4,850.00
CEMETERY	LOT SALES	4,800.00
DONATIONS	GENERAL FUND-DONATIONS	1,041.03
DONATIONS	LIBRARY BLDG PROJ DONATIONS	50,000.00
DONATIONS	MISC	1,100.00
FIRE DEPARTMENT CHARGES	FIRE PROTECTION/TOWNSHIPS	23,126.17
FIRE DEPARTMENT CHARGES	FIRE RESCUE BUILDING	418.00
FIRE DEPARTMENT CHARGES	FIRE TRUCKS/TOWNS	10,038.00
GOLF COURSE	CART RENTAL	750.00
GOLF COURSE	GIFT CERTIFICATES	108.53
GOLF COURSE	GOLF MERCHANDISE	1,683.73
GOLF COURSE	GREEN FEES	250.00
GOLF COURSE	MEMBERSHIPS	2,650.00
GOLF COURSE	MISC	3,678.09-
GOLF COURSE	MISC	13,103.27
GOLF COURSE	MISC	92.60
INTERGOVERNMENTAL	STATE OF WI/LAW ENFORCE IMPROV	4,926.00
LICENSES AND PERMITS	BUILDING PERMITS	442.00
LICENSES AND PERMITS	LIQUOR LICENSES	15.00
LICENSES AND PERMITS	OPERATORS LICENSES	30.00
LICENSES AND PERMITS	OTHER LICENSES	300.00
MISCELLANEOUS REVENUES	HEALTH INSURANCE	479.56
MISCELLANEOUS REVENUES	MISC	119.00
MISCELLANEOUS REVENUES	MISC	75.68
MISCELLANEOUS REVENUES	MISC	25.68
MISCELLANEOUS REVENUES	MISC	9,854.00
MISCELLANEOUS REVENUES	MISC	1,808.00
MISCELLANEOUS REVENUES	MISC	33,059.00
MISCELLANEOUS REVENUES	RENT MUNICIPAL BUILDING	105.00
MISCELLANEOUS REVENUES	RENT THEATRE	1,500.00
MISCELLANEOUS REVENUES	RENT-CHAMBER	35.00
MISCELLANEOUS REVENUES	RENT-OTHER	35.00
POLICE DEPARTMENT	COURT FINES	823.20
POLICE DEPARTMENT	PARKING TICKETS	1,819.00
PUBLIC CHARGES	OTHER PUBLIC WORKS	2,726.68
TAXES	ACCOUNTS RECEIVABLE	1,525.18
TAXES	MISC	1,304.17
TAXES	MISC	27.00
TAXES	TAXES RECEIVABLE	1,184,964.48
TAXES	TAXES-ACCOUNTS PAYABLE	564.65
UTILITY BILLING RECEIPTS	UTILITY BILLING RECEIPTS	164,717.15
WASTEWATER UTILITY	DISCHARGE REVENUES	5,254.67
WASTEWATER UTILITY	MISC	391,180.28
WATER UTILTIY	HYDRANT WATER	67.31
Grand Totals:		<u>1,918,115.93</u>

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
<b>ABING, STUART &amp; LIZ</b>				
11/22/2019	REFUND WATER OVERPMT	001-11105 UTILITY CASH CLEARING	40.00	CASH ALLOCATIO
Total ABING, STUART & LIZ:			40.00	
<b>ACCURATE APPRAISAL LLC</b>				
12/01/2019	SERVICES	100-51520-216 CONTRACTED SERVICES	2,240.00	GENERAL FUND
Total ACCURATE APPRAISAL LLC:			2,240.00	
<b>ADVANTAGE POLICE SUPPLY</b>				
12/19/2019	POINT BLANK CONCEALABLE: HI-LITE GNXIIIA 1 CARRIER- FARREY	100-52100-365 UNIFORM ALLOWANCE	605.00	GENERAL FUND
Total ADVANTAGE POLICE SUPPLY:			605.00	
<b>ALLEGIANT OIL LLC</b>				
11/30/2019	GAS	100-53212-356 MOTOR FUELS	798.67	GENERAL FUND
Total ALLEGIANT OIL LLC:			798.67	
<b>APPLIED MICRO</b>				
11/14/2019	AXCIENT CLOUD BACKUP: CLARITY, EXCHANGE, DC	710-51490-390 OPERATING EXPENSE	597.00	TECHNOLOGY FU
11/16/2019	16-MS OFFICE 365 BUSINESS U1	710-51490-390 OPERATING EXPENSE	132.00	TECHNOLOGY FU
11/19/2019	36- MAILPROTECTOR CLOUD FILTER, 33- SAFESEND,34-XTRAMAIL	710-51490-390 OPERATING EXPENSE	169.85	TECHNOLOGY FU
11/01/2019	MONITORED SERVERS: EXCHANGE SERVER 2016/DC 2016 SERVER, CLARITY SERVER, ROUTERS	710-51490-390 OPERATING EXPENSE	515.00	TECHNOLOGY FU
10/30/2019	RESET UNIFI CONTROLLER AND APS TO REPAIR INTERNET	710-51490-390 OPERATING EXPENSE	18.75	TECHNOLOGY FU
11/12/2019	INSTALL PRINTER- PD	710-51490-390 OPERATING EXPENSE	18.75	TECHNOLOGY FU
Total APPLIED MICRO:			1,451.35	
<b>AUTOWARES INC</b>				
12/01/2019	JUNCTION BOX, TRAILER CONNECT., SWITCH, TRANS FILTER, CERAMIC PADS, OVAL LAMP KIT, RED LAMP, SYON REPAIR KIT, IGNITION COIL, THREAD REPAIR KIT, AIR & OIL FILTERS	100-53212-350 REPAIR & MAINTENANCE	347.48	GENERAL FUND
12/01/2019	SUPER DUTY 10W30, SWITCHES, CIRCUIT TESTER	100-53212-390 OPERATING EXPENSE	67.16	GENERAL FUND
12/01/2019	FUEL FILTER	100-55200-350 REPAIR & MAINTENANCE	8.35	GENERAL FUND
12/01/2019	STABILIZER, BLK LIGHTING	250-55430-390 OPERATING EXPENSE	26.88	GOLF COURSE
12/01/2019	LO BEAM HEADLIGHT	620-50828-390 OPERATING EXPENSE	10.29	SEWER FUND
12/01/2019	HIGH VISIBILITY	620-50834-390 OPERATING EXPENSE	52.83	SEWER FUND
Total AUTOWARES INC:			512.99	
<b>BRAND L EMBROIDERY</b>				
12/17/2019	REFUND OVERPMT- ACCOUNT CREATED IN ERROR	001-11105 UTILITY CASH CLEARING	203.84	CASH ALLOCATIO
Total BRAND L EMBROIDERY:			203.84	
<b>CARLSON, DAVID</b>				
11/22/2019	REIMB GCEDC: 4-24, 5-22, 8-28, 9-25, & 10-23	100-51410-330 TRAVEL/EDUCATION	204.99	GENERAL FUND
Total CARLSON, DAVID:			204.99	

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
<b>CHARTER COMMUNICATIONS</b>				
12/01/2019	TV & INTERNET	100-52310-220 UTILITIES	186.70	GENERAL FUND
Total CHARTER COMMUNICATIONS:			186.70	
<b>CHOSEN VALLEY TESTING INC</b>				
12/10/2019	COMPACTION TESTING OM PUMPING STATION	620-14310 DUE FROM GRANT COUNTY	390.00	SEWER FUND
Total CHOSEN VALLEY TESTING INC:			390.00	
<b>CLASSY CHASSIS CAR CLUB</b>				
12/06/2019	REFUND SENIOR CENTER RESERVATION	100-48210 RENT - MUNICIPAL BUILDING	35.00	GENERAL FUND
Total CLASSY CHASSIS CAR CLUB:			35.00	
<b>CLEARBROOK INC</b>				
11/18/2019	47,796- POLYCLEAR	620-50826-363 CHEMICALS	6,213.48	SEWER FUND
Total CLEARBROOK INC:			6,213.48	
<b>CONNEY SAFETY</b>				
11/21/2019	MSA ALTAIR 4XR LEL 02 CO H2S	610-50653-390 OPERATING EXPENSE	396.36	WATER FUND
11/21/2019	MSA ALTAIR 4XR LEL 02 CO H2S	620-50831-390 OPERATING EXPENSE	396.37	SEWER FUND
11/21/2019	20- DUPONT PROSHIELD BASIC HOOD	620-50831-390 OPERATING EXPENSE	18.54	SEWER FUND
12/11/2019	16- DUPONT PROSHIELD BASIC HOOD	620-50834-390 OPERATING EXPENSE	31.84	SEWER FUND
Total CONNEY SAFETY:			843.11	
<b>CORE &amp; MAIN LP</b>				
11/15/2019	520M2 SMARTPOINT TOUCHCOUPLER SP, HOURLY READ, LEAK DETECT	610-30346 METERS	142.52	WATER FUND
Total CORE & MAIN LP:			142.52	
<b>DELTA 3 ENGINEERING INC</b>				
12/05/2019	SANITARY SEWER FIELDWORK & DESIGN	620-50831-216 CONTRACTED SERVICES	4,654.50	SEWER FUND
Total DELTA 3 ENGINEERING INC:			4,654.50	
<b>DH MUNICIPAL SERVICES</b>				
12/01/2019	Building Inspector	100-52400-117 SALARY - CONTRACT	1,276.30	GENERAL FUND
12/01/2019	Zoning Admin	100-56300-117 SALARY-CONTRACT	340.36	GENERAL FUND
Total DH MUNICIPAL SERVICES:			1,616.66	
<b>EDGE, JACKIE</b>				
11/18/2019	25.5 HOURS CLEANING FIRE STATION- 2/1/19-11/18/19	100-52310-350 REPAIR & MAINTENANCE	172.50	GENERAL FUND
Total EDGE, JACKIE:			172.50	
<b>EMPLOYEE BENEFITS CORP</b>				
12/15/2019	EMP BEN-ADMIN FEE	100-51400-390 OPERATING EXPENSE	10.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-51410-390 OPERATING EXPENSE	5.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-52100-390 OPERATING EXPENSE	35.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-53100-390 OPERATING EXPENSE	5.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-53210-390 OPERATING EXPENSE	25.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-55200-390 OPERATING EXPENSE	10.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	100-55200-390 OPERATING EXPENSE	15.00	GENERAL FUND
12/15/2019	EMP BEN-ADMIN FEE	610-50920-390 OPERATING EXPENSE	2.50	WATER FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
12/15/2019	EMP BEN-ADMIN FEE	620-50851-390 OPERATING EXPENSE	12.50	SEWER FUND
Total EMPLOYEE BENEFITS CORP:			120.00	
<b>EXXONMOBIL CARD PROC CTR</b>				
12/05/2019	GAS	100-53212-356 MOTOR FUELS	1,236.30	GENERAL FUND
Total EXXONMOBIL CARD PROC CTR:			1,236.30	
<b>FARRELL EQUIPMENT &amp; SUPPLY CO</b>				
11/19/2019	30- EZ CRETE CONCRETE MIX	240-53441-390 CONTRACTED SERVICES	149.70	STORMWATER UTI
Total FARRELL EQUIPMENT & SUPPLY CO:			149.70	
<b>FIRST SUPPLY</b>				
11/27/2019	VAC BRKR REPAIR KIT, SLOAN REP KIT, WHEEL PIN & CLIP, CUTTER WHEEL	250-55430-350 REPAIRS & MAINTENANCE	40.27	GOLF COURSE
11/19/2019	6- CLEANOUT BOX MARKED "WATER"	610-50652-390 OPERATING EXPENSE	540.00	WATER FUND
12/02/2019	CUTTER WHEEL, 5 SET WHEEL PIN & CLIP	610-50652-390 OPERATING EXPENSE	33.78	WATER FUND
Total FIRST SUPPLY:			614.05	
<b>FREEDOM MAILING SERVICES INC</b>				
11/30/2019	1,601- BILL PROCESSING & PERFED PAPER	610-50902-390 OPERATING EXPENSE	432.27	WATER FUND
11/30/2019	1,601- BILL PROCESSING & PERFED PAPER	620-50840-390 OPERATING EXPENSE	432.27	SEWER FUND
Total FREEDOM MAILING SERVICES INC:			864.54	
<b>GARY'S PEST CONTROL INC</b>				
12/19/2019	ANNUAL PEST CONTROL FEE 2020	100-51600-390 OPERATING EXPENSE	384.00	GENERAL FUND
12/19/2019	ANNUAL PEST CONTROL FEE 2020	100-52310-390 OPERATING EXPENSE	156.00	GENERAL FUND
12/19/2019	ANNUAL PEST CONTROL FEE 2020	250-55430-390 OPERATING EXPENSE	384.00	GOLF COURSE
Total GARY'S PEST CONTROL INC:			924.00	
<b>GASSER HARDWARE</b>				
11/30/2019	SUPPLIES	100-51600-390 OPERATING EXPENSE	142.05	GENERAL FUND
11/30/2019	SUPPLIES	100-53212-350 REPAIR & MAINTENANCE	131.72	GENERAL FUND
11/30/2019	SUPPLIES	100-53212-390 OPERATING EXPENSE	27.42	GENERAL FUND
11/30/2019	SUPPLIES	100-55200-390 OPERATING EXPENSE	128.41	GENERAL FUND
11/30/2019	SUPPLIES	240-53441-390 CONTRACTED SERVICES	2.99	STORMWATER UTI
11/30/2019	SUPPLIES	250-55430-350 REPAIRS & MAINTENANCE	9.99	GOLF COURSE
11/30/2019	SUPPLIES	620-50834-390 OPERATING EXPENSE	29.98	SEWER FUND
Total GASSER HARDWARE:			472.56	
<b>GCS SOFTWARE</b>				
12/06/2019	2020 TAX SOFTWARE UPDATE AND SUPPORT	710-51490-390 OPERATING EXPENSE	620.00	TECHNOLOGY FU
Total GCS SOFTWARE:			620.00	
<b>GENERAL CODE</b>				
12/01/2019	eCODE360 ANNUAL MAINTENANCE	710-51490-390 OPERATING EXPENSE	495.00	TECHNOLOGY FU
Total GENERAL CODE:			495.00	
<b>GIESE ROOFING COMPANY</b>				
12/13/2019	REPAIRED 20' OF CORNER WALL AND MISC LEAK PREVENTION REPAIRS	100-51600-390 OPERATING EXPENSE	2,690.00	GENERAL FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
Total GIESE ROOFING COMPANY:			2,690.00	
<b>GRANT COUNTY HERALD INDEPENDENT</b>				
11/30/2019	MINUTES, SPRING ELECTION, BUDGET & TAX LEVY	100-51400-390 OPERATING EXPENSE	542.86	GENERAL FUND
11/30/2019	ITEMS FOR SALE	100-53100-390 OPERATING EXPENSE	28.00	GENERAL FUND
11/30/2019	WATER UTILITY OPERATOR AD	610-50920-390 OPERATING EXPENSE	172.50	WATER FUND
11/30/2019	ITEMS FOR SALE	620-50851-390 OPERATING EXPENSE	28.00	SEWER FUND
Total GRANT COUNTY HERALD INDEPENDENT:			771.36	
<b>GRANT COUNTY HIGHWAY COMM</b>				
12/13/2019	CEMENT SAW USE	100-53310-390 OPERATING EXPENSE	687.49	GENERAL FUND
11/27/2019	65.81- HOT MIX FOR SEWER PROJECT- MORRIS DRIVEWAY	620-14310 DUE FROM GRANT COUNTY	7,447.84	SEWER FUND
12/14/2019	FENCE MATERIAL- KIPPER SEWER PROJECT	620-14310 DUE FROM GRANT COUNTY	468.40	SEWER FUND
Total GRANT COUNTY HIGHWAY COMM:			8,603.73	
<b>GRANT REGIONAL HEALTH CENTER</b>				
11/24/2019	BASIC PHYSICAL- FARREY	100-52100-390 OPERATING EXPENSE	47.00	GENERAL FUND
Total GRANT REGIONAL HEALTH CENTER:			47.00	
<b>HAVERLAND, MATTHEW</b>				
12/08/2019	REIMB WILDER TACTICAL EQUIPMENT	100-52100-390 OPERATING EXPENSE	151.36	GENERAL FUND
Total HAVERLAND, MATTHEW:			151.36	
<b>HEBERLEIN, RYAN</b>				
12/20/2019	CLOTHING ALLOWANCE 2019	100-53210-390 OPERATING EXPENSE	100.00	GENERAL FUND
Total HEBERLEIN, RYAN :			100.00	
<b>IOWA PATCH</b>				
12/23/2019	COLD WEATHER RAIN JACKET	100-55200-390 OPERATING EXPENSE	110.00	GENERAL FUND
Total IOWA PATCH:			110.00	
<b>J &amp; R SUPPLY INC</b>				
12/17/2019	2- 3/8 INJ CHECK VALVES	610-50620-390 OPERATING EXPENSE	126.00	WATER FUND
11/21/2019	3 1/2" COUNTERSUNK PLUG ABD	620-50831-390 OPERATING EXPENSE	20.41	SEWER FUND
Total J & R SUPPLY INC:			146.41	
<b>JW TURF INC</b>				
11/26/2019	2019 JOHN DEERE 652R MOWER	220-54700-801 CAPITAL EXPENSE	9,144.64	CEMETERY FUND
12/20/2019	10- KNIVES, 150- SCREWS	250-55430-350 REPAIRS & MAINTENANCE	483.83	GOLF COURSE
Total JW TURF INC:			9,628.47	
<b>KIMBALL MIDWEST</b>				
12/13/2019	FORD TERM RELEASE	100-53212-350 REPAIR & MAINTENANCE	31.28	GENERAL FUND
12/04/2019	CABLE, LOCKWASHERS, TUBS, BLACK LV RTV CAN	100-53212-390 OPERATING EXPENSE	140.45	GENERAL FUND
11/26/2019	DEGREASER, CLEANER	100-55200-390 OPERATING EXPENSE	229.80	GENERAL FUND
Total KIMBALL MIDWEST:			401.53	

