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**VILLAGE BOARD MEETING AGENDA**  
**Monday, July 20, 2020 at 6:00 p.m.**  
**Caledonia Village Hall - 5043 Chester Lane**

**THIS WILL BE AN IN-PERSON MEETING – MAX NUMBER OF IN-PERSON CITIZEN ATTENDEES 16**

**AUDIO & VIDEO CONFERENCE VIA ZOOM**

**ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 883 8223 3691 OR**

**ACCESS VIA ONE-TOUCH TELEPHONE IS: +13126266799,,88382233691# OR**

**ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/88382233691>**

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
5. **Approval of Minutes**
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
    2. Use of Insurance Settlement Funds
8. **Ordinances and Resolutions**
  - A. **Resolution 2020-53** - Resolution Authorizing The Village Of Caledonia To Approve Change Order #1 For The TID #4 – Four Mile Road Reconstruction Project
  - B. **Resolution 2020-54** - Resolution Of The Village Board Of The Village Of Caledonia Approving Amendment No. 2 To The Purchase And Sale Agreement With Racine Unified School District
  - C. **Resolution 2020-55** – Resolution Authorizing The Village Of Caledonia To Resurface A Portion Of The Caledonia Memorial Park Roadway
  - D. **Resolution 2020-56** –A Resolution Of The Board Of Trustees Of The Village Of Caledonia Approving A Park Use Agreement For Caledonia Baseball/Softball League, Inc. For Use Of The Crawford Park
9. **New Business**
  - A. Discussion And Possible Action Approving Proposed Business Terms For A New Cellular Facility Lease With AT&T And Authorizing The Negotiation Of A Contract Incorporating The Same
10. **Report from Village Administrator**
11.
  - A. The Village Board will take up a motion to go into CLOSED SESSION, for the following purpose. Pursuant to s. 19.85(1)(g), Wis. Stat. conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to potential litigation in which it is involved, specifically as it relates to the Notice of Injury filed by Mark and Susan Gracyalny against the Village of Caledonia regarding water damage to the property and home located at 13140 4 Mile Road.
  - B. The Village Board reserves the right to go back into OPEN SESSION, take action on the items discussed during the CLOSED SESSION and to move to the remaining meeting agenda as posted.
12. **Adjournment**

**Village Board Meeting  
July 6, 2020**

**1 - Order**

Trustee Wishau called the Village Board Meeting to order at 6:08 p.m., at the Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Weatherston, Trustee Stillman, Trustee Wanggaard and Trustee Wishau. President Dobbs and Trustee Martin were present via Zoom.

Absent: Trustee Prott was excused.

Staff: HR/Asst. Administrator Toni Muise, Development Director Peter Wagner, Utility Director Anthony Bunkelman, Public Works Director Tom Lazcano and Attorney Elaine Ekes. Administrator Tom Christensen was present via Zoom

**4 - Communications and Announcements**

None

**5 - Approval of minutes**

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Stillman. Motion carried unanimously.

Village Board – June 15, 2020

Special Village Board -- June 12, 2020 and June 15, 2020

**6 - Committee Reports**

**7A(1) - Approval of A/P checks**

Motion by Trustee Martin to approve the A/P checks as presented. Seconded by Trustee Weatherston. Motion carried unanimously.

Village – \$578,248.30

**8 - Ordinances and Resolutions**

**8A - Resolution 2020-37 – Resolution Authorizing the Village of Caledonia to Contract with CCB Technologies to Replace the Police Department Servers**

Kasper explained the quote from CCB Technologies for \$109,000. Finance Committee recommended approval. Trustee Martin thanked Trustee Wishau for his efforts and the savings seen as a result.

Motion by Trustee Martin to adopt Resolution 2020-37. Seconded by Trustee Weatherston. Motion carried unanimously.

**8B - Resolution 2020-50 – Resolution by the Village Board of the Village of Caledonia Approving a Memorandum of Understanding Between the Village of Caledonia, the Caledonia Fire Department, and the City of Racine Fire Department for the 2020 FEMA Assistance to Firefighters Grant**

Motion by Trustee Stillman to adopt Resolution 2020-50. Seconded by Trustee Martin. Motion carried unanimously.