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
<b>KLONDYKE WELDING LLC</b>				
11/06/2019	45LBS 3/8" PLATE STEEL & ACETYLENE	100-53212-390 OPERATING EXPENSE	96.56	GENERAL FUND
Total KLONDYKE WELDING LLC:			96.56	
<b>KNAPP, DEB</b>				
11/26/2019	REIMB MILEAGE	100-51600-390 OPERATING EXPENSE	15.37	GENERAL FUND
11/26/2019	REIMB MILEAGE	100-53210-390 OPERATING EXPENSE	15.37	GENERAL FUND
11/26/2019	REIMB MILEAGE	100-53800-390 OPERATING EXPENSE	15.37	GENERAL FUND
11/26/2019	REIMB MILEAGE	620-50834-390 OPERATING EXPENSE	15.37	SEWER FUND
Total KNAPP, DEB:			61.48	
<b>KRAEMER'S WATER STORE INC</b>				
12/06/2019	DEC WATER	100-51600-390 OPERATING EXPENSE	64.65	GENERAL FUND
12/06/2019	DEC WATER	100-55200-390 OPERATING EXPENSE	11.50	GENERAL FUND
12/06/2019	SOFTENER	250-55430-390 OPERATING EXPENSE	69.73	GOLF COURSE
Total KRAEMER'S WATER STORE INC:			145.88	
<b>KWIK TRIP</b>				
11/30/2019	GAS	100-53212-356 MOTOR FUELS	157.28	GENERAL FUND
Total KWIK TRIP:			157.28	
<b>L.W. ALLEN LLC</b>				
12/11/2019	REPAIR A FAIRBANKS NIJHUIS T30 PUMP FROM MEMORIAL PARK LIFT STATION, INCLUDING SEAL, FRONTHEAD, GASKETS AND LABOR	620-50832-350 MINOR REPAIRS	2,433.00	SEWER FUND
11/12/2019	REPAIR FAIRBANKS NIJHUIS T30 RAS PUMP, NEW BEARINGS, SLEEVE, SEAL, GASKETS AND LABOR	620-50833-350 MINOR REPAIRS	2,203.80	SEWER FUND
Total L.W. ALLEN LLC:			4,636.80	
<b>LANCASTER FIRE DEPARTMENT</b>				
12/01/2019	2019 OFFICER PER DIEM	100-52310-140 FIRE DEPT. PER DIEM	6,400.00	GENERAL FUND
12/01/2019	2019 CLOTHING ALLOWANCE	100-52310-370 CLOTHING/REPAIR & REPLAC	21,878.82	GENERAL FUND
Total LANCASTER FIRE DEPARTMENT:			28,278.82	
<b>LANCASTER, CITY OF</b>				
12/01/2019	WATER/SEWER	100-51600-220 UTILITIES	101.85	GENERAL FUND
12/01/2019	WATER/SEWER	100-52310-220 UTILITIES	129.26	GENERAL FUND
12/01/2019	WATER/SEWER	100-53210-220 UTILITIES	71.66	GENERAL FUND
12/01/2019	WATER/SEWER	100-53310-220 UTILITIES	24.86	GENERAL FUND
12/01/2019	WATER/SEWER	100-55200-220 UTILITIES	269.67	GENERAL FUND
12/01/2019	WATER/SEWER	100-55420-220 UTILITIES	250.31	GENERAL FUND
12/01/2019	WATER/SEWER	220-54700-220 UTILITIES	30.70	CEMETERY FUND
12/01/2019	WATER/SEWER	250-55430-220 UTILITIES	993.74	GOLF COURSE
12/01/2019	WATER/SEWER	610-50620-220 UTILITIES	567.73	WATER FUND
12/01/2019	WATER/SEWER	620-50827-220 UTILITIES	1,022.27	SEWER FUND
12/02/2019	WATER/SEWER	620-50827-220 UTILITIES	68.46	SEWER FUND
12/01/2019	WATER/SEWER	620-50832-220 UTILITIES	48.04	SEWER FUND
Total LANCASTER, CITY OF:			3,578.55	
<b>LARRY'S WELDING</b>				
10/31/2019	WELD ANGLES TO POSTBRACKETS	100-53310-390 OPERATING EXPENSE	18.00	GENERAL FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
Total LARRY'S WELDING:			18.00	
<b>LIQUI-SYSTEMS INC</b>				
12/02/2019	PUMP	620-50833-390 OPERATING EXPENSE	1,924.03	SEWER FUND
Total LIQUI-SYSTEMS INC:			1,924.03	
<b>LV LABS LLC</b>				
12/04/2019	CHEMICALS	620-50833-216 CONTRACTED SERVICES	1,225.75	SEWER FUND
Total LV LABS LLC:			1,225.75	
<b>MARK'S CHEMICALS</b>				
12/11/2019	90- DRUM HFS, 110- DRUM SODIUM HYPOCHLORITE SOLUTION	610-50630-363 CHEMICALS	683.50	WATER FUND
Total MARK'S CHEMICALS:			683.50	
<b>MCNAMARA R V &amp; H LLP</b>				
12/01/2019	CONTRACT-MONTHLY PAYMENT	100-51300-117 CONTRACTED SER CITY ATTO	3,000.00	GENERAL FUND
Total MCNAMARA R V & H LLP:			3,000.00	
<b>MEDICAL ASSOCIATES</b>				
12/01/2019	MONTHLY PREMIUM	100-21525 HEALTH NON-FLEX	28,457.46	GENERAL FUND
Total MEDICAL ASSOCIATES:			28,457.46	
<b>MEIER'S GRANTLAND GROWERS LLC</b>				
12/04/2019	6- TREES: PINE, ADAMS, TAYLOR, LINDEN ST	100-53416-390 OPERATING EXPENSE	2,100.00	GENERAL FUND
12/03/2019	6- DOG PARK TREES	100-55200-390 OPERATING EXPENSE	1,855.00	GENERAL FUND
Total MEIER'S GRANTLAND GROWERS LLC:			3,955.00	
<b>MIZUNO USA INC NDC</b>				
11/20/2019	CLUBS	250-55430-399 PRO SHOP MERCHANDISE	770.12	GOLF COURSE
Total MIZUNO USA INC NDC:			770.12	
<b>MTI DISTRIBUTING</b>				
12/12/2019	2- BOLT PLOW	100-53322-390 OPERATING EXPENSE	32.69	GENERAL FUND
11/19/2019	2- SWITCHES	250-55430-350 REPAIRS & MAINTENANCE	46.41	GOLF COURSE
12/03/2019	WASHER-HOC, BOLT-PLOW, NUT-HOC	250-55430-350 REPAIRS & MAINTENANCE	36.79	GOLF COURSE
Total MTI DISTRIBUTING:			115.89	
<b>NEW HORIZONS SUPPLY COOPER</b>				
11/30/2019	GAS	100-53212-356 MOTOR FUELS	2,396.05	GENERAL FUND
Total NEW HORIZONS SUPPLY COOPER:			2,396.05	
<b>NEWMAN'S LANCASTER MOBIL</b>				
11/27/2019	GAS	100-53212-356 MOTOR FUELS	13.00	GENERAL FUND
Total NEWMAN'S LANCASTER MOBIL:			13.00	
<b>NORTH CENTRAL LABORATORY</b>				
12/10/2019	TESTS	610-50630-363 CHEMICALS	141.98	WATER FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
Total NORTH CENTRAL LABORATORY:			141.98	
<b>NORTHERN TOOL &amp; EQUIPMENT</b>				
11/19/2019	MECHANICAL SEAL, IMPELLER	100-53212-350 REPAIR & MAINTENANCE	63.40	GENERAL FUND
Total NORTHERN TOOL & EQUIPMENT:			63.40	
<b>OPENING SPECIALISTS INC.</b>				
12/13/2019	MOVIE THEATRE CUT STANDARD KEY	100-51600-390 OPERATING EXPENSE	47.50	GENERAL FUND
Total OPENING SPECIALISTS INC.:			47.50	
<b>O'REILLY AUTOMOTIVE INC</b>				
12/11/2019	WIPER FLUID	100-52100-350 REPAIR & MAINTENANCE	14.97	GENERAL FUND
Total O'REILLY AUTOMOTIVE INC:			14.97	
<b>OWEN'S EXCAVATION &amp; TRENCH INC</b>				
12/10/2019	PAY REQUEST 2 FOR CONTRACT 6-2019	400-57334-216 CONTRACTED SERVICES	21,322.58	CAPITAL PROJECT
12/10/2019	PAY REQUEST 1 FOR CONTRACT 4-2019	400-57336-216 CONTRACTED SERVICES	111,961.47	CAPITAL PROJECT
Total OWEN'S EXCAVATION & TRENCH INC:			133,284.05	
<b>PINKS AUTOMOTIVE SERVICE INC.</b>				
12/04/2019	FLAT REPAIR	100-53212-350 REPAIR & MAINTENANCE	20.55	GENERAL FUND
Total PINKS AUTOMOTIVE SERVICE INC.:			20.55	
<b>PIONEER AG LLC</b>				
12/05/2019	EXCAVATOR RENTAL	220-54700-390 OPERATING EXPENSE	200.00	CEMETERY FUND
12/16/2019	880 BREAKER RENTAL	610-50651-390 OPERATING EXPENSE	100.00	WATER FUND
Total PIONEER AG LLC:			300.00	
<b>PORTZEN CONSTRUCTION INC.</b>				
11/27/2019	POOL CONTRACT #4	400-57630-801 SWIMMING POOL IMPROVEM	350,264.65	CAPITAL PROJECT
Total PORTZEN CONSTRUCTION INC.:			350,264.65	
<b>PREFERRED HEALTH CHOICES</b>				
12/19/2019	DEC HRA ADMIN	100-51400-390 OPERATING EXPENSE	7.50	GENERAL FUND
12/19/2019	DEC HRA ADMIN	100-51410-390 OPERATING EXPENSE	10.00	GENERAL FUND
12/19/2019	DEC HRA ADMIN	100-52100-390 OPERATING EXPENSE	45.00	GENERAL FUND
12/19/2019	DEC HRA ADMIN	100-53100-390 OPERATING EXPENSE	5.00	GENERAL FUND
12/19/2019	DEC HRA ADMIN	100-53210-390 OPERATING EXPENSE	25.00	GENERAL FUND
12/19/2019	DEC HRA ADMIN	100-55200-390 OPERATING EXPENSE	5.00	GENERAL FUND
12/19/2019	DEC HRA ADMIN	250-55430-390 OPERATING EXPENSE	5.00	GOLF COURSE
12/19/2019	DEC HRA ADMIN	610-50920-390 OPERATING EXPENSE	11.25	WATER FUND
12/19/2019	DEC HRA ADMIN	620-50851-390 OPERATING EXPENSE	11.25	SEWER FUND
Total PREFERRED HEALTH CHOICES:			125.00	
<b>PREMIER GOLF-UTILITY VEHICLES</b>				
12/10/2019	LEASE DAMAGES	250-55430-530 CART LEASE	3,845.24	GOLF COURSE
Total PREMIER GOLF-UTILITY VEHICLES:			3,845.24	
<b>REYNOLDS ELECTRIC</b>				
12/13/2019	WFCO3A F40Z	100-52310-350 REPAIR & MAINTENANCE	110.00	GENERAL FUND
12/16/2019	2- TOPAZ LPT27/850	100-55200-390 OPERATING EXPENSE	207.00	GENERAL FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
12/13/2019	MIXER TOWER 2 INSTALL BREAKER & 4-SYLVANIA 60W LED BULBS	610-50650-390 OPERATING EXPENSE	78.75	WATER FUND
12/13/2019	3- EDDISON BASE TO MOBLE BASE ADAPTORS, 2- TORK 2021, 2- TORK 3000	620-50833-350 MINOR REPAIRS	88.54	SEWER FUND
Total REYNOLDS ELECTRIC:			484.29	
<b>RULE CONSTRUCTION</b>				
12/10/2019	OM FORCE MAIN CONTRACT 2-2019	620-14310 DUE FROM GRANT COUNTY	23,721.65	SEWER FUND
Total RULE CONSTRUCTION:			23,721.65	
<b>SCHINDLER ELEVATOR CORP</b>				
12/01/2019	QUARTERLY MAINTENANCE	100-51600-390 OPERATING EXPENSE	756.48	GENERAL FUND
Total SCHINDLER ELEVATOR CORP:			756.48	
<b>SCHMITZ JANITORIAL SUPPLY</b>				
12/12/2019	BROOM, HANDLE, BRACE	100-53310-390 OPERATING EXPENSE	38.80	GENERAL FUND
Total SCHMITZ JANITORIAL SUPPLY:			38.80	
<b>SECURIAN FINANCIAL GROUP INC</b>				
12/01/2019	JAN PREMIUM	100-21532 LIFE INSURANCE PAYABLE	724.48	GENERAL FUND
Total SECURIAN FINANCIAL GROUP INC:			724.48	
<b>SOUTHWEST OPPORTUNITIES CENTER</b>				
11/30/2019	JANITORIAL SERVICES	100-52100-216 CONTRACTED SERVICES	148.00	GENERAL FUND
Total SOUTHWEST OPPORTUNITIES CENTER:			148.00	
<b>STRAND ASSOCIATES INC</b>				
12/10/2019	GRANT COUNTY LIPPERT STORM WATER UTILITY ERU REVIEW	240-53100-218 ENGINEERING SERVICES	386.20	STORMWATER UTI
12/10/2019	2018 PUBLIC WORKS CONSTRUCTION	400-57335-218 ENGINEERING SERVICES	684.89	CAPITAL PROJECT
12/10/2019	SCADA ASSISTANCE- BACKUP DIALER	610-50640-390 OPERATING EXPENSE	44.92	WATER FUND
12/10/2019	GRANT COUNTY FARM DEVELOPMENT	620-14310 DUE FROM GRANT COUNTY	13,051.76	SEWER FUND
12/10/2019	SCADA ASSISTANCE- BACKUP DIALER	620-50852-218 ENGINEERING SERVICES	44.92	SEWER FUND
Total STRAND ASSOCIATES INC:			14,212.69	
<b>T A S COMMUNICATIONS INC</b>				
11/26/2019	SERVICE	610-50920-390 OPERATING EXPENSE	94.42	WATER FUND
11/26/2019	SERVICE	620-50833-216 CONTRACTED SERVICES	94.41	SEWER FUND
Total T A S COMMUNICATIONS INC:			188.83	
<b>TACTICAL SOLUTIONS</b>				
08/31/2019	5- CERTIFICATION OF RADAR UNITS & TUNING FORKS	100-52100-216 CONTRACTED SERVICES	185.00	GENERAL FUND
Total TACTICAL SOLUTIONS:			185.00	
<b>TAPCO</b>				
12/12/2019	5- BRACKETS	100-53310-390 OPERATING EXPENSE	122.50	GENERAL FUND
Total TAPCO:			122.50	
<b>TDS TELECOM</b>				
12/01/2019	PHONE/INTERNET	100-51400-220 UTILITIES	284.80	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-51410-220 UTILITIES	86.26	GENERAL FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
12/01/2019	PHONE/INTERNET	100-51600-220 UTILITIES	62.37	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-52100-220 UTILITIES	334.77	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-52310-220 UTILITIES	188.55	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-52400-220 UTILITIES	15.00	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-53100-220 UTILITIES	35.63	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-53210-220 UTILITIES	104.25	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-53800-220 UTILITIES	79.70	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-55200-220 UTILITIES	100.20	GENERAL FUND
12/01/2019	PHONE/INTERNET	100-55420-220 UTILITIES	108.05	GENERAL FUND
12/01/2019	PHONE/INTERNET	250-55430-220 UTILITIES	214.64	GOLF COURSE
12/01/2019	PHONE/INTERNET	610-50620-220 UTILITIES	95.51	WATER FUND
12/01/2019	PHONE/INTERNET	610-50653-220 UTILITIES	100.88	WATER FUND
12/01/2019	PHONE/INTERNET	610-50920-220 TELEPHONE	89.90	WATER FUND
12/01/2019	PHONE/INTERNET	620-50827-220 UTILITIES	207.29	SEWER FUND
12/01/2019	PHONE/INTERNET	620-50851-220 TELEPHONE	57.32	SEWER FUND
12/01/2019	PHONE/INTERNET	710-51490-220 UTILITIES	479.00	TECHNOLOGY FU
Total TDS TELECOM:			2,644.12	
<b>TOWN &amp; COUNTRY SANITATION</b>				
12/02/2019	SPECIAL SERVICE	100-53210-390 OPERATING EXPENSE	40.00	GENERAL FUND
12/02/2019	GARBAGE SERVICES	100-53610-216 CONTRACTED SER./GARBAG	15,006.00	GENERAL FUND
Total TOWN & COUNTRY SANITATION:			15,046.00	
<b>TOWN OF SOUTH LANCASTER</b>				
12/23/2019	PROPERTY TAXES 056-00798-0000 & 056-00799-0000	400-57351-390 AIRPORT RUNWAY - OP EXPE	3,164.16	CAPITAL PROJECT
Total TOWN OF SOUTH LANCASTER:			3,164.16	
<b>TRI STATE TESTING LLC</b>				
11/25/2019	JET FUEL PROVE ON AV GAS DISPENSER	100-53800-390 OPERATING EXPENSE	191.67	GENERAL FUND
Total TRI STATE TESTING LLC:			191.67	
<b>ULINE</b>				
12/03/2019	CLEANER, MATS, FIRST AID KITS, HANDS FREE RECEPTACLES	100-55200-390 OPERATING EXPENSE	1,809.27	GENERAL FUND
Total ULINE:			1,809.27	
<b>UPS</b>				
11/30/2019	UPS SHIPPING	610-50930-390 OPERATING EXPENSE	16.84	WATER FUND
Total UPS:			16.84	
<b>WALKER CLOTHING &amp; SHOES</b>				
11/30/2019	BOOTS & ALTERATIONS	100-52100-365 UNIFORM ALLOWANCE	137.00	GENERAL FUND
Total WALKER CLOTHING & SHOES:			137.00	
<b>WE ENERGIES</b>				
12/01/2019	NATURAL GAS	100-51600-220 UTILITIES	1,750.34	GENERAL FUND
12/01/2019	NATURAL GAS	100-52100-220 UTILITIES	158.61	GENERAL FUND
12/01/2019	NATURAL GAS	100-52310-220 UTILITIES	493.91	GENERAL FUND
12/01/2019	NATURAL GAS	100-53210-220 UTILITIES	338.95	GENERAL FUND
12/01/2019	NATURAL GAS	100-53800-220 UTILITIES	11.22	GENERAL FUND
12/01/2019	NATURAL GAS	100-55200-220 UTILITIES	326.53	GENERAL FUND
12/01/2019	NATURAL GAS	250-55430-220 UTILITIES	457.58	GOLF COURSE
12/01/2019	NATURAL GAS	610-50620-220 UTILITIES	245.76	WATER FUND

Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
12/01/2019	NATURAL GAS	620-50827-220 UTILITIES	337.74	SEWER FUND
Total WE ENERGIES:			4,120.64	
<b>WEBER PAPER COMPANY</b>				
11/22/2019	1" REPLACEMENT CHAIR TIPS, CIRCLE FORMED FELT	100-51600-390 OPERATING EXPENSE	248.00	GENERAL FUND
11/22/2019	SNO PLOW 50# PALLET, TRIPLE MELT 50# BAGS	100-51600-390 OPERATING EXPENSE	31.25	GENERAL FUND
12/06/2019	SNO PLOW 50# PALLET, TRIPLE MELT 50# BAG, CLEANER, DOORPOD REFILL	100-51600-390 OPERATING EXPENSE	63.24	GENERAL FUND
12/06/2019	CLEANER & TOWELS	100-53210-390 OPERATING EXPENSE	23.54	GENERAL FUND
12/06/2019	CLEANER & TOWELS	250-55430-390 OPERATING EXPENSE	23.55	GOLF COURSE
12/06/2019	CLEANER & TOWELS	620-50840-390 OPERATING EXPENSE	23.54	SEWER FUND
Total WEBER PAPER COMPANY:			413.12	
<b>WELU PUMPING SERVICE</b>				
12/16/2019	SEPTIC PUMP SERVICE- 6 PITS	100-52310-390 OPERATING EXPENSE	200.00	GENERAL FUND
12/16/2019	SEPTIC PUMP SERVICE- 6 PITS	100-53210-390 OPERATING EXPENSE	200.00	GENERAL FUND
12/16/2019	SEPTIC PUMP SERVICE- 6 PITS	100-55300-390 OPERATING EXPENSE	200.00	GENERAL FUND
Total WELU PUMPING SERVICE:			600.00	
<b>WGLR-FM</b>				
12/03/2019	GREETING	100-51100-390 OPERATING EXPENSE	151.50	GENERAL FUND
Total WGLR-FM:			151.50	
<b>WI DEPT OF TRANSPORTATION</b>				
12/02/2019	MADISON STREET PRELIMINARY 6/30/19-8/31/19	400-57331-216 HWY 61 N CONTRACTED SER	615.01	CAPITAL PROJECT
12/02/2019	MADISON STREET PARKING, AESTHETIC, NEWSTANDARD & REPLACEMENT	400-57331-216 HWY 61 N CONTRACTED SER	108,829.26	CAPITAL PROJECT
12/02/2019	MADISON STREET SEWER & WATER 11/25/19	400-57331-216 HWY 61 N CONTRACTED SER	9,564.30	CAPITAL PROJECT
12/02/2019	AIRPORT LAND 6/26/19-9/4/19	400-57351-390 AIRPORT RUNWAY - OP EXPE	12.93	CAPITAL PROJECT
12/02/2019	AIRPORT LAND & LABOR 11/15-27/19	400-57351-390 AIRPORT RUNWAY - OP EXPE	9,645.21	CAPITAL PROJECT
03/27/2019	ADJ CORRECT PS PROJECT 39507226205	400-57351-390 AIRPORT RUNWAY - OP EXPE	1,723.12	CAPITAL PROJECT
Total WI DEPT OF TRANSPORTATION:			130,389.83	
<b>WINONA MECHANICAL INC</b>				
11/11/2019	ORCHARD MANOR PUMPING STATION	620-14310 DUE FROM GRANT COUNTY	175,750.00	SEWER FUND
Total WINONA MECHANICAL INC:			175,750.00	
<b>WISCONSIN STATE LAB OF HYGIENE</b>				
11/30/2019	FLOURIDE	610-50630-390 OPERATING EXPENSE	26.00	WATER FUND
Total WISCONSIN STATE LAB OF HYGIENE:			26.00	
<b>WOLFS GRANTLAND GRAPHICS</b>				
12/11/2019	FOLDING & INSERTING TAX BILLS	100-51400-390 OPERATING EXPENSE	213.00	GENERAL FUND
12/11/2019	LAMINATING MAPS	100-53310-390 OPERATING EXPENSE	9.00	GENERAL FUND
12/16/2019	100- WATER METER CHANGE OUT POSTCARDS	610-50653-390 OPERATING EXPENSE	15.00	WATER FUND
Total WOLFS GRANTLAND GRAPHICS:			237.00	
<b>WOODWARD COMMUNITY MEDIA</b>				
11/12/2019	WATER UTILITY OPERATOR AD	100-51410-390 OPERATING EXPENSE	226.00	GENERAL FUND

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Invoice Date	Invoice Description	GL Account and Title	Invoice Amount	Fund
	Total WOODWARD COMMUNITY MEDIA:		226.00	
	Grand Totals:		991,584.70	

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# CITY OF LANCASTER

NO. 6809

206 S. Madison St. ★ Lancaster, WI 53813  
Telephone: (608) 723-4246

## PURCHASE ORDER

Requested by John Haugh

Approved by: \_\_\_\_\_

Service Repair .....

Title: \_\_\_\_\_

Material Order .....

Date: \_\_\_\_\_

Account Title: PUBLIC WORKS EQUIP / VEHICLE

WATER .....

Account No.: 400-57324-801

W.W. TREATMENT ....

Department: CAPITAL PROJECTS

CITY .....

TO THOMPSON TRUCK & TRAILER / MUNROS TRUCK EQUIP.

PRODUCT CODE	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	REC'D. ✓
	1	INTERNATIONAL LN 607 SBA WITH OPTIONS	81,175		
	1	MUNROS BODY WITH OPTIONS	73,843		
		SEE BIG SHEET		155,018	
		2020 BUDGET = \$180,000		<u>          </u>	

# Chassis Bids in Order Lowest to Highest

## Thompson Truck and Trailer

<b>2021 International HV 607 SBA Chassis</b>	<b>Base price</b>	<b>\$80,500.00</b>
Options	Right hand front airbag for wing	\$616.00
	Solid Rubber puck instead of airbag (would need to replace every few years)	\$111.00
	Vertical exhaust	\$680.00
	<b>Total with options</b>	<b>\$81,796.00</b>

## Truck Country

<b>2021 Freightliner 108 SD</b>	<b>Base price</b>	<b>\$83,300.00</b>
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Options None provided, airbag or puck are similar, base price includes vertical exhaust,  
20,000# front axle not available on this model

## River States Truck and Trailer

<b>2021 Freightliner 108 SD</b>	<b>Base price</b>	<b>\$84,566.00</b>
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Options None provided, 20,000# front axle not available

<b>Truck Country Freightliner 114 SD</b>	<b>Base price</b>	<b>\$88,600.00</b>
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Options	Right hand front airbag for wing	\$700.00
	<b>Total with options</b>	<b>\$89,300.00</b>

## JX Truck Center

<b>2021 Peterbuilt 348</b>	<b>Base price</b>	<b>\$93,474.00</b>
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Options None provided

# Dump Truck Body and Equipment Bids Lowest to Highest

## Monroe Truck Equipment

Base Equipment Package \$54,780.00

Options	Wing and accessories	\$12,600.00
	Electric Tarp for dump box	\$2,748.00
	On-spot tire chains	\$2,938.00
	Pressure relief valve	\$285.00
	Toolbox mounted to frame	\$492.00
	<b>Total for options</b>	<b>\$19,063.00</b>
	<b>Total package price</b>	<b>\$73,843.00</b>

## Henderson Truck Equipment

Base Equipment Package \$56,930.00

Options	Wing and accessories	\$13,965.00
	Electric Tarp for dump box	\$1,950.00
	On-spot tire chains	\$2,686.00
	Pressure relief valve	\$195.00
	Toolbox mounted to frame	\$431.00
	<b>Total for options</b>	<b>\$19,227.00</b>
	<b>Total package price</b>	<b>\$76,157.00</b>

# Chassis and Body Total Price with all Options

## Lowest to Highest

<b>International HV 607 SBA</b>	<b>\$81,175.00</b>
<b>Monroe Body</b>	<b><u>\$73,843.00</u></b>
<b>Total</b>	<b>\$155,018.00</b>

<b>Freightliner 114 SD</b>	<b>\$89,300.00</b>
<b>Monroe Body</b>	<b><u>\$73,843.00</u></b>
<b>Total</b>	<b>\$163,143.00</b>

<b>Peterbuilt 348</b>	<b>\$94,174.00</b>
<b>Monroe Body</b>	<b><u>\$73,843.00</u></b>
<b>Total</b>	<b>\$168,017.00</b>

**City of Lancaster  
Parks and Recreation Committee Minutes**

**Date:** Monday January 6, 2020

**Time:** 5:45 PM

**Place:** 206 S. Madison St, City Hall – Council Chambers

**Agenda:**

1. Reuter called meeting to order at 5:45
2. Kramer, Block, Dreckman, Reuter in attendance, Dieter absent
3. Approved Meeting Minutes of 9-3-2019 and 11-4-2019, Block motion, Reuter 2<sup>nd</sup>, all in favor
4. Discuss proposed 2020 Pool/Summer Recreation Fees and Recommendation to City Council. Committee recommendation to council – Dreckman Motion, Kramer second, All in favor

No non-resident fees

Swim Team Cap cost of \$100 per family

Babysitter pass of \$10

Family is defined as living in the same household

Membership cost of \$75 plus \$25, with a max of \$175

5. Reviewed Capital Improvements for 2020
6. Review Pool Manual. Committee requests staff update manual to include new pool information
7. Set meeting topic schedule for 2020
  - a. Jan – Planning for Fall activities
  - b. March – Planning for Winter activities
  - c. May – CIP review
  - d. July – CIP recommendations
  - e. Sept – Fees, Summer Rec review
  - f. Nov – Summer Rec review and recommendations on for Summer Rec
8. Committee Comments - none
9. Future agenda items
  - a. Updated pool manual
  - b. Lights for flag football at Baus – Reuter to meet with Neighbors
  - c. Gun Range usage – Kramer to take lead
10. Adjourn 7pm, Dreckman motion, Kramer 2<sup>nd</sup>, all in favor

**MINUTES  
CITY OF LANCASTER  
PLAN COMMISSION MEETING  
January 13, 2020  
6:30 PM**

1. **Call Meeting to Order**

Mayor Varnam called the meeting to order at 6:30 P.M.

2. **Roll Call**

Members present: Mayor Varnam, Thuli, Benson and Vesperman

Absent: Schmidt, Angeli, Thiede

Also Present: Administrator Carlson, Zoning Administrator Hampton

3. **Minutes**

Motion by Thuli, seconded by Benson to approve the minutes of 7/8/2019. Motion carried unanimously by roll call vote.

4. **Public Hearing (Dennis LaMere to rezone property)**

Varnam declared the public hearing open at 6:31 P.M. to consider petition of Dennis LaMere to rezone property) located at 410 W Linden Street from I (General Industry) to R1 (Single Family)

Purpose: Former Commercial Building (Old Carroll's Plumbing and Heating) used as a storage building to be converted into a single-family home.

Spoke in favor of the petition

None

Spoke against the petition

None

5. **Close public hearing**

Varnam closed the public hearing at 6:32 P.M.

6. **Consider the petition of Dennis LaMere to rezone property located at 410 W Linden Street from I (General Industry) to R1 (Single Family) and make recommendation to the City Council.**

Motion by Benson, second by Vesperman to recommend to Council approval of the rezone property located at 410 W Linden Street from I (General Industry) to R1 (Single Family). Motion carried unanimously by roll call vote.