**8C - Resolution 2020-51 – Resolution of the Village Board of the Village of Caledonia Approving the Sale by the Village of a Parcel of Land with Parcel No. 104-04-22-04-258-000, 10201 Caddy Lane**

Christensen explained that this was once the sign shop and is no longer needed. It will be purchased by the abutting landowner to add to a non-conforming lot which will be used for personal storage.

Motion by Trustee Martin to adopt Resolution 2020-51. Seconded by Trustee Stillman. Motion carried unanimously.

**8D - Resolution 2020-52 – Resolution of the Village Board of the Village of Caledonia Approving a Full Release and Assignment with Hanover Insurance Group**

Motion by Trustee Weatherston to adopt Resolution 2020-52. Seconded by Trustee Stillman. Motion carried unanimously.

**9 – New Business**

**9A - Discussion and Possible Action on Making Plan Commission Packets Available on the Village Website**

Trustee Martin felt the Plan Commission packet should be on the Village website for anyone to see. Trustee Wanggaard felt all the packets should be available then. Wagner showed a screen shot of what will be available to reference on the new zoning hub software. There currently is a spot on the village website that has public hearing materials posted.

Motion by Trustee Weatherston to make all packets available to the public on the Village website the day they all are made available to the Board and Committee and Commission members. Seconded by Trustee Wanggaard. Motion carried unanimously.

**9B - Special Events Permit for Racine Moose Lodge, 5530 Middle Road**

Trustee Wanggaard recused himself.

Attorney Ekes explained that the Village's ethics code is broader than the State code regarding conflict of interests.

Motion by Trustee Weatherston to approve the Special Events permit for Racine Moose Lodge as presented. Seconded by Trustee Stillman. Motion carried unanimously.

**10 – Report from Village Administrator**

Staff training has been completed on the property disposal policy.