7. **Future agenda items**

Carlson presented information on potential Kwik Trip Development, Hotel Development and Saputo Development, discussing the role of the Plan Commission in each of the three projects.

8. **Public Comments**

None

9. **Adjourn**

Motion by Benson, seconded by Thuli to adjourn meeting at 6:45 P.M. Motion carried.

David Carlson, City Administrator

## Public Works Meeting January 14, 2020

Meeting called to order by Labudda, with Rollins, Oliveto, DPW Hauth and Lead Maint. Worker Scott Reuter present, Katie Reuter absent.

Approval of previous minutes approved on motion by Rollins and Oliveto

Scott Reuter presented results of bid opening for new dump truck and related equipment. There were 5 bids for truck chassis and 2 bids from body builders, 2 other potential bidders did not submit bids because of current backlog. Thompson Truck and Trailer of Dubuque is the low bid for chassis and Monroe Truck Equipment is low bid for dump box and snow removal equip. Bid results are attached. Delivery would be late summer or early fall of 2020. Motion by Labudda, second by Rollins to accept low bid package of \$155,018.00 including all options and send to full council for consideration. Motion carried.

Hauth and Reuter presented options for flashing stop sign at Cherry and Jefferson intersection. The best option is to add a ring with LED lights to existing stop sign with a solar panel that mounts on top of existing signpost. A controller is available that allows for programming of the sign and includes radar that will detect when a car approaches and activate the sign. A motion was made by Oliveto to go with the style of sign presented including controller minus items #5 &6 of quote for a total of \$1,899.00 and send to council for consideration, second by Labudda, motion carried. Hauth suggested funding come from current roadway maintenance operating budget or highway 61 project. Quote is attached.

Hauth informed committee that north boiler at city hall is out of service with a leaking heat exchanger and is not repairable. He has worked with two different heating contractors and both came to the same conclusion. The south boiler was also down, and parts have been taken off the north boiler to keep it running. No cost estimate has been received yet on replacement costs. The boilers are less than 10 years old and have been problematic the last few years.

Oliveto asked if sidewalk could be installed on Beetown Rd. from where it ends at 1035 Beetown Rd to McKinley St./Western Ave. as many people walk/run along this stretch of highway. Hauth and Reuter said there would be some challenges but would investigate it and report back. She also inquired on the status of Memorial Trail from Maple street north. Hauth said easement has been acquired from Alliant Energy and funds have been budgeted to build the trail from Maple to Hickory but weather and other work didn't allow time last year to complete the work. He also worked with UW-Platteville students last winter to come up with a design and cost estimate to build the trail from this area to Linden St. The estimate was \$80,000 and will require engineering to deal with the terrain and flood plain.

Motion by Oliveto and Rollins to adjourn at 6:05pm

Submitted by Hauth

**ORDINANCE NO. 2020-01**

**AN ORDINANCE AMENDING THE ZONING MAP FOR THE  
CITY OF LANCASTER, GRANT COUNTY, WISCONSIN**

The City Council for the City of Lancaster, Grant County, Wisconsin, do ordain as follows:

WHEREAS, the Common Council for the City of Lancaster has determined that in conformity with other relevant sections of the Municipal Code; for the orderly operation and development of the City; and to protect the health, safety, and well-being of its citizens that it is an appropriate exercise of its authority and power to amend, create, and recreate its municipal code so as to conform to its opinions and discussions pertaining to the orderly operation of the City;

WHEREAS, the Plan Commission reviewed the petition and recommended that rezoning be approved; and

NOW, THEREFORE the Council hereby approves that the following described properties shall be rezoned from I (General Industry) to R1 (Single Family) to a classification of, to-wit:

**Property located at 410 W Linden Street, City of Lancaster, Grant County**

All other provisions of the Municipal Code and ordinances not in conflict with the changes as set forth herein and adopted hereby shall continue and remain unchanged.

All other ordinances or parts of ordinances contravening the provisions of these ordinance changes are hereby repealed.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Date Signed: January 20, 2020

\_\_\_\_\_  
David C. Varnam, Mayor

ATTEST:

\_\_\_\_\_  
David A. Kurihara, City Clerk

Date Approved: January 20, 2020

Date Published: January 23, 2020

**ORDINANCE NO. 2020-02  
AMENDED FEE SCHEDULE ORDINANCE FOR 2020**

The Common Council of the City of Lancaster, Grant County, Wisconsin do ordain as follows:

Section 1: That the list and schedule of amended fees shall be applicable for the Pool and Recreation Fees for the year 2020, to-wit:

**POOL FEES**

Annual pass

<del>Family</del>	<del>\$125</del>	
<del>Family, plus babysitter</del>	<del>\$135</del>	
<del>Individual</del>	<del>\$50</del>	
Season Pass		\$75
Additional cost per household member		\$25 (Cap at \$175)
Babysitter		\$10

Swimming Lessons

student/non-novice session.	\$25	\$30
student/novice session	\$10	\$15

~~(Children 5 and free)~~ (Children under 2 free)

~~Value Book (10 individual passes)~~ \$25

Pool Rental ~~\$100/hour~~ \$125/hour

Swim Team ~~\$25/person~~ \$50/person (Cap at \$100)

**RECREATION FEES**

**Programs**

Other	\$5-\$20	\$Free-\$20
<del>(e.g. Sunday activity \$5, Pitch &amp; Hit \$10 and Volleyball \$20)</del>		

Section 2: That the City Clerk, Department Heads, Staff Employees and Agents are hereby authorized and directed to implement and collect said fees and remit same to the City Clerk for the City of Lancaster.

Section 3: This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Dated this 20<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
David C. Varnam, Mayor

**ATTEST:** \_\_\_\_\_  
David A. Kurihara, City Clerk

Date Approved: 01/20/2020

Date Published: 01/23/2020

**ORDINANCE NO. 2020-03**

**AN ORDINANCE OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN, TO DISSOLVE THE HOUSING AUTHORITY OF THE CITY OF LANCASTER AND TO REPEAL SECTION 8-7 OF THE MUNICIPAL CODE OF THE CITY OF LANCASTER RELATING TO THE HOUSING AUTHORITY.**

The Common Council for the City of Lancaster, Grant County, Wisconsin, does ordain as follows:

**Section I:**

WHEREAS, the need for the Housing Authority of the City of Lancaster no longer exists; and

WHEREAS, all projects under the jurisdiction of the Housing Authority of the City of Lancaster have been disposed of; and

WHEREAS, the Housing Authority of the City of Lancaster has no outstanding obligations or contracts; and

WHEREAS, there is no further business to be transacted by the Housing Authority of the City of Lancaster.

NOW, THEREFORE, pursuant to sec. 66.1201(26), Wis. Stats., the Common Council for the City of Lancaster does hereby dissolve the Housing Authority of the City of Lancaster.

**Section II:** Section 8-7 of the Municipal Code of the City of Lancaster, Wisconsin relating to the Housing Authority is repealed in its entirety.

**Section III:** This ordinance shall take effect upon its passage and publication as required by law.

Adopted and approved this \_\_\_\_\_ day of January, 2020.

\_\_\_\_\_  
David C. Varnam, Mayor

ATTEST:

\_\_\_\_\_  
David A. Kurihara, Clerk

Date Adopted: \_\_\_\_\_

Date Published: \_\_\_\_\_

Decker Supply Co Inc.  
 1115 O'Neill Ave  
 PO Box 8008  
 Madison WI 53708

# QUOTATION

Quote Number: 474683  
 Quote Date: 01/13/20  
 Page: 1  
 Customer Phone: 608 723-4246  
 Customer Fax:

**B** CITY OF LANCASTER  
**I** 206 S MADISON  
**L** LANCASTER, WI 53813  
**L**

**S** CITY OF LANCASTER  
**H** 206 S MADISON  
**I** LANCASTER, WI 53813  
**P** 608-778-8314  
 ATTN: SCOTT

Entered By: JOSH  
 Location:  
 Account Cd: LANCASCWI  
 Salesperson: 7250  
 RFQ Number:  
 Ship Via: SHIP DIRECT  
 Taxable: Y  
 Prnt Terms: NET 30

Line	Order Qty	Part Number	Description	Price	UM	Ext Price	Est Ship
1	1.00	M75-SA300-BSCE	BASIC SIGN CONTROLLER W/AGM BATTERY, STAND ALONE, WIFI	\$667.0000	EA	\$667.00	01/13/20
2	1.00	M75-SLRPN-030W	TRAFFIC CALM 30W SOLAR PANEL KIT, FOR SA300 E OR S SERIES	\$255.0000	EA	\$255.00	01/13/20
3	1.00	MISC	TRAFFIC CALM 36" FLASHER RING, 36" STOP SIGN, RED LED'S	\$427.0000	EA	\$427.00	01/13/20
4	1.00	M75-SA300-RDR0	SMART RADAR UNIT FOR TRAFFIC CALM SYSTEMS - ACTIVATES THE FLASHING SIGN ONLY WHEN A VEHICLE CROSSES THE RADAR'S PATH * OPTIONAL ADD-ON *	\$400.0000	EA	\$400.00	01/13/20
5	1.00	R1-1 S23W360C	STOP (RED/WH) 36" X 36" DG3/CS .125	\$94.4500	EA	<i>deduct</i> <del>\$94.45</del>	01/13/20 -
6	9.00	R1178	MASTER PART NUMBER-BLACK - APPLYING BLACK VINYL TO THE BACK OF STOP SIGN  - ADD FREIGHT, LISTED BELOW - SHIP DIRECT - SALESPERSON: JOSH	\$1.4000	SQF	<i>deduct</i> <del>\$12.60</del>	01/13/20 -

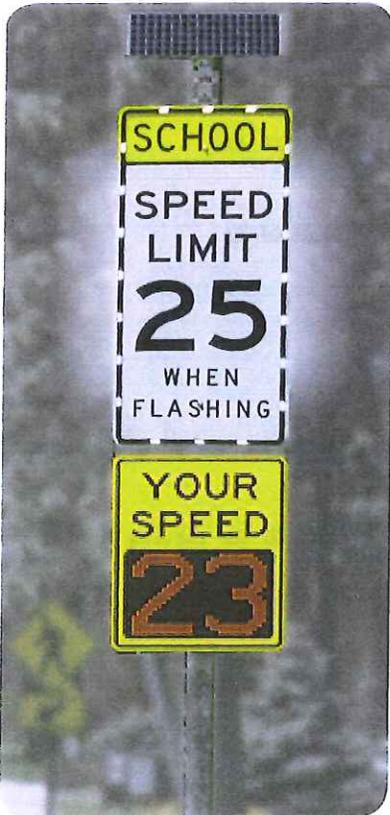
Thank you for the opportunity of quoting.

Prices are good for 45 days from quotation date.

Subtotal: \$1,856.05  
 Sales Tax: \$0.00  
 Freight: \$150.00  
*Total* \$1,899.00



A field retrofit  
"Sign Enhancement" system  
that is simple, affordable, and  
designed for hassle-free  
installation



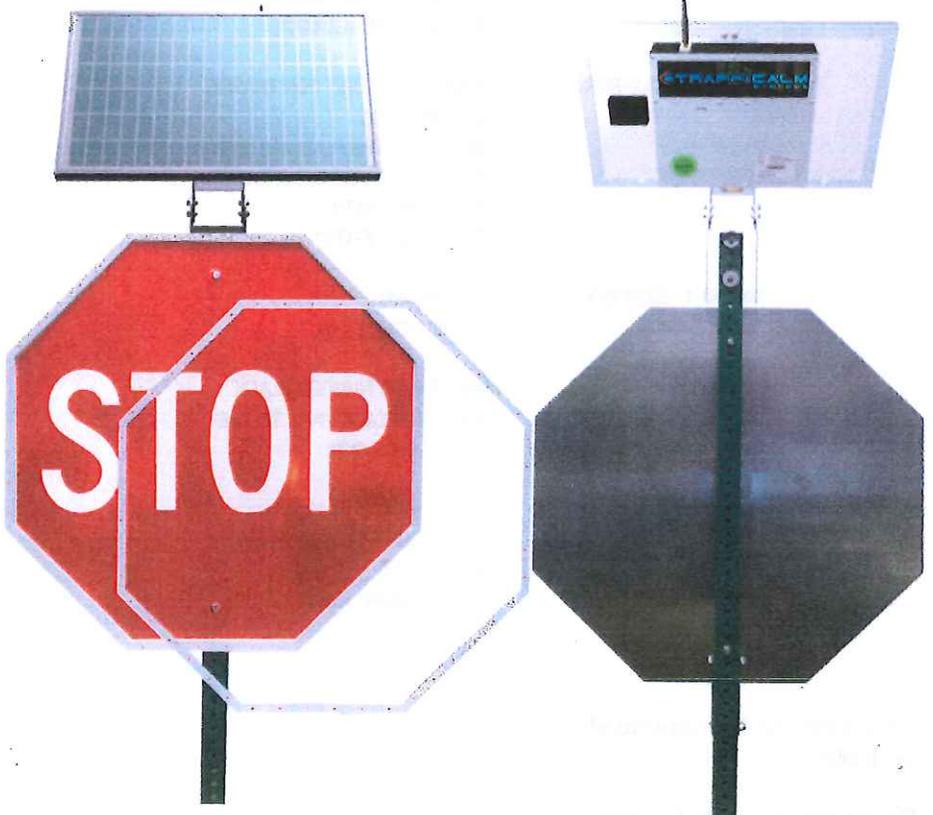
Almost any existing sign can be  
field retrofitted with a SignAlert™  
Enhancement System. Solar or AC power  
is available

## The Problem

The traffic industry has long recognized that many sign scenarios (placement, visibility, etc.) are more critically important than others. Some signs simply cannot be ignored. There has been a rumble need in the industry for a simple and affordable way to retrofit existing signs with additional levels of warning for those situations that demand them — and to do this in such a way that the additional alert system can be motion activated to conserve power and extend the life of the LEDs

## The Solution - SignAlert® GEN 2 LED Enhancement System

- LED rings field retrofit onto almost any existing sign
- Very affordable
- 6 Level - auto-dimming at night
- Solar or AC power options
- Configuration app works on nearly any Wi-Fi phone, tablet, or PC
- High intensity LEDs visible day or night (visible up to 2 miles at night)
- Hassle-free installation. (No dirt moved means less permits, and streamlined implementation)
- LED flashers face mount on existing signs with permanent bonding tape and/or mechanical fasteners
- Scheduling functionality expands system versatility and performance
- Field replaceable batteries





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205 STONE VALLEY DRIVE • DUBUQUE, IOWA 52003 • (563) 557-7642 • Fax (563) 557-9048

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January 14, 2020

John Hauth  
City of Lancaster  
206 S. Madison St.  
Lancaster, WI 53813

RE: Bath House Modifications

We hereby propose to furnish the materials and perform the labor necessary for the completion of multiple scopes of work for updating the existing bath house. Below is the work description. Any item can be accepted by itself.

**1. Plumbing**

- ② a. Remove and dispose of 9 toilets and replace with 5 ADA height floor mount – tank type water closets with seats (Kohler K-4199), 4 standard floor mount tank toilets with new seats (Kohler K-4198-0)
- ① b. Remove and dispose of existing water heater and storage tank, Replace with Rheem 396996, 76 gallon natural gas water heater with 4.5 gallon potable water expansion tank, and Taco circulation pump.

CITY

CONTRACTOR

**2. Toilet Partitions**

- ③ a. Remove and Replace toilet partitions with HDPE partitions with aluminum hardware. 7 each floor mount headrail braced and 3 wall hung urinal screens.

CONTRACTOR

**3. Lighting**

- ⑥ a. Demo and install 11 LED wrap around fixtures
- b. Demo and install 8 LED high bay fixtures
- c. Demo and install 1 chain hung LED fixture
- d. Demo and install 3 LED Exit Signs
- e. Demo and install 4 LED Emergency Lights
- f. Demo and install 1 outside Rear LED Flood Light

CONTRACTOR

**4. New Ceilings**

- ⑦ a. To remove drywall in guard room, hall, storage, and office and replace with a PVC ceiling panels that will not attract mold or mildew and will not show cracks with the climate change.