**11 – Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously.

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Karie Pope  
Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>3 RIVERS BILLING, INC.</b>								
3	3 RIVERS BILLING, INC.	5322	EMS JUNE BILLING	07/02/2020	4,032.32	.00		100-00-46230 Ambulance/EMS Fees
Total 3 RIVERS BILLING, INC.:					4,032.32	.00		
<b>ACH - UNEMPLOYMENT INSURANCE</b>								
386	ACH - UNEMPLOYMENT INSUR	6981150000	ANDERSON, JEAN M	06/30/2020	824.00	.00		100-32-50180 Unemployment
386	ACH - UNEMPLOYMENT INSUR	6981150000	BLEICHNER, MIRANDA L	06/30/2020	740.00	.00		200-29-50180 Unemployment
386	ACH - UNEMPLOYMENT INSUR	698115-000-0	UNEMPLOYMENT JEAN ANDER	06/18/2020	1,031.77	.00		100-32-50180 Unemployment
386	ACH - UNEMPLOYMENT INSUR	698115-000-0	UNEMPLOYMENT MIRANDA BL	06/18/2020	1,481.76	.00		200-29-50180 Unemployment
Total ACH - UNEMPLOYMENT INSURANCE:					4,077.53	.00		
<b>AERO COMPRESSED GASES</b>								
29	AERO COMPRESSED GASES	426171	OXYGEN	07/08/2020	34.00	.00		100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:					34.00	.00		
<b>APEX KEY &amp; LOCK</b>								
118	APEX KEY & LOCK	16968052720	3 APEX KEYMARK KEYS - CRA	06/26/2020	60.00	.00		221-00-64240 Building Repairs & Maintenance
Total APEX KEY & LOCK:					60.00	.00		
<b>ASCENSION MEDICAL GROUP</b>								
135	ASCENSION MEDICAL GROUP	700000019-07	JUNE BLOOD DRAWS 2020	07/14/2020	308.00	.00		100-30-62100 Contracted Services
135	ASCENSION MEDICAL GROUP	W063020-24	PHARMACY SUPPLIES	07/15/2020	1,881.43	.00		100-35-64280 Medical Supplies
Total ASCENSION MEDICAL GROUP:					2,189.43	.00		
<b>AURORA HEALTH CARE</b>								
155	AURORA HEALTH CARE	369398	NEW EMPLOYEE SCREENINGS	06/28/2020	266.00	.00		100-30-51100 Testing/Physicals
Total AURORA HEALTH CARE:					266.00	.00		
<b>BELLE CITY FIRE &amp; SAFETY</b>								
196	BELLE CITY FIRE & SAFETY	56688	MISC. FIRST AID KIT SUPPLIES	07/06/2020	74.00	.00		100-43-64070 Work Supplies
196	BELLE CITY FIRE & SAFETY	56689	MISC. FIRST AID KIT SUPPLIES	07/06/2020	32.25	.00		100-43-64070 Work Supplies
Total BELLE CITY FIRE & SAFETY:					106.25	.00		
<b>BONAFIDE SECURITY SOLUTIONS</b>								
9051	BONAFIDE SECURITY SOLUTIO	17460062420	MENS LOCKER ROOM KEYPAD	07/02/2020	162.23	.00		100-30-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total BONAFIDE SECURITY SOLUTIONS:					162.23	.00		
<b>BREAKOUT PROPERTIES, LLC.</b>								
9095	BREAKOUT PROPERTIES, LLC.	1011 22ND ST	M.RAMIREZ; RENT ASSISTANC	07/15/2020	150.00	.00		200-28-64191 Client Related Expenses
Total BREAKOUT PROPERTIES, LLC.:					150.00	.00		
<b>BUY RIGHT, INC.</b>								
273	BUY RIGHT, INC.	14873-281865	#207 NEW WIPER BLADES	06/10/2020	26.78	.00		100-30-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	14873-283372	#217 WINDOW WIPERS	06/20/2020	33.48	.00		100-30-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	14873-283461	BULD WASHER FLUID FOR ALL	06/22/2020	27.54	.00		100-30-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	281410	CREDIT FOR VEHICLE PARTS	06/15/2020	187.23-	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	281953	VACUUM TUBING	06/15/2020	2.30	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	282457	WAX AND TIRE PLUGS ALL VE	06/22/2020	10.45	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	282785	BRAKE FLUID	06/22/2020	7.81	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	282799	WINDSHIELD WASHER FLUID	06/22/2020	11.94	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	282874	CREDIT ON CORE RETURNS	06/22/2020	130.00-	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	284470	WIRING FOR ANTENNA SYSTE	07/01/2020	24.35	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	284474	VEHICLE PARTS FOR MAINTEN	07/01/2020	49.09	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	286004	BRAKES FOR MED 12	07/15/2020	45.49	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	510865	WINDSHIELD WASHER FLUID	07/13/2020	16.50	.00		100-43-63200 Fuel, Oil, Fluids
Total BUY RIGHT, INC.:					61.50-	.00		
<b>CARLOS CLEANING</b>								
2257	CARLOS CLEANING	2020-6	JUN-20; MONTHLY CLEANING	06/30/2020	135.20	.00		200-10-64100 Janitorial Supplies
2257	CARLOS CLEANING	2020-6	JUN-20; MONTHLY CLEANING	06/30/2020	10.29	.00		200-27-64100 Janitorial Supplies
2257	CARLOS CLEANING	2020-6	JUN-20; MONTHLY CLEANING	06/30/2020	37.74	.00		200-28-64100 Janitorial Supplies
2257	CARLOS CLEANING	2020-6	JUN-20; MONTHLY CLEANING	06/30/2020	8.27	.00		200-29-64100 Janitorial Supplies
2257	CARLOS CLEANING	2020-6	JUN-20; MONTHLY CLEANING	06/30/2020	10.29	.00		200-72-64100 Janitorial Supplies
Total CARLOS CLEANING:					201.79	.00		
<b>CFB CUSTOM FAB &amp; BODY, LLC</b>								
319	CFB CUSTOM FAB & BODY, LL	238408	SEALS FOR DUMP VALVES	07/15/2020	233.10	.00		100-35-63300 Vehicle Repairs & Maintenance
Total CFB CUSTOM FAB & BODY, LLC:					233.10	.00		
<b>CLL SERVICES INC</b>								
9085	CLL SERVICES INC	465	TURF MOWING - JUNE2020- CA	07/14/2020	970.00	.00		222-00-62700 Grounds Services
Total CLL SERVICES INC:					970.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>CNH CAPITAL</b>								
382	CNH CAPITAL	P21849	PARTS FOR #13 FUEL PEDDLE	07/06/2020	857.58	.00		100-41-63300 Vehicle Repairs & Maintenance
Total CNH CAPITAL:					857.58	.00		
<b>COMPLETE OFFICE OF WISCONSIN</b>								
392	COMPLETE OFFICE OF WISCO	698474	3 RING BINDERS	07/15/2020	32.10	.00		100-35-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	703162	MAILING ENVELOPES	07/15/2020	9.74	.00		100-35-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:					41.84	.00		
<b>CUMMINS SALES AND SERVICES</b>								
429	CUMMINS SALES AND SERVIC	F6-65555	ANNUAL MAINTENANCE ON GE	07/08/2020	423.18	.00		100-35-64240 Building Repairs & Maintenance
429	CUMMINS SALES AND SERVIC	F6-65606	ANNUAL MAINTENANCE ON GE	07/08/2020	599.15	.00		100-35-64240 Building Repairs & Maintenance
Total CUMMINS SALES AND SERVICES:					1,022.33	.00		