Possibly  
City

**5. Doors and Frames**

④

Contractor -  
complete in  
phases

- a. Demo of 12 Frames and 15 doors
- b. Replace 9 Frames and 12 doors with similar hardware to the existing
- c. Frames throats will be under coated and grouted solid, Anchors will be recessed and body puttied, includes painting and caulking
- d. If you would like the 3 interior doors in the corridor

12

**6. Plastic Laminate Counter Tops**

- a. High definition square edge counter to replace the existing
- b. To add 2 plastic laminate lift gates
- c. To add horizontal drawer unit under main counter top

CITY

5

**7. Roofing and Fascia**

- a. There are multiple fascia boards that are rotted and need to be replaced in order to properly install the new fascia the roofing will need to be replaced so the sheathing can be nailed into the fascia boards.
- b. Includes roofing removal and disposal, replace rotted fascia boards, wrapping fascia boards that are not already wrapped in aluminum, roofing under layment, premium grade Landmark shingles

CONTRACTOR

14

**8. Remove Missing Ventilation Louvers and Stain**

- a. Includes replacing missing boards, pressure washing off loos stain and staining with a similar color.

CITY

15

**9. Siding North and South End**

- a. Assumes siding pieces are still onsite and just needs to be reinstalled and properly fastened so they do not fall of again.

CITY

15

**10. Awning for Office Window \$ Need more information**

9

**11. Women's Locker Room Floor**

- a. Remove and replace concrete so it slopes to the drain. Epoxy Flooring to be done by others.

CITY

10

**12. Caulking**

- a. To replace failed caulk or seal new cracks

CITY

13

**13. Gutter over Office Door**

- a. Includes downspout to drain on deck

CONTRACTOR

8

**14. Masonry Columns**

- a. Includes 4" veneer block to wrap around 6 new steel columns, currently there is a 16" chimney block filled solid that doesn't allow for water to escape and caused them to crack
- b. Add to use split face veneer
- c. Price includes removal and temporary shoring while new masonry is installed.

CONTRACTOR

11

**15. SS Plates**

- a. Install SS plates where old style paper towel dispenser were located to allow for new style

CITY

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TAX INCREMENT FINANCING  
AGREEMENT  
BETWEEN  
CITY OF LANCASTER, WISCONSIN  
  
and  
  
LANCASTER HOTEL DEVELOPMENT, LLC

1 **AGREEMENT**

2  
3 1. Rules of interpretation.

4 Unless the context clearly indicates to the contrary or unless otherwise provided herein, the  
5 following rules of interpretation shall apply to this Agreement:

6 (a) The terms defined in this Agreement which refer to a particular agreement,  
7 instrument or document also refer to and include all renewals, extensions, modifications,  
8 amendments and restatements of such agreement, instrument or document; provided, that nothing  
9 contained in this sentence shall be construed to authorize any such renewal, extension,  
10 modification, amendment or restatement other than in accordance with this Agreement.

11 (b) The words “hereof”, “herein” and “hereunder” and words of similar import when  
12 used in this Agreement shall refer to this Agreement as a whole and not to any particular provision  
13 of this Agreement. Section, subsection and exhibit references are to this Agreement unless  
14 otherwise specified. Whenever an item or items are listed after the word “including”, such listing  
15 is not intended to be a listing that excludes items not listed.

16 (c) Words of the masculine gender shall be deemed and construed to include  
17 correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate,  
18 words importing the singular number shall include the plural and vice versa, and words importing  
19 person shall include individuals, corporations, partnerships, joint ventures, associations, joint stock  
20 companies, trusts, unincorporated organizations and governments and any agency or political  
21 subdivision thereof.

22 (d) Captions and headings in this Agreement are for convenience only and in no way  
23 define, limit or describe the scope or intent of any provisions or sections of this Agreement.

24 2. Definitions.

25 (a) “City,” the City of LANCASTER, Wisconsin;

26 (b) “City Council,” the governing body of LANCASTER, Wisconsin;

27 (c) “Developer,” LANCASTER HOTEL DEVELOPMENT, LLC, its successors and  
28 assigns;

29 (d) “Project Costs,” include the sum total of all reasonable or necessary costs  
30 incurred or estimated to be incurred incidental to the Project Plan. Such costs include, but are not  
31 limited to the following:

32 (1) Costs of studies, surveys, plans and specifications;

1 (2) Professional service costs, including, but not limited to, architectural,  
2 engineering, legal, marketing, financial, planning or special services.

3 (3) Cost of construction of public works or improvements;

4 (4) Financing costs.

5 (e) “Reimbursable Project Costs,” the portion of Project Costs which pursuant to the  
6 Project Plan and this Agreement are to be reimbursed with TIF revenue, and which costs are set  
7 forth in Exhibit A attached hereto;

8 (f) “Total Initial Equalized Assessed Value,” that amount certified by the City  
9 Assessor which equals the most recently ascertained equalized land assessed value of each taxable  
10 lot, block, tract or parcel or real property within the Project Area more particularly described herein  
11 as of January 1, 2021.

12 3. Project Area. The Project Area consists of the area described in Exhibit B, attached hereto.

13 4. Project Improvements. In accordance with the terms and conditions of the Project Plan  
14 and this Agreement, to satisfy those conditions which are the basis for eligibility and designation  
15 of the Project Area as a commercial or industrial development area, the Developer shall cause the  
16 Project Area to be developed. The Developer and City shall construct or cause to be constructed  
17 those improvements set forth in Exhibit C (the “Project Improvements”). The Project  
18 Improvements consist of Private Project Improvements and Public Project Improvements as set  
19 forth below.

20 (a) Private Project Improvements. Private Project Improvements include those  
21 improvements associated with the construction of a hotel of approximately 28,000 gross square feet  
22 in accordance with the Development Plan, this Agreement, a final site plan for the property to be  
23 approved by the City and all other applicable laws and regulations. The Private Project  
24 Improvements shall be constructed by the Developer at its expense and are described in Exhibit C.

25 (b) Public Project Improvements. Public Project Improvements include those  
26 improvements to be constructed within and adjacent to the Project Area as more specifically  
27 identified in Exhibit C. Public Project Improvements shall be constructed by the Developer, the  
28 cost of which will be repaid by City as set forth herein.

29 5. Funding Sources and Uses of Funds.

30 (a) Private Funds. Private funds (the “Private Funds”) will be derived from  
31 Developer’s equity, equity investment provided by third parties, and debt incurred by Developer.

1 Private Funds shall be used for funding of the Private and Public Project Improvements.

2 (b) TIF Revenue. The TIF Revenue will be used to repay the eligible project costs as  
3 set forth in Exhibit A.

4 6. Project Budget and Financing Commitments.

5 (a) The Project Improvements shall be constructed in accordance with the Project  
6 Budget attached hereto as Exhibit E. The City acknowledges that the current project costs set forth  
7 in Exhibit E are an estimate. The City agrees to consider amendments to this agreement regarding  
8 the City's contribution to Developer based upon actual costs. Any amendment to this contribution  
9 amount may be made only with specific City Council approval, after application by the Developer.  
10 Notwithstanding the foregoing, the City agrees to pay the actual cost of the sanitary sewer  
11 extension regardless of how much the Contribution amount will be increased as a result of the  
12 actual cost being greater than the estimated cost.

13 (b) Within ninety (90) days after the date of execution of this Agreement, Developer  
14 shall submit to City information setting forth (1) the anticipated sources of funds to pay Project  
15 Costs as estimated in the Development Plan, (2) the anticipated type and term of the sources of  
16 funds to pay said Project Costs, and (3) financial commitment(s) from the entities that the  
17 Developer is borrowing money in which to construct this project. The Developer shall  
18 immediately notify the City of any material changes in this information that occur after the City's  
19 approval of the Development Plan.

20 (c) Concurrently with delivery of the items described in Section 6.b. above, the  
21 Developer will deliver to City its certificate that to the best of its knowledge and belief, such  
22 sources of funds and financing commitments, if achieved or obtained, will enable the Developer  
23 to timely implement the Private Project Improvements and Public Project Improvements as  
24 required in this Agreement and the information and statements contained therein, taken as a whole,  
25 are accurate in all material respects and complete for the purposes for which used and made and  
26 do not fail to state any material facts necessary in order to make the statements or representations  
27 made therein, in light of the circumstances under which they were made, not misleading. By  
28 delivering the items described in Section 6.b. above, the Developer shall be deemed to have made  
29 such representation and warranty even if Developer fails to deliver its certificate as provided  
30 herein. The Developer's warranties and representations as set forth herein shall be deemed to be  
31 ongoing until termination or expiration of this Agreement.

1     7.     Development Schedule.

2     It is the intention of the parties that development activities for Project Area be substantially  
3     commenced and completed on or before the dates set forth in Exhibit D, attached hereto and  
4     incorporated herein by reference (the "Development Schedule"). The parties hereto recognize and  
5     agree that market and other conditions may affect the Development Schedule for the Private  
6     Project Improvements and Public Project Improvements. Therefore, the Development Schedule  
7     is subject to change and/or modification, with the written approval of the City, which shall not be  
8     unreasonably withheld, upon a showing by the Developer of changed market or other conditions.  
9     If the Developer does not comply with the Development Schedule as set forth above, then unless  
10    the Developer requests an amendment of such Development Schedule prior to such violation and  
11    any amendment of the Development Schedule is so approved by the City, the City may require the  
12    Developer to appear before the City Council to show cause why this Agreement shall not be  
13    terminated in accordance with Section 24 hereof.

14    8.     Developer's Duties. Subject to the conditions precedent set forth in Section 10 herein,  
15    Developers duties are as follows:

16           (a)     Developer shall comply with all City development requirements, all applicable  
17    laws, ordinances, rules and regulations, and the provisions of this Agreement.

18           (b)     Developer shall construct all Private Project Improvements and Public Project  
19    Improvements and shall complete all other development-related activities including, but not  
20    necessarily limited to: design, land preparation, environmental evaluation and remediation,  
21    construction, management, maintenance and procurement of private financing in sufficient time  
22    to comply with the Development Schedule. Changes in the development program may be made  
23    only by agreement of the parties hereto.

24           (c)     Subject to the provisions of Section 7 above, Developer shall complete all  
25    development activities on or before the dates set forth in the Development Schedule, Exhibit D  
26    attached hereto, for such activities.

27           (d)     Developer hereby covenants and agrees as follows: (i) Developer shall not apply  
28    the Contribution or any other tax increment funds from the City for the payment or reimbursement  
29    of real or personal property taxes, or any other taxes; and (ii) Developer shall not apply the  
30    Contribution or any other tax increment funds for the payment or reimbursement of demolition of  
31    historic structures or other property, including but not limited to structures or other property listed

1 on the national register of historic places in Wisconsin, or on the state register of historic places,  
2 or on both.

3 (e) Developers shall construct a hotel on the subject property which shall have an  
4 construction cost of at least \$5,000,000.

5 9. City's Duties. Subject to Developer's full compliance with all of its covenants and  
6 agreements and the satisfaction of the condition's precedent in Section 10 herein, City hereby  
7 agrees as follows:

8 (a) City shall take all reasonable actions to cooperate with Developer in the  
9 Developer's duty to complete the Project.

10 (b) The City agrees to make a payment for the reimbursable project costs set forth in  
11 Exhibit A (the "Contribution") to the Developer in accordance with this Section. The Contribution  
12 is intended to reimburse Developer for a portion of the eligible project costs incurred by Developer  
13 pursuant to sec. 66.1105(2)(f), Wis. Stats., in connection with the development of the Subject  
14 Property, as specified in Exhibit A. The unpaid amount of the Contribution shall bear interest,  
15 from substantial completion of the Improvements, at the rate of 4% per annum, with this rate being  
16 fixed for the first six years following substantial completion. Unpaid interest in any year shall be  
17 added to the principal balance of the Contribution. Subsequent to Substantial Completion and  
18 provided Developer pays its property tax bill in full by January 31, City agrees to make annual  
19 payments of principal and interest on the Contribution (the "Annual Payments") for a period of  
20 up to 20 years (the "Payment Term"), on or before each March 1 (the "Payment Date"), in  
21 accordance with the payment schedule attached as Exhibit F (the "Payment Schedule"). The City  
22 shall pay the Developer 80% of the Available Tax Increment actually received each year until the  
23 total contribution amount is paid in full. However, in the event that 80% of the Available Tax  
24 Increment actually received by the City in any year is less than the annual payment amount as is  
25 shown in Exhibit F, the City agrees to pay an amount up to 95% of the Available Tax Increment  
26 actually received towards the annual payment. In the event that the annual payment from the  
27 City to the Developer -of the Available Tax Increment actually received by the City from the TID  
28 is less than the Annual Payment amount shown on the Payment Schedule, the amount due but not  
29 paid shall remain outstanding and be payable on the next Payment Date (to the extent of Available  
30 Tax Increment). City shall make each payment of the Contribution by mailing a check to  
31 Developer or Developer's designee or by such other means as may be agreed to by City and

1 Developer. City may prepay the Contribution in whole or in part at any time, provided, however,  
2 in no case will the total amount of the principal amount of the Contribution exceed the  
3 reimbursable project costs set forth in Exhibit A.

4 (c) After the initial six (6) year fixed interest rate of 4% per annum, City agrees to  
5 pay an interest rate on the outstanding contribution amount due from City to Developer equal to  
6 the fixed interest rate that Developer is able to secure when refinancing Developer's debt  
7 associated with completing the reimbursable public project improvement costs set forth in  
8 Exhibit A. At least 60 days prior to Developer's loan maturing, Developer shall seek out and  
9 obtain at least two (2) competitive bids for the refinancing of Developer's loan. Developer's  
10 subsequent loans shall be for a term of at least 5 years. The payment schedule set forth in  
11 Exhibit F shall be modified any time the interest rate changes.

12 (d) City further covenants and agrees that: (i) its staff will include payments on the  
13 Contribution to be made each year in its annual budget as submitted to City Council for approval,  
14 and further covenants that its staff will request the necessary appropriation from the City Council  
15 for the full amount of the Available Tax Increment to be generated that year, will advise the City  
16 Council of any effect on the City's credit rating of any failure to appropriate sufficient funds toward  
17 payment of the Contribution, and will exhaust all available administrative reviews and appeals in  
18 the event that that portion of the budget is not approved; (ii) if the City's proposed annual budget  
19 does not in any year provide for appropriation of amounts sufficient to make the payments due on  
20 the Contribution in the full amount of the Available Tax Increment in that year, the City will notify  
21 the Developer of that fact prior to the date the budget is presented to the City Council for final  
22 approval.

23 10. Conditions Precedent.

24 (a) To City's Duties. The City shall not convey any real estate to Developer until each  
25 of the events listed herein has occurred.

26 (1) Binding commitments to Developer, evidenced by documentation  
27 satisfactory to the City, for the total private financing for the Private Project Improvements and  
28 Public Project Improvements, shall be made by financial institutions or other entities acceptable  
29 to City. Such commitments shall include, without limitation, equity and/or construction loan  
30 financing and must be unconditional or upon terms and conditions approved by City, which  
31 approval shall not be unreasonably withheld. If City does not approve of any such commitment,

1 the reasons therefor shall be stated and Developer shall be provided a reasonable opportunity to  
2 amend the commitments or otherwise satisfy any such objections.

3 (2) Satisfactory guarantees to complete the Private Project Improvements and  
4 Public Project Improvements have been provided by the Developer and approved by the City.

5 (b) To Developer's Duties. Developer's obligations hereunder are expressly  
6 conditioned upon the occurrence of each of the following events on or before the dates set forth in  
7 the Development Schedule, Exhibit D, attached hereto:

8 (1) City approval of the Developer's financing plan.

9 (2) Conveyance of the land identified in Exhibit B from City to the Developer  
10 for \$1.00 with the Developer paying all costs of closing, including title  
11 insurance policy costs.

12 (3) City approval of all required zoning, subdivision and permit applications.

13 11. Design Criteria and Review Procedures.

14 (a) The Developer shall comply with and/or follow all controls and design criteria  
15 relating to exterior improvements as shall be, from time to time, established as a part of the  
16 Development Plan and/or as a part of all zoning (including preliminary and final site development  
17 plans) approvals (hereinafter collectively referred to as "Land Use Approvals").