<b>DIGITAL HIGHWAY, INC</b>								
1130	DIGITAL HIGHWAY, INC	EXECUIN3362	ANTENNAS, MODEMS, ROUTE	07/07/2020	13,015.40	.00		400-90-65060 IT Infrastructure
Total DIGITAL HIGHWAY, INC:					13,015.40	.00		
<b>DIVERSIFIED BENEFIT SERVICES</b>								
525	DIVERSIFIED BENEFIT SERVIC	308244	HRA ADMIN SERVICES JULY &	07/06/2020	743.60	.00		100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					743.60	.00		
<b>FAITHBRIDGE CHURCH</b>								
634	FAITHBRIDGE CHURCH	249484	POLLING PLACE MAINTENANC	05/20/2020	393.50	.00		100-12-64030 Office Supplies
Total FAITHBRIDGE CHURCH:					393.50	.00		
<b>FAULKS BROTHERS CONSTRUCTION, INC.</b>								
640	FAULKS BROTHERS CONSTRU	336729	QUICKPITCH RED INFIELD MIX	06/26/2020	1,453.63	.00		222-00-62700 Grounds Services
Total FAULKS BROTHERS CONSTRUCTION, INC.:					1,453.63	.00		
<b>FRANKLIN AGGREGATE</b>								
677	FRANKLIN AGGREGATE	1682727	3/4" TB STONE	07/06/2020	1,039.47	.00		100-41-64090 Road Maintenance Materials
Total FRANKLIN AGGREGATE:					1,039.47	.00		
<b>FRANKSVILLE AUTOMOTIVE LLC</b>								
679	FRANKSVILLE AUTOMOTIVE LL	000013730	#208 NEW COOLING FAN	07/01/2020	522.62	.00		100-30-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
679	FRANKSVILLE AUTOMOTIVE LL	13776	THERMOSTAT FOR MED 11 AIR	07/15/2020	221.65	.00		100-35-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					744.27	.00		
<b>FRANKSVILLE OIL</b>								
680	FRANKSVILLE OIL	362479	4001 GALLONS OF NL GAS, 349	06/30/2020	11,978.55	.00		100-41-63200 Fuel, Oil, Fluids
680	FRANKSVILLE OIL	362553	DIESEL FUEL FOR SATION 10 V	07/08/2020	255.99	.00		100-35-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					12,234.54	.00		
<b>GALLS LLC</b>								
693	GALLS LLC	015933072	EQUIPMENT FOR NEW HIRE BA	06/24/2020	202.43	.00		100-30-64070 Work Supplies
Total GALLS LLC:					202.43	.00		
<b>GATEWAY TECHNICAL COLLEGE</b>								
703	GATEWAY TECHNICAL COLLE	25689	BLUE CARD CERTIFICATION	07/15/2020	3,150.00	.00		100-35-51300 Education/Training/Conferences
Total GATEWAY TECHNICAL COLLEGE:					3,150.00	.00		
<b>GP4 PETROLEUM, LLC.</b>								
9094	GP4 PETROLEUM, LLC.	DNR TNC WEL	DUPLICATE PAYMENT; DNR W	07/02/2020	47.00	.00		200-10-44130 EH Permits & Licensing Fees
Total GP4 PETROLEUM, LLC.:					47.00	.00		
<b>GUETZKE &amp; ASSOCIATES, INC.</b>								
767	GUETZKE & ASSOCIATES, INC.	0657120-IN	FIRE ALARM TEST - HWY DEPT	06/04/2020	350.00	.00		100-43-64240 Building Repairs & Maintenance
Total GUETZKE & ASSOCIATES, INC.:					350.00	.00		
<b>HORTON GROUP</b>								
808	HORTON GROUP	62029	HBS QTRLY AFE 3Q 2020	07/06/2020	12,375.00	.00		100-90-62100 Contracted Services
Total HORTON GROUP:					12,375.00	.00		
<b>IBD LLC</b>								
828	IBD LLC	100682768	BATTERIES FOR Q-10	07/15/2020	479.80	.00		100-35-63300 Vehicle Repairs & Maintenance
Total IBD LLC:					479.80	.00		
<b>JOURNAL TIMES</b>								
1565	JOURNAL TIMES	130-60042203	ACCOUNTING CLERK JOB POS	06/28/2020	477.16	.00		100-13-64010 Notifications/Publications