18 (b) Construction plans for the Private Project Improvements and Public Project  
19 Improvements shall conform to the Development Plan, Land Use Approvals, and this Agreement.  
20 In order to ensure that the Private Project Improvements, Public Project Improvements, and their  
21 construction will be in accordance with the provisions of this Agreement, and in substantial  
22 agreement with proposals made by the Developer to the City, the parties agree as follows:

23 (1) No Private Project Improvements or Public Project Improvements shall be  
24 commenced or made unless and until all the construction plans therefor, in the detail herein  
25 required, or any changes thereto, shall have been submitted to and approved in writing by the City  
26 Council. The City Council may, at its discretion, and shall, where required by law, submit  
27 construction plans to the Plan Commission for recommendation and/or the City staff all in  
28 accordance with the Development Plan and Land Use Approvals.

29 (2) Neither the City, nor any officer, director, commissioner, member,  
30 employee or agent of the same, shall be liable to the Developer with respect to construction plans  
31 or modifications submitted for approval, or for any other action in connection with its or their

1 duties hereunder. The Developer agrees that it will not bring any action or suit to recover any  
2 damages against the City or any officer, director, trustee, member, employee, or agent of any of  
3 them arising or in any way connected with the approval of or failure to approve any construction  
4 plans or changes submitted by the Developer.

5 (3) In no event shall the review and approval by the City of construction plans  
6 or changes, or any information submitted in connection therewith, be deemed or construed to be a  
7 determination that the same are in compliance with any laws, regulations or ordinances nor shall  
8 review and approval relieve the Developer of any liability or responsibility in connection with such  
9 compliance.

10 12. Control of Project. Except as otherwise provided in this Agreement, Developer shall have  
11 complete and exclusive control over the construction of the Public Project Improvements and  
12 Private Project Improvements which it owns or controls, subject, however, to all applicable laws,  
13 rules and regulations, including, but not limited to, all ordinances, rules and regulations of the City.  
14 As to all parts of the Project, the Developer hereby grants to the City, its agents and employees the  
15 right to enter at reasonable times upon no less than 24 hours' notice for the purpose of inspecting  
16 the Project.

17 13. Compliance with Laws. At all times during the term of this Agreement and until  
18 termination of the Development Plan, but subject to the Developer's rights to contest the same in  
19 any manner permitted by law, the Developer, its officers, directors and principals, at its sole cost  
20 and expense, shall comply in every respect with all applicable laws, ordinances, rules and  
21 regulations of all federal, state, county and municipal governments, agencies, bureaus or  
22 instrumentalities thereof now in force or which may be enacted hereafter which pertain to the  
23 Development.

24 14. Certificate of Compliance. Upon the completion of the Project, the Developer shall submit  
25 a report certifying that the Project Improvements have been completed in accordance with the  
26 Development Plan and that it is in compliance with all other provisions of this Agreement. The  
27 Developer shall, as part of its report, submit its certificate setting forth (a) the total cost of  
28 completing the Project Improvements, (b) Development Project Costs incurred which are eligible  
29 for reimbursement pursuant to the Development Plan, and (c) the actual private equity and debt  
30 used to complete the Project Improvements, which may include capitalized interest to the extent  
31 actually paid to unrelated third parties during construction. The City may conduct an investigation,

1 and if the City determines that the Project has been completed in accordance with the provisions  
2 of the Development Plan, and that all of Developer's duties pursuant to this Contract have been  
3 performed, then it shall issue a Certificate of Completion and Compliance and certify Development  
4 Project Costs as eligible for reimbursement. If the City determines that the Project has not been  
5 completed in accordance with the provisions of the Development Plan, or that Development  
6 Project Costs have not been incurred as certified, or that the Developer is not in compliance with  
7 the terms of this Agreement, then it shall not issue a Certificate of Completion and Compliance  
8 and shall specify in writing the reason or reasons for withholding its certification. Upon request  
9 of the Developer, the City shall hold a hearing at which the Developer may present new and/or  
10 additional evidence.

11 The certification by the City shall be a conclusive determination of the satisfaction and  
12 termination of the covenants in this Agreement, with respect to the obligations of the Developer  
13 to complete the Project Improvements within the dates for the beginning and completion thereof,  
14 but shall not prevent City from action in the event of any subsequent default by Developer in the  
15 performance of any of its other obligations under this Agreement.

16 15. Sale or Disposition of Project Property.

17 (a) No sale, transfer or other conveyance of the property described on Exhibit B may  
18 be made without the prior written approval of City, which approval will not be unreasonably  
19 withheld, conditioned or denied. The City's right of approval of any transferee shall be in force  
20 until the termination of this agreement.

21 (c) The Developer's undertakings under this Agreement, unless earlier satisfied and  
22 certified, shall inure to and be binding upon the heirs, executors, administrators, successors and  
23 assigns of the respective parties as if they were in every case specifically named and shall be  
24 construed as a covenant running with the land and enforceable against purchasers or other  
25 transferees as if such purchaser or transferee were originally a party to and bound by this  
26 Agreement.

27 (d) The restrictions set forth above in subsections (a), (b) and (c) of this Section shall  
28 be incorporated into any deed or other instrument conveying an interest in the real property  
29 described in Exhibit B, other than a lease agreement. Failure of the Developer to require that such  
30 restrictions be placed in any such deed or other instrument shall in no way modify, lessen or  
31 diminish the obligations and restrictions set forth herein.

1 16. Lease of Project Property.

2 (a) The Developer, or any third party, may lease real property within the Project Area.  
3 The Developer, or any third party, shall insert in any such lease the following language and shall  
4 have such lease signed by the lessee indicating acknowledgment and agreement to the following  
5 provision:

6 **Taxes:** Tenant acknowledges that he Leased premises are a part of a Tax Increment  
7 Financing district (“TIF District”) created by LANCASTER, Wisconsin (the “City”) and  
8 that certain taxes generated by Tenant’s occupancy will be applied toward the costs of  
9 infrastructure improvements for the Development.

10  
11 Developer shall enforce said provision to the maximum extent permitted by law. At least  
12 five (5) days prior to its execution, the Developer shall provide a certification to the City, signed  
13 by Developer and each such tenant, confirming that the lease includes the provisions satisfying the  
14 Developer’s obligation as set forth in this Section 16. Failure of the Developer to require that such  
15 restrictions be placed in any such lease shall in no way modify, lessen or diminish the obligations  
16 and restrictions set forth herein relating to the Development Area.

17 17. Assignment of Developer’s Obligations.

18 (a) The Developer represents that its undertakings pursuant to this Agreement are for  
19 the purpose of development in accordance with the Project Plan.

20 (b) Without limiting the rights of the Developer under this Agreement, the Developer  
21 agrees that this Agreement and the rights, duties and obligations hereunder may not and shall not  
22 be assigned by the Developer without the prior written approval of City, which approval will not  
23 be unreasonably withheld, conditioned or denied. In the case of a request for approval, any  
24 proposed transferee shall have all of the qualifications and financial responsibility, as determined  
25 by the City, necessary and adequate to fulfill the obligations of the Developer, and, if the proposed  
26 transfer relates to a portion of the Project Area on which Development Improvements are  
27 underway, such obligations to the extent that they relate to such property. Any proposed transferee  
28 shall, by instrument in writing, for itself and its successors and assigns, and expressly for the  
29 benefit of the City assume all of the obligations of the Developer under this Agreement and agree  
30 to be subject to all the conditions and restrictions to which the Developer is subject (or, in the event  
31 the transfer is of or relates to a portion of the Project Area, such obligations, conditions and  
32 restrictions to the extent that they relate to such portion). In the event this Agreement is assigned  
33 in whole or part to a Permitted Transferee or as otherwise set forth herein, the Developer shall be

1 released from any further obligations set forth herein accruing after the date of such assignment.

2 (c) Notwithstanding anything to contrary, there shall be no restriction in the grant of a  
3 security interest in any portion of the Project Area to any construction or permanent lender in order  
4 to secure indebtedness; provided, however, that in the event such security interest or assignment  
5 is granted or made, the Developer hereby agrees to provide the City with written notice of any  
6 such grant or assignment within fifteen (15) days after the same has been perfected or completed.

7 18. Preservation of Taxable Status of Property.

8 (a) The property within the Project Area (the "**Property**") shall be subject to property  
9 taxation for the life of TIF District and shall not be exempt from property taxation, in full or in  
10 part, except as required by law. Developer shall take all reasonable actions to assure that the  
11 Property shall not be exempt from property taxation, in full or in part, except as required by law.  
12 Developer shall not submit any request or application for property tax exemption of the Property,  
13 in full or in part, challenge the status of the Property as fully subject to property taxation, or seek  
14 any ruling by a court or any statutory change that would entitle the Property to exemption, in full  
15 or part.

16 19. Assignment of Developer's Obligations.

17 (a) The Developer represents that its undertakings pursuant to this Agreement are for  
18 the purpose of development in accordance with the Project Plan.

19 (b) Without limiting the rights of the Developer or any third party under this  
20 Agreement, the Developer agrees that this Agreement and the rights, duties and obligations  
21 hereunder may not and shall not be assigned by the Developer except upon terms and conditions  
22 agreeable to the City. Any proposed transferee shall have all of the qualifications and financial  
23 responsibility, as determined by the City, necessary and adequate to fulfill the obligations of the  
24 Developer, and, if the proposed transfer relates to a portion of the Project Area on which Project  
25 Improvements are underway, such obligations to the extent that they relate to such property. Any  
26 proposed transferee shall, by instrument in writing, for itself and its successors and assigns, and  
27 expressly for the benefit of the City assume all of the obligations of the Developer under this  
28 Agreement and agree to be subject to all the conditions and restrictions to which the Developer is  
29 subject (or, in the event the transfer is of or relates to a portion of the Project Area, such obligations,  
30 conditions and restrictions to the extent that they relate to such portion). In the event this  
31 Agreement is assigned in whole or part and approved as set forth herein, the Developer shall be

1 released from any further obligations set forth herein accruing after the date of such assignment.

2 20. Transfer of Interests in Developer. Developer shall, prior to the sale, conveyance or other  
3 transfer of any interest in Developer (including without limitation any stock if Developer is a  
4 corporation or membership interests if Developer is a limited liability company), deliver to City a  
5 request for approval of such transfer, and no such transfer shall be permitted except with the prior  
6 approval of City. Upon submission by Developer of any request for transfer to City, City shall  
7 have the right to request such documentation and information as City shall determine to be  
8 necessary or desirable to determine whether such transfer is acceptable to City. Any purported  
9 transfer by Developer or any party owning any interest in Developer of any interest without the  
10 consent of City shall be null and void. In addition, City may require the Developer, as a condition  
11 precedent to the transfer of any interests in the Developer, to require the transferee to enter into an  
12 agreement with City, upon terms acceptable to the City, obligating the transferee to comply with  
13 the requirements of the Development Plan and the obligations in this Agreement relating to the  
14 property. Notwithstanding the foregoing, Developer or Developer's members, or any one of them,  
15 may, without notice to or approval of City, transfer interests in Developer to any related party,  
16 affiliate or trust, if such transfer does not result in a material change in the controlling interests of  
17 Developer.

18 21. Insurance and Reconstruction. Developer shall keep the Project Improvements adequately  
19 insured against loss or damage occasioned by fire, extended coverage perils (to specifically include  
20 damage coverage for wind storm, hail storm and similar natural disaster hazards as the City may  
21 reasonably require) for as long as this Agreement is in force and the City has not paid its obligation  
22 for this project by Tax Increment Financing revenue. In the event buildings or improvements  
23 owned by Developer are damaged or destroyed, Developer agrees to repair or rebuild same to  
24 maintain the value of the Project Improvements at the same level as they were prior to the loss or  
25 damage.

26 22. Permitted Uses. The Developer shall take such action as is from time to time necessary to  
27 permit only such uses within the Project Area which conform to and are permitted by the  
28 Development Plan or by this Agreement.

29 23. Indemnification.

30 (a) The Developer shall indemnify, protect, defend and hold the City and its officers,  
31 alderpersons, members, commissioners, employees and agents (collectively, the "Indemnified

1 Parties” or, individually, an “Indemnified Party”) harmless from and against any and all claims,  
2 demands, liabilities and costs, including reasonable attorneys’ fees, costs and expenses, arising  
3 from damage or injury, actual or claimed, of whatsoever kind or character (including consequential  
4 and punitive damages), to persons or property occurring or allegedly occurring as a result of any  
5 acts or omissions of the Developer, its constituent members or partners, their employees, agents,  
6 independent contractors, licensees, invitees or others acting by, through or under such  
7 indemnifying parties, in connection with its or their activities conducted pursuant to this  
8 Agreement and/or in connection with the ownership, use or occupancy and development of the  
9 Project Area or any portion thereof and the Project Improvements.

10 (b) In the event any suit, action, investigation, claim or proceeding (collectively, an  
11 “Action”) is begun or made as a result of which the Developer may become obligated to one or  
12 more of the Indemnified Parties hereunder, the Indemnified Party shall give prompt notice to the  
13 Developer of the occurrence of such event, but the failure to notify the Developer will not relieve  
14 the Developer of any liability that it may have to an Indemnified Party. After receipt of such  
15 notice, the Developer may elect to defend, contest or otherwise protect the Indemnified Party  
16 against any such Action, at the cost and expense of the Developer, utilizing counsel of the  
17 Developer’s choice. The Indemnified Party shall have the right, but not the obligation, to  
18 participate, at the Indemnified Party’s own cost and expense, in the defense thereof by counsel of  
19 the Indemnified Party’s choice. In the event that the Developer shall fail timely to defend, contest  
20 or otherwise protect an Indemnified Party against such Action, the Indemnified Party shall have  
21 the right to do so, and (if such defense is undertaken by the Indemnified Party after notice to the  
22 Developer asserting the Developer’s failure to timely defend, contest or otherwise protect against  
23 such Action), the Indemnified Party may submit any bills for fees and costs received from its  
24 counsel to the Developer for payment and, within five (5) business days after such submission, the  
25 Developer shall transfer to the Indemnified Party sufficient funds to pay such bills. The Developer  
26 acknowledges that such bills may be redacted to delete any information which would constitute  
27 attorney-client communication or attorney work product.

28 (c) An Indemnified Party shall submit to the Developer any settlement proposal that  
29 the Indemnified Party shall receive. The Developer shall be liable for the payment of any amounts  
30 paid in settlement of any Action to the extent that the Developer consents to such settlement.  
31 Neither the Developer nor the Indemnified Party will unreasonably withhold its consent to a

1 proposed settlement.

2 (d) The Developer expressly confirms and agrees that it has provided this  
3 indemnification and assumes the obligations under this Agreement imposed upon the Developer  
4 in order to induce the City to enter into this Agreement. To the fullest extent permitted by law, an  
5 Indemnified Party shall have the right to maintain an action in any court of competent jurisdiction  
6 to enforce and/or to recover damages for breach of the rights to indemnification created by, or  
7 provided pursuant to, this Agreement. If such court action is successful, the Indemnified Party  
8 shall be reimbursed by the Developer for all fees and expenses (including attorneys' fees) actually  
9 and reasonably incurred in connection with such action (including, without limitation, the  
10 investigation, defense, settlement or appeal of such action).

11 (e) The right to indemnification set forth in this Agreement shall survive the  
12 termination of this Agreement.

13 24. Breach-Compliance.

14 (a) If the Developer or City does not comply with provisions of this Agreement,  
15 including provisions of the Project Plan, within the time limits and in the manner for the  
16 completion of the Project as therein stated, except for Excusable Delays (as defined in Section 25  
17 hereof), in that the Developer or the City shall do, permit to be done, or fail or omit to do, or shall  
18 be about so to do, permit to be done, or fail or omit to have done, anything contrary to or required  
19 of it by this Agreement or the Act, and if, within thirty (30) days after notice of such default by the  
20 non defaulting party to the defaulting party, the defaulting party shall not have cured such default  
21 or commenced such cure and be diligently pursuing the same if such cure would reasonably take  
22 longer than said thirty (30) day period (but in any event if the defaulting party shall not have cured  
23 such default within one hundred twenty (120) days), then the non defaulting party may institute  
24 such proceedings as may be necessary in its opinion to cure the default including, but not limited  
25 to, proceedings to compel specific performance by the party in default of its obligations and, in the  
26 case of default by the Developer, the City is granted the right to terminate this Agreement, the right  
27 to apply any deposit or other funds submitted by the Developer to the City in payment of the  
28 damages suffered by it, the right to withhold funds to such extent as is necessary to protect the  
29 City from loss or to ensure that the Development Plan is fully and successfully implemented in a  
30 timely fashion, and the right to withhold issuance of a Certificate of Completion and Compliance.  
31 If any action is instituted by the either party hereunder, the non prevailing party in such action

1 shall pay any and all costs, fees and expenses, including attorneys' fees incurred by the prevailing  
2 party in enforcing this Agreement.

3 (b) The rights and remedies of the parties to this Agreement, whether provided by law  
4 or by this Agreement, shall be cumulative and the exercise by either party of any one or more of  
5 such remedies shall not preclude the exercise by it, at the same or different times, of any other  
6 remedies for the same default or breach. No waiver made by either party shall apply to obligations  
7 beyond those expressly waived.

8 (c) The Developer (for itself and its successors and assigns, and for all other persons  
9 who are or who shall become liable, by express or implied assumption or otherwise, upon or  
10 subject to any obligation or burden under this Agreement), waives to the fullest extent permitted  
11 by law and equity all claims or defenses otherwise available on the ground of being or having  
12 become a surety or guarantor, whether by agreement or operation of law. This waiver includes,  
13 but is not limited to, all claims and defenses based upon extensions of time, indulgence or  
14 modification of terms of contract.

15 (d) Any delay by either party in instituting or prosecuting any such actions or  
16 proceedings or otherwise asserting its rights under this paragraph shall not operate as a waiver of  
17 such rights or limit them in any way. No waiver in fact made by either party of any specific default  
18 by the other party shall be considered or treated as a waiver of the rights with respect to any other  
19 defaults, or with respect to the particular default except to the extent specifically waived.

20 25. Excusable Delays. The parties understand and agree that the Developer shall not be  
21 deemed to be in default of this Agreement because of delays or temporary inability to commence,  
22 complete or proceed in accordance with Exhibit D, attached hereto, due in whole or in part to  
23 causes beyond the reasonable control or without the material fault of the Developer which are  
24 caused by the action or failure to act of any governmental body, acts of war or civil insurrection,  
25 breach of this Agreement by the City or any natural occurrence, strikes, lock-outs, riots, floods,  
26 earthquakes, fires, casualties, acts of God, labor disputes, governmental restrictions or priorities,  
27 embargoes, litigation, tornadoes, or unusually severe weather (collectively 'Excusable Delays').  
28 With the approval of the City, the time of performance hereunder shall be extended for the period  
29 of any delay or delays caused or resulting from any of the foregoing causes, which approval shall  
30 not be arbitrarily or unreasonably withheld.

31 26. Notice. Any notice required by this Agreement shall be deemed to be given if it is mailed

1 by United States certified mail, postage prepaid, and addressed as hereinafter specified.

2 Any notice to the City shall be addressed to:

3  
4 City of Lancaster  
5 c/o City Administrator  
6 206 South Madison Street  
7 Lancaster, WI 53813  
8

9 Notices to Developer shall be addressed to:

10  
11 Lancaster Hotel Development, LLC  
12 c/o Bradley A. Bierman  
13 3749 Kilian Ln.  
14 Kieler, WI 53812  
15

16 Each party shall have the right to specify that notice be addressed to any other address by  
17 giving to the other party ten (10) days' written notice thereof.

18 27. Modification. The terms, conditions, and provisions of this Agreement and of the Project  
19 Plan can be neither modified nor eliminated except in writing and by mutual agreement between  
20 the City and Developer. Any modification to this Agreement as approved shall be attached hereto  
21 and incorporated herein by reference.

22 28. Effective Date. This Agreement shall become effective on the date set forth herein, and  
23 shall remain in full force and effect until the completion of the Project and so long as any TIF  
24 Obligations or Development Project Costs remain outstanding and unpaid.

25 29. Immunity. Nothing contained in this Agreement constitutes a waiver of the City's  
26 sovereign immunity under application law.

27 30. Recording. The City may record this Agreement or a memorandum thereof in the Register  
28 of Deeds Office. Any cost of recording shall be paid by the Developer.

29 31. Personal Jurisdiction and Venue. Personal jurisdiction and venue for any civil action  
30 commenced by either party to this Agreement whether arising out of or relating to the Agreement  
31 or letter of credit shall be deemed to be proper only if such action is commenced in Circuit Court  
32 for Grant County, Wisconsin. The Developer expressly waives its right to bring such action in or  
33 to remove such action to any other court whether state or federal.

34 32. Validity and Severability. It is the intention of the parties hereto that the provisions of this  
35 Agreement shall be enforced to the fullest extent permissible under the laws and public policies of

1 the State of Wisconsin, and that the unenforceability (or modification to conform with such laws  
2 or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder  
3 of this Agreement. Accordingly, if any provision of this Contract shall be deemed invalid or  
4 unenforceable in whole or in part, this Agreement shall be deemed amended to delete or modify,  
5 in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions  
6 thereof, and to alter the balance of this Agreement in order to render the same valid and  
7 enforceable. All exhibits attached hereto are hereby incorporated into this Agreement by  
8 reference.

9 33. No Vested Rights. Except as provided by law, or as expressly provided in this agreement,  
10 no vested rights in connection with this project shall inure to the Developer. Nor does the City  
11 warrant by this Agreement that the Developer is entitled to any other approvals required. The  
12 parties agree that no third-party rights of any kind, express or implied, are created or intended by  
13 this agreement.

14 34. Time and Performance are of the Essence. Time and exact performance are of the essence  
15 of this Agreement.

16 35. Approval Contingencies. The parties acknowledge that this Agreement and the obligations  
17 hereunder are contingent on adoption by the City and ratification by the City's Joint Review Board  
18 for the approval of TID No. 6. In the event TID No. 6 is not approved and/or ratified, this  
19 Agreement is null and void.

20 **IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and  
21 year first above written.

22 **CITY OF LANCASTER**

23 COUNTERSIGNED:

24  
25 \_\_\_\_\_  
26 City Clerk

27  
28 By: \_\_\_\_\_  
29 Mayor

30 **LANCASTER HOTEL DEVELOPMENT, LLC**

31 ATTEST:

32 By: \_\_\_\_\_

1  
2  
3  
4  
5

Its: \_\_\_\_\_

**NOTARIAL INFORMATION**

DRAFT

1 EXHIBIT A

2 ELIGIBLE PROJECT COSTS INCURRED BY  
3 DEVELOPER PURSUANT TO 66.1105(2)(F)  
4

5 Extension of Sewer from Alona Lane to Subject Property. The Developer shall install  
6 sewer from the Subject Property to a location as determined by the City of Lancaster, to  
7 the design specifications of the City. The City shall be responsible for the design and the  
8 Developer shall be responsible for the construction of the sewer main. The City shall be  
9 responsible for acquisition and cost of easements for said improvement.

10  
11 Construction of stormwater improvements to serve the subject property plus the property  
12 that is adjacent to the subject property along STH 61. Stormwater improvements shall  
13 include a stormwater improvement, as approved by Wisconsin DNR, sized to  
14 accommodate flow from both the Subject and Remainder properties. Stormwater pond  
15 will be located on land owned by the City on the Golf Course. Final location shall be  
16 determined by both the City and the Developer as part of the stormwater permitting  
17 process. Cost of the improvements shall be the responsibility of the Developer, with  
18 ownership of the improvements residing with the City. The City shall provide the land for  
19 the stormwater pond at no cost to the Developer.

20  
21 Site Grading, to encompass both the Subject Parcel and the Remainder Parcel, as  
22 identified on Exhibit A. Final site grading shall be approved by both the Lancaster Director  
23 of Public Works and the Developer.

24  
25 Sidewalks, both to the property and adjacent to the Hotel.

26  
27 Site Paving, to include access from STH 61 at the two existing access points, on-site  
28 parking, as well as construction of road from STH 61, on parcel 246-576-20, paralleling  
29 the border with parcel 56-257 to the back of the property adjoining the golf course, as  
30 identified in Exhibit B. Business Lighting and concrete pad for dumpsters are considered  
31 part of this cost.

32  
33 Landscaping and Erosion Control measures.

34  
35 Water, Gas, and Electric utility extensions to the property.

36  
37 Access improvements to STH 61 if required by Wisconsin Department of Transportation.

38  
39 Signage, in an amount not to exceed \$25,000 or 50% of the total cost of the sign,  
40 whichever is less.

41  
42 Project Management Costs not to exceed five percent (5%) of reimbursable costs.

43  
44 Civil Engineering costs related to the eligible project costs.  
45

- 1 Financing expenses related to eligible project costs incurred by the Developer pursuant
- 2 to 66.1105(2)(f) in this Exhibit.
- 3

DRAFT

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**EXHIBIT B**

(To be completed. General property outlines shown as below)



**EXHIBIT C**

1

2

3 (To Be Completed - Insert description of all project improvements, both public and private)

4

DRAFT

**EXHIBIT D**

DEVELOPMENT SCHEDULE

Site Plan Submitted to City	February
Site and Building Plans approved by Developer & Choice	February
Height Variance request submitted to City	February 2020
Zoning and Site Plan Review Submitted to City	February 2020
Plan submission to State	March 2020
Break Ground	April 2020
Grading completed in	May 2020
Foundations	May 2020
Framing Complete	July 2020
Sewer Extension Completed	August 2020
Building Enclosed	September 2020
Paving Complete	October 2020
Landscaping	November 2020
Exterior Completion	November 2020
Interior Completion	February 2021
Hotel Open	March 2021

**EXHIBIT E**

ESTIMATE OF REIMBURSABLE PUBLIC IMPROVEMENT PROJECT COSTS

5	Site Engineering	\$30,000
6	Site Grading	\$125,000
7	Sanitary Sewer Extension	\$250,000
8	Stormwater Improvements	\$75,000
9	Water Extension	\$25,000
10	Site Paving and Base	\$125,000
11	Site Concrete	\$40,000
12	Site Lighting	\$25,000
13	Signage	\$25,000
14	Landscaping and Erosion Control	\$50,000
15	Subtotal	\$770,000
16	Project Management @ 7.5%	\$57,750
17	Contingency @ 15%	\$115,500
18		
19	Total Estimate	\$943,250

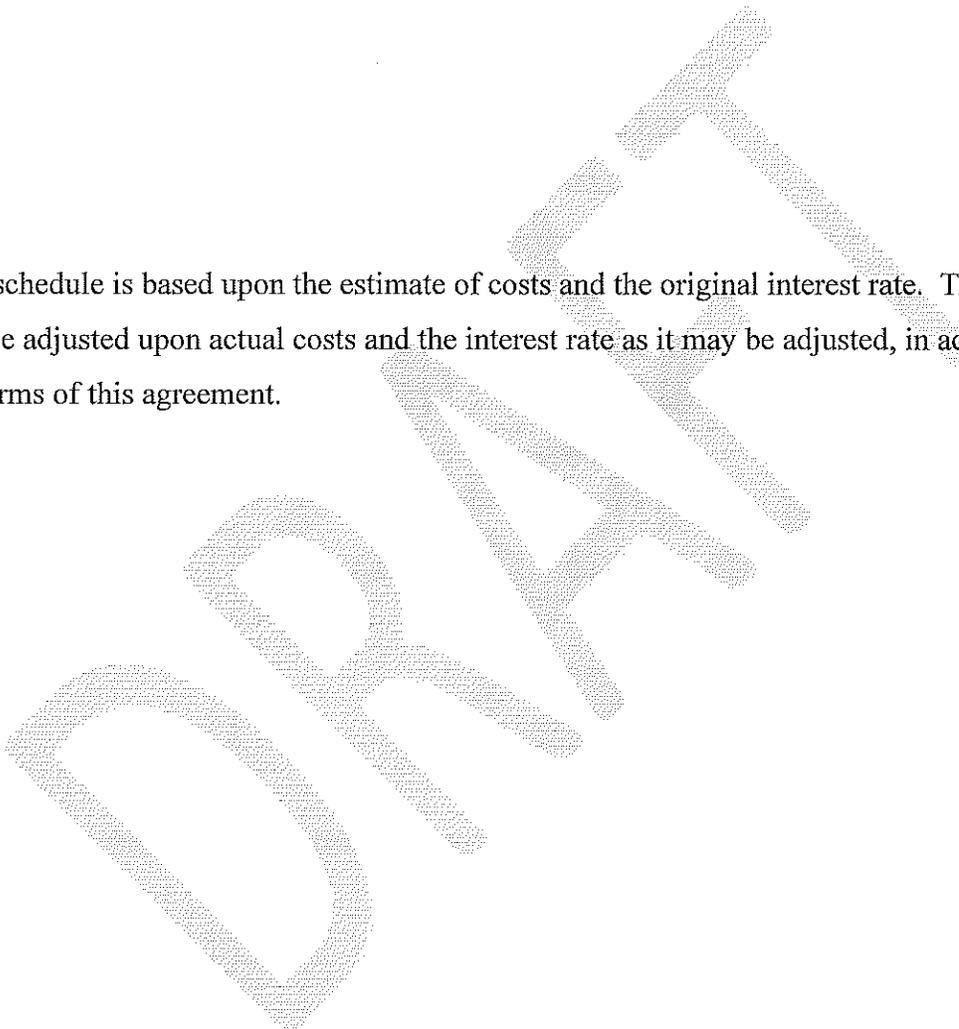
20  
21  
22 Note – Sanitary sewer design and land acquisition are not included in the above estimate. These  
23 costs will be borne by the City of Lancaster.  
24  
25  
26  
27  
28  
29  
30  
31

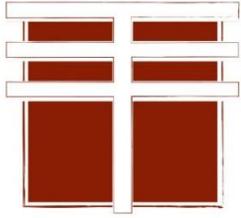
**EXHIBIT F**

PAYMENT SCHEDULE

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This schedule is based upon the estimate of costs and the original interest rate. The Schedule will be adjusted upon actual costs and the interest rate as it may be adjusted, in accordance with the terms of this agreement.





SCHREINER MEMORIAL  
**LIBRARY**

**January City Council  
Report**

**Project Status:**

The library has started all regular programming again for the year. Staff performance evaluations are nearly all complete. I am working on the 2019 annual report and will have a more detailed presentation for you in February.

**Last Month's Activities:**

- The library was closed for Christmas Eve, Christmas Day, and New Year's Day.
- The January soup luncheon was very successful. The money raised at this year's soup lunches has helped us pay for 4 new tables for our community rooms.
- We are in the process of scheduling adult programming opportunities for the coming year. Any ideas for topics you'd like to see are welcome.
- I have attended numerous meetings for both the City, the library system, and the Wisconsin Library Association.
- Computer classes and individual technology training by appointment continue on a regular schedule.
- We have added two new projectors that may be checked out by the public as long as they are not being used for public movie performances.
- The Foundation has purchased two bilingual children's computer stations which are filled with early literacy and other learning games for ages 3-14.

**Enclosures:** minutes from November.

Respectfully,  
Jennifer Bernetzke, Library Director

**Schreiner Memorial Library  
Board of Trustees**

**Wednesday, November 13, 2019; 5:00 p.m.**

- I. Call to Order - Call to order by Dan V. at 5:00 pm. All members present, Droessler attending on the phone.
- II. Secretary's Report – Motion to approve minutes of October 16 by VonFeldt, second by Busch. All in favor, motion passes.
- III. Treasurer's Report –Motion to approve bills by Busch, second by McLimans. All in favor, motion passes.
- IV. Library Director's Report –Circulation went up, program attendance went up, Lego club went up because of holding at the Potosi school. Motion by VonFeldt to approve the fine fund expenditures, second by Busch. All in favor, motion passes.
- V. Public Presentation and Communications- Thank you passed around.
- VI. Old Business
  - A. Programming Update- Trick or treat, Chad Lewis, Memory Loss, Memory Cafe every month. No programming in December.
  - B. Trustee Essentials Review–Library director recertification We are a Grade #2 community. Director requires a Bachelor, but our community has always required a Master's Degree. Grade #1 is 6,000 10 hrs. Have to be technology related,
  - C. Budget Update- information- Budget delayed until Friday
- VII. New Business
  - A. Public Behavior Policy update- action possible- Public behavior policy needs a few specific alterations: addition of vaping in the no smoking line. Also addresses animals in the library- only service/therapy animals or animals as part of a library program allowed in, and those animals must be entirely under owner's control at all times. Motion by Busch, second by Post to approve changes to Public Behavior Policy. All in favor, motion passes.
  - B. Salary Resolution for 2020- Motion by VonFeldt to approve salary resolution contingent upon the City appropriation for 2020. Second by Busch; all in favor, motion passes.
  - C. 2020 Meeting Schedule- information- 2nd Wednesdays of month except November, no meeting in December unless deemed necessary.
- VIII. Trustee Comments- Third band being selected for the plaza planning committee Luann will help Judy decorate the library in Potosi, Santa will come on back home for Christmas and read a book.
- IX. Motion to adjourn by VonFeldt, seconds by Busch. Adjourn at 5:26.