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total JOURNAL TIMES:					477.16	.00		
<b>KAEREK HOMES INC</b>								
1023	KAEREK HOMES INC	RECEIPT# 319	REFUND CLEAN-UP BOND 1001	06/30/2020	1,000.00	.00		100-23160-000 Clean-Up Bonds
Total KAEREK HOMES INC:					1,000.00	.00		
<b>KONICA MINOLTA</b>								
1090	KONICA MINOLTA	9006911690	JUN-20; HV COPIER USE	06/30/2020	113.89	.00		200-28-64060 Copying & Printing
1090	KONICA MINOLTA	9006911690	JUN-20; HV COPIER USE	06/30/2020	28.47	.00		200-29-64060 Copying & Printing
1090	KONICA MINOLTA	9006929125	JUN-20; ADM COPIER USE	07/04/2020	34.61	.00		200-10-64060 Copying & Printing
1090	KONICA MINOLTA	9006929125	JUN-20; ADMIN COPIER USE	07/04/2020	138.45	.00		200-72-64060 Copying & Printing
Total KONICA MINOLTA:					315.42	.00		
<b>KORTENDICK HARDWARE</b>								
1096	KORTENDICK HARDWARE	135038	SCREWS FOR INSTALLING PEP	07/08/2020	9.44	.00		100-35-64250 Equipment Repairs & Maintenanc
1096	KORTENDICK HARDWARE	135062	CLEANERS, TRASH BAGS	07/02/2020	106.44	.00		221-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	135105	GARDEN SPRAYER & WEED KI	07/06/2020	53.97	.00		221-00-62700 Grounds Services
1096	KORTENDICK HARDWARE	135133	HOOKS & FASTENERS	07/07/2020	6.70	.00		221-00-64240 Building Repairs & Maintenance
1096	KORTENDICK HARDWARE	135179	DRUM LINERS - PARKS	07/09/2020	49.99	.00		221-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	135179	ROUNDUP WEED CONTROL - P	07/09/2020	33.99	.00		221-00-62700 Grounds Services
1096	KORTENDICK HARDWARE	135285	LIGHT FOR OVER KITCHEN SIN	07/15/2020	62.08	.00		100-35-64110 Small Equipment
1096	KORTENDICK HARDWARE	135290	WIPING CLOTHS & GRAFFITI R	07/14/2020	34.97	.00		221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	135315	CEMENT SCREWS FOR DOOR	07/15/2020	3.19	.00		100-35-64240 Building Repairs & Maintenance
1096	KORTENDICK HARDWARE	135323	DOOR HANDLE AND HARDWAR	07/15/2020	12.73	.00		100-35-64240 Building Repairs & Maintenance
1096	KORTENDICK HARDWARE	135332	ROUNDUP WEED CONTROL - P	07/15/2020	20.99	.00		221-00-62700 Grounds Services
Total KORTENDICK HARDWARE:					394.49	.00		
<b>LINCOLN CONTRACTORS SUPPLY</b>								
1172	LINCOLN CONTRACTORS SUP	M88799	ENG. FIELD WORK SUPPLIES	07/01/2020	121.85	.00		100-42-64070 Work Supplies
Total LINCOLN CONTRACTORS SUPPLY:					121.85	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	04215	MISC. PARTS AND TOOLS	06/25/2020	44.02	.00		100-41-64070 Work Supplies
1281	MENARDS RACINE	05358	SALT FOR WATER SOFTENER	07/15/2020	36.58	.00		100-35-64240 Building Repairs & Maintenance
Total MENARDS RACINE:					80.60	.00		
<b>MOBILE REDUCTION SPECIALISTS</b>								
1345	MOBILE REDUCTION SPECIALI	64138	3 - 30 CU YD CONTAINERS 7/2	07/06/2020	1,275.00	.00		241-00-62800 Waste Disposal

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
1345	MOBILE REDUCTION SPECIALI	64186	1 - 30 YD CONTAINERS -- 7/10/2	07/13/2020	425.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	64159	1 - 30 YD CONTAINERS -- 7/6/20	07/07/2020	425.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	64161	BRUSH SHREDDING 7-7-20 #40	07/08/2020	3,081.25	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	64207	2 - 30 YD CONTAINERS -- 7-13-2	07/14/2020	850.00	.00		241-00-62800 Waste Disposal
Total MOBILE REDUCTION SPECIALISTS:					6,056.25	.00		
<b>OFFICE DEPOT</b>								
1426	OFFICE DEPOT	100854690001	LABELS FOR ELECTIONS	06/23/2020	62.72	.00		100-12-64030 Office Supplies
Total OFFICE DEPOT:					62.72	.00		
<b>PARK REFUND VENDOR</b>								
8999	PARK REFUND VENDOR	20-CR-2	COMPLETE REFUND DUE TO C	08/22/2020	140.00	.00		221-00-46753 Park & Rec Rental
8999	PARK REFUND VENDOR	20-JT6-20	COMPLETE REFUND DUE TO C	07/25/2020	140.00	.00		222-00-46753 Park and Rec Rental
8999	PARK REFUND VENDOR	20-JT6-28	ESCROW REFUND - JT6	07/11/2020	25.00	.00		222-00-46753 Park and Rec Rental
8999	PARK REFUND VENDOR	20-JTH/2-26	ESCROW REFUND - HALL/2	07/04/2020	100.00	.00		222-00-46753 Park and Rec Rental
8999	PARK REFUND VENDOR	20-JTH/2-31	COMPLETE REFUND DUE TO C	08/01/2020	415.00	.00		222-00-46753 Park and Rec Rental
8999	PARK REFUND VENDOR	WRSA-R08XU	COMPLETE REFUND DUE TO C	08/22/2020	465.00	.00		222-00-46753 Park and Rec Rental
Total PARK REFUND VENDOR:					1,285.00	.00		
<b>PATS SERVICES INC.</b>								
1462	PATS SERVICES INC.	A-198751	COVID19 CLINC SUPPLIES-BHS	06/29/2020	380.00	.00		200-72-64070 Work Supplies
1462	PATS SERVICES INC.	A-199128	PORTABLE TOILET AT YARDW	07/09/2020	90.00	.00		241-00-62100 Contracted Services
Total PATS SERVICES INC.:					470.00	.00		
<b>PAUL CONWAY SHIELDS</b>								
1466	PAUL CONWAY SHIELDS	0460409-IN	TURNOUT GEAR FOR CHECKAI	07/08/2020	6,375.90	.00		100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:					6,375.90	.00		
<b>PAYNE &amp; DOLAN, INC.</b>								
1474	PAYNE & DOLAN, INC.	1689569	HOT MIX ASPHALT	07/16/2020	380.12	.00		100-41-64090 Road Maintenance Materials
Total PAYNE & DOLAN, INC.:					380.12	.00		
<b>PREMIERE GLOBAL SERVICES</b>								
9082	PREMIERE GLOBAL SERVICES	748018	VIDEO CONFERENCE SERVICE	06/30/2020	14.10	.00		100-90-62100 Contracted Services
Total PREMIERE GLOBAL SERVICES:					14.10	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>PRUITT, EKES &amp; GEARY, SC</b>								
1534	PRUITT, EKES & GEARY, SC	2508	COVID-19 LTC ORDERS	07/02/2020	189.60	.00		200-10-61100 Attorney Fees
1534	PRUITT, EKES & GEARY, SC	2508	COVID-19 CONTACT TRACING	07/02/2020	726.80	.00		200-72-61100 Attorney Fees
1534	PRUITT, EKES & GEARY, SC	2523	ATTORNEY - LEGAL	07/02/2020	9,876.70	.00		100-90-61100 Attorney Fees
1534	PRUITT, EKES & GEARY, SC	2523	SACCO - PROBIO	07/02/2020	458.20	.00		413-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2523	MUNI PROSECUTION	07/02/2020	3,365.40	.00		100-90-61110 Attorney - Municipal Court
1534	PRUITT, EKES & GEARY, SC	2523	JOINT PARKS	07/02/2020	5,804.35	.00		222-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2523	TID #4	07/02/2020	805.80	.00		414-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2523	TID #5	07/02/2020	1,027.00	.00		415-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2523	DEVELOPER REIMBURSABLE	07/02/2020	410.80	.00		100-23163-000 Developer Deposits Payable
Total PRUITT, EKES & GEARY, SC:					22,664.65	.00		
<b>PURCHASE POWER</b>								
1537	PURCHASE POWER	POSTAGE 7-1	ACCOUNT #8000-9090-0767-056	07/12/2020	67.38	.00		200-10-64040 Postage & Shipping