Next meeting: January 8, 2020 at 5:00 PM



## Monthly Report December 11, 2019 – January 14, 2020

### *Project Status Updates*

2019 Totals	Overtime	Comp	Straight Comp/Pay
Fill Shift Open Shift	328	9.5	
Court Appearance	36.5	3	
Department Meetings	38	1.5	
Emergency Detention/Detox	41.5	4.5	
Start early/Stay after to assist officer on call	21.5		
Community Service	10.5	12.5	12.5
Case follow up	46.5	19	
K9 Calls	0.75	2	7.5
Training (DAAT, Firearms, Taser, Less Lethal)		1	34.75
FTO Comp			19
Totals:	523.25	53	73.75

Justin/Deb Covered 224 Shifts

### **Wages Totals (December 2019)**

Full time officers	
Overtime	70.75
Comp	2.5
Training (Straight Time)	7.5
Grant (Reimbursed)	12
Chief/Sergeant – 40-48 hrs./week	15.25
Chief/Sergeant – 48+ hrs./week	0
Chief/Sergeant – Shifts we covered	24
Part-Time Hours	22
Andy Hours	46



## ***Case Reports***

12/11/19 Probation Violation: Arrest  
12/11/19 Probation Violation: Arrest  
12/12/19 Disorderly Conduct: Referred male for Disorderly Conduct, Harassment, Unlawful use of a phone  
12/12/19 Child Abuse: Still investigation  
12/12/19 Check Residence  
12/12/19 Disorderly Conduct: Warned  
12/13/19 Salvation Army Request: Hotel  
12/13/19 Welfare Check: Everything Ok  
12/14/19 Civil Matter: Dispute over ownership of a dog  
12/14/19 Animal: Dog at Large – Vet Clinic found the owner  
12/14/19 Warrant Arrest  
12/15/19 Warrant Arrest  
12/15/19 OWI: Male arrest  
12/16/19 Probation Violation: Arrest  
12/17/19 Probation Violation: Arrest  
12/17/19 Probation Violation: Arrest  
12/17/19 Welfare Check: Party did not meet with his P&P Agent, went to check on him. Was sleeping  
12/18/19 Truancy: LMS Student Warned  
12/18/19 Theft: Party returned  
12/19/19 House Alarm: All ok, kids forgot the code  
12/19/19 Check Residence: Party heading on vacation  
12/19/19 Check Residence: Party heading on vacation  
12/19/19 OWI: Arrested 2<sup>nd</sup> Offense  
12/19/19 Drug Treatment Court Curfew Check: Will be helping them out by checking on the party two times a week.  
12/19/19 Yard Clean Up: Cleaned up  
12/19/19 Yard Clean Up: Cleaned up  
12/19/19 Yard Clean Up: Cleaned up  
12/20/19 Traffic Stop: Drug Possession  
12/20/19 Threat at School: Warned  
12/20/19 Domestic: Male Arrested  
12/21/19 Child Abuse: Still investigating  
12/23/19 Probation Violation: Arrest



12/23/19	Probation Violation: Arrest
12/24/19	Vehicle Unlock
12/24/19	Missing Person: Found
12/24/19	Theft: Package stolen from apartment complex
12/25/19	Domestic: Male Arrested
12/25/19	Domestic: Female Arrested
12/26/19	Domestic: Unfounded
12/26/19	3 New Check Residence
12/27/19	Trespassing Complaint: P&P add the location as a no contact for him
12/27/19	Vehicle Unlock
12/27/19	Probation Violation: Arrest
12/27/19	Welfare Check: Parent in IL has not heard from their child
12/27/19	Check Residence: Party heading on vacation
12/29/19	Salvation Army Request: Hotel Stay
12/29/19	Warrant Pick UP: DCI issued Warrant, party went to Walmart and was not authorized
12/30/19	OWI: Male Arrested
12/30/19	Check Residence: Party heading on vacation
12/30/19	Suspicious Activity: Still investigating
12/31/19	Absolute Sobriety/Minor Transporting: Cited
12/31/19	Disorderly Conduct: Warned
01/01/20	Party locked out of house: Officer assisted
01/02/20	2 Check Residence: Party heading on vacation
01/02/20	Elder Abuse: Still investigating
01/03/20	Vehicle Unlock X 2
01/03/20	Probation Violation: Arrest
01/03/20	Truancy: Winskill Parent Warned
01/04/20	Elder Abuse Complaint: Unfounded
01/05/20	Detox: Transported to Tellurian
01/06/20	Unkept Yard: Chair on Curb – Gone
01/06/20	Unkept Yard: Couch on Curb – Gave till January 29 <sup>th</sup>
01/06/20	Unkept Yard: Treadmill on Curb – Gone
01/08/20	Harassment: Warned
01/08/20	Warrant Pick up
01/09/20	Harassment: Warned
01/10/20	Probation Violation: Arrest
01/10/20	Child Abuse: Still investigating
01/11/20	Business Alarm: Warned



# Lancaster

POLICE DEPARTMENT

01/11/20	Disorderly Conduct
01/11/20	Fraud: Unfounded
01/12/20	Disorderly Conduct: Still investigating
01/13/20	Property Return: We assisted in helping one party return party to another
01/13/20	Disorderly Conduct: Warned'
01/13/20	2 Check Residence
01/13/20	Fraud: Scam
01/14/20	Harassment: Warned
01/14/20	Worthless Check: Working to get payment

# Lancaster Police Department

## K-9 Deployment Time Summary

Grouped t

### December 2019

Matthew Haverland		1.57 Total hours of Deployment time in December 2019 for	
12/3/2019	Narcotics Sniff-Vehicle	Arrow	Car 22 asked me to assist him on a traffic stop near the airport.
12/12/2019	Narcotics Sniff-Vehicle	Arrow	518 conducted a traffic stop and asked for K9 Arrow.
12/17/2019	Narcotics Sniff-Vehicle	Arrow	517 was on a traffic stop and K9 Arrow was deployed. No alert was given.
12/17/2019	Narcotics Sniff-Vehicle	Arrow	I was asked to assist 517 on a traffic stop. K9 Arrow was deployed and did not alert
12/27/2019	Narcotics Sniff-Vehicle	Arrow	Officer Fecht asked for a K9 for a traffic stop he had in the City Of Fennimore. K9 Arrow was deployed

### 1.57 Total hours of Deployment time in December 2019

.31 Averag

Total Amount of Deployment time for all Records

Lancaster Police Department Monthly Log

Name:

December 1-31, 2019

Month/Shift Working

Traffic	Verbal	Written	Citation	Assist Calls	# of times	Calls of Service	V Warn	Cited	Arrest	Other
Equipment Violation	23	7		Assist LPD Officer	30	Abuse: Child/Eldery				2
Eluding				Assist GCSD	9	Alarm Calls				3
FYR/Stop Sign	2	2		Assist Other Agency	4	Animal Calls	3			6
Inattentive	2			Assist Citizen	28	Burglary				
Non Registration		2	2	Curfew Checks	1	CDTP				1
OAS/OAR/No DL			6	EMS Calls	15	DC	3			3
OWI			5	Fire Calls	1	Domestic Calls	1		3	1
OWI - List offense	1st, 1st, Absolute			Salvation Army	3	Drug Offenses		2	1	2
Seatbelt			2	Paper Service		Harassment				1
Speeding	7	8		Security Checks	223	Keep the Peace	1			4
Traffic Complaint	2	1		Other Assists	4	Noise Complaint				1
ATV Offense				Other Duties	# of times	Fraud/Scams				
Other	5	6	6	Business Contacts	45	Sexual Assault				
<b>Totals</b>	<b>41</b>	<b>26</b>	<b>21</b>	Consent Search	1	Suspicious Person				3
<b>Total Number of Traffic Stops</b>	<b>69</b>			Personal Contacts	102	Theft				2
				Public Talks		Truancy				
Accidents	No Cite	Citation	If Injuries/#	Meetings	8	Warrant/P&P	1		15	2
Car vs. Animal				Drug Court/UA's	12	Welfare Check				9
Hit & Run	1			School Walk Through	# of visits	Worthless Checks				
Personal Injury				Winskill	6	Other	4		1	9
Property Damage				St. Clement		<b>Total</b>	<b>13</b>	<b>2</b>	<b>20</b>	<b>49</b>
<b>Totals</b>	<b>1</b>			Middle School	3		<b># Calls</b>	<b># Transported</b>		
Did 10-50 involve?	#			High School	4	Detox				
Motorcyle				Library		Emergency Detention	1	1		
Pedestrian				Grant Regional	14	Civil Disputes	2			
Bicycle				<b>Total</b>	<b>27</b>					
Parking Ticket #	161					K-9 Activation	6			

**Parking Summary by Ordinance**

**From**

**12/1/2019 to**

**12/31/2019**

<b>Ordinance Description</b>	<b>Current Month</b>	<b>Year to Date</b>	<b>Same Month Prior Year</b>	<b>Last Year (2018)</b>
2 HOUR PARKING VIOLATION	38	337	1	224
24 HOUR	14	111	7	69
48 HOUR PARKING	0	5	0	13
ALTERNATIVE SIDE PARKING VIOLATION	161	513	207	465
HANDICAP PARKING	0	0	2	6
NO PARKING 2AM TO 6AM	8	18	8	34
OTHER PARKING VIOLATION	5	20	2	23
PARKING IN NO PARKING ZONE	0	3	0	14
PARKING WITHIN 15 FEET OF FIRE HYDRANT	0	0	0	2
Parking Ticket Fines Deposited in December		\$1,819		

## Public Works Report January 2020

One of the two boilers at city hall is out of service with a leaking heat exchanger, repair is not feasible. I am working on what it will cost to replace.

A water main break occurred on Nathan street the evening of Dec. 15 and was quickly repaired on Dec. 16<sup>th</sup>

We are working on plans to haul enough sludge to a storage facility to provide room in our storage tanks until spring. A number of communities are dealing with the same problem as wet conditions delayed harvest and freezing conditions prevented haulers from getting in to fields.

The new card reader has been installed at the airport but the pump has not been working since Dec. 20<sup>th</sup>. We are waiting on the part to repair it.

New garbage cans have been placed around the downtown and new benches will be placed this spring. Aja Taylor put out a request for donations for both and it was very well received.

Public works crew is making modifications to the brackets that we use to place American flags on downtown streetlight poles and will be ready to go this summer.

I worked with police chief and city attorney to get several nuisance properties cleaned up.

Wastewater and water staff assisted a homeowner and local plumbing contractor to locate a collapsed sewer lateral late on a Friday afternoon.

Salt truck was sent out Dec. 23<sup>rd</sup> for slick streets due to heavy frost on the street surface.

Nearly 2" of rain fell between Christmas and New Year's, the on-call wastewater operator was in at 1:00am Dec. 29<sup>th</sup> due to high flows at Memorial Park lift station but no overflows occurred.

Several streets were slippery the morning of Dec. 30<sup>th</sup> requiring some salting and brine was applied later in the day with snow predicted for the overnight hours.

All snow plows were sent out at 4:00am Dec. 31<sup>st</sup> to clear light snow fall.

Water utility staff will be updating lead and copper sampling site records in January and February to meet new EPA and DNR requirements. The water utility collects water samples from 20 homes every three years that have either lead pipes or copper pipes with lead solder. The lead and copper sampling sites were established nearly 30 years ago and the update is to determine if conditions have changed. Staff is scheduling appointments to visit all 20 sites and 10 alternate sites.

Public works crew removed Christmas lights from court yard with assistance from Chamber and Edge Electric.

City received the second year DNR Urban Forestry start-up grant of \$5,000. This money will be used to finish tree inventory at golf course and to merge tree inventory in to GIS system.

Public works staff were able to repair storm damage to Kolar retention pond berm that was washed out in Sept. storms. Flowable grout was used to fill the hole next to outfall pipe and clay soil will be placed

and compacted at each end when conditions allow. A contractor has been contacted to assist using an excavator to clear debris and replace rip-rap that we can't reach with our equipment.

Brine was applied to highways and priority streets on Jan. 10<sup>th</sup> ahead of predicted snow storms.

All plows out at 4:00am on Jan. 11<sup>th</sup> for 2"-3" snowfall

All plows sent out at 3:00am on Jan. 13<sup>th</sup> for 2"-3" snowfall

Downtown snow removal Jan. 14<sup>th</sup> during the overnight hours.

Public works crew has started tree removal and trimming.

### Overtime and Comp Hours January 2020

<b>Water and Wastewater</b>			
Weekend/Holiday	37.5		
Lift station maint.	1		
Curb stop maint.	0.5		
		<b>Total</b>	
Water testing	0.5	<b>Overtime</b>	<b>79.5</b>
Wastewater class at Baraboo	2		
Pool	0.5		
		<b>OT taken as</b>	
Assist plumber with sewer lateral	1	<b>comp</b>	<b>35</b>
<b>Call-in</b>			
Highland Estates lift pump	2		
Treatment plant sludge valve	2		
Main break	2		
Emergency locate	2		
High level Memorial Park pump	2		
Equipment alarms	2		
<b>DPW</b>	<b>5.5</b>		
<b>Parks/Golf/Cemetery</b>			
Snow removal	3.5		
<b>Public Works</b>			
Snow plowing	20.5		
Misc. Administrative work	2		

## **Administrator's Report January 15, 2020**



### **Key Dates to Remember**

- February 2 – Packers win the Super Bowl
- February 4 – Department Head Meeting
- February 10 – Plan Commission
- February 14 – Valentine's Day
- February 17 – City Council

### **Project Status Update**

Saputo. Saputo continues to indicate spring construction.

Hotel. When Development Agreement is approved, I will begin the TID creation process.

HWY 61. Completion on hold till spring. Plan is to take three weeks to finish it up once they restart.

Shopko. Realtor has told me they have several parties completing due diligence and hope to have several offers in the first few months of 2020.

Sewer extension to County Farm. Finishing up is on hold till spring where clean up and punch list items remain.

Pool. Project is 95% complete with the mechanical work. The plumbers are waiting on a couple parts and then they have about a day left. We are hoping to release the electricians next week which they will have about two weeks of work to do to finish up. The 7-day leak test is planned the first week or two of March then they will drain the vessel and get all of the air pockets grouted so painting will start in early April. Still tracking June 10<sup>th</sup> as opening date.

HWY 81 reconstruction from Lancaster to Platteville. DOT has indicated this is a 2021 project.

129/61 Interchange improvements. DOT has made this 2021 project. Contractor will be allowed 15 working days to complete the project (approximately 3-4 weeks calendar time). They will not be allowed to start before June 7, 2021 (last day of school) and they must be completed before August 15, 2021 (Grant County Fair). DOT is also requiring them to have the highway open over the 4<sup>th</sup> of July holiday

Kwik Trip (at County Property at corner of Madison and City Limits Road). Tentative construction start continues to look like 2021. They currently intend to submit CUP and rezoning request by January 17<sup>th</sup> so that the Plan Commission and Council can review in February 2020.

Housing. Holding until Hotel/Saputo projects progress.

Airport. Becher Hoppe is completing revisions as requested by the FAA to the ALP. They have indicated it will be ready for submittal to the FAA by the end of January. All residential properties have negotiated voluntary sales agreements in place.