Total PURCHASE POWER:					67.38	.00		
<b>QUADINET FINANCE USA INC</b>								
3898	QUADINET FINANCE USA INC	7900 0440 805	POSTAGE 6/23/20	06/30/2020	2,000.00	.00		100-13-64040 Postage & Shipping
Total QUADINET FINANCE USA INC:					2,000.00	.00		
<b>RACINE COUNTY TREASURER</b>								
1561	RACINE COUNTY TREASURER	060120-06302	TECH SUPPORT 060120-063020	07/13/2020	4,620.80	.00		100-90-64310 IT Contracted Services
Total RACINE COUNTY TREASURER:					4,620.80	.00		
<b>REESMANS EXCAVATING &amp; GRADING</b>								
1610	REESMANS EXCAVATING & GR	4 Mile Road Pa	FOUR MILE ROAD RECONSTRU	06/30/2020	904,443.88	.00		414-00-65080 Road Improvements
Total REESMANS EXCAVATING & GRADING:					904,443.88	.00		
<b>RELIANT FIRE APPARATUS</b>								
1619	RELIANT FIRE APPARATUS	C1001936	EMERGENCY POWER UNIT FO	07/15/2020	1,176.11	.00		100-35-63300 Vehicle Repairs & Maintenance
1619	RELIANT FIRE APPARATUS	C1001939	Q10 REPAIRS	07/15/2020	147.32	.00		100-35-63300 Vehicle Repairs & Maintenance
Total RELIANT FIRE APPARATUS:					1,323.43	.00		
<b>ROYAL CAR CARE INC.</b>								
1708	ROYAL CAR CARE INC.	24006302020	JUNE CAR WASHES	06/30/2020	84.00	.00		100-30-62100 Contracted Services
1708	ROYAL CAR CARE INC.	JUNE 2020 ST	ROYAL CAR WASH 6-30-2020	07/01/2020	91.07	.00		100-41-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
	Total ROYAL CAR CARE INC.				175.07	.00		
<b>SMARSH, INC.</b>								
1812	SMARSH, INC.	INV00596876	CELL PHONE TEXT ARCHIVE	06/30/2020	797.50	.00		100-90-64320 IT Infrastructure
	Total SMARSH, INC.:				797.50	.00		
<b>STREET COP TRAINING</b>								
1894	STREET COP TRAINING	14146-202-1-7f	ZOLTAK/GORNEY TRAINING	01/07/2020	498.00	.00		100-30-51300 Education/Training/Conferences
	Total STREET COP TRAINING:				498.00	.00		
<b>SUCCESS PLUMBING, INC.</b>								
1904	SUCCESS PLUMBING, INC.	33770	2 SUMP PUMPS , 2 CHECK VAL	07/09/2020	724.00	.00		100-43-64240 Building Repairs & Maintenance
	Total SUCCESS PLUMBING, INC.:				724.00	.00		
<b>TIAA COMMERCIAL FINANCE, INC.</b>								
1966	TIAA COMMERCIAL FINANCE, I	7328185	PRINTER LEASE	06/28/2020	3,927.97	.00		100-90-62300 Office Equipment Rental & Main
	Total TIAA COMMERCIAL FINANCE, INC.:				3,927.97	.00		
<b>TIME WARNER CABLE</b>								
1974	TIME WARNER CABLE	716645010701	PHONE & INTERNET (CURRENT	07/01/2020	616.00	.00		100-43-64150 Communication Services
	Total TIME WARNER CABLE:				616.00	.00		
<b>TRANSUNION RISK AND ALTERNATIVE</b>								
2007	TRANSUNION RISK AND ALTER	781849-20200	INFORMATION SHARING SERVI	07/01/2020	50.00	.00		100-30-62100 Contracted Services
	Total TRANSUNION RISK AND ALTERNATIVE:				50.00	.00		
<b>TYLER TECHNOLOGIES</b>								
2024	TYLER TECHNOLOGIES	060-11465	2020/2021 SERVICES	06/25/2020	3,204.00	.00		100-90-62100 Contracted Services
	Total TYLER TECHNOLOGIES:				3,204.00	.00		
<b>VISUAL COMMUNICATIONS AND FLEET LLC</b>								
2088	VISUAL COMMUNICATIONS AN	162	#218 INSTALL STALKER RADAR	06/28/2020	232.00	.00		100-30-63300 Vehicle Repairs & Maintenance
	Total VISUAL COMMUNICATIONS AND FLEET LLC:				232.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>VON BRIESEN &amp; ROPER SC</b>								
2091	VON BRIESEN & ROPER SC	326464	ERIE ST. TID # 5 PROF SERVIC	07/13/2020	4,165.00	.00		415-00-61000 Professional Services
Total VON BRIESEN & ROPER SC:					4,165.00	.00		
<b>WE ENERGIES</b>								
2121	WE ENERGIES	4511676	ELECTRIC SERVICE INSTALLAT	06/22/2020	807.30	.00		250-60-64190 Comm. Development Authority
Total WE ENERGIES:					807.30	.00		
<b>WI DEPT OF JUSTICE-TIME</b>								
2142	WI DEPT OF JUSTICE-TIME	455TIME-0000	QUARTERLY TIME ACCESS	07/10/2020	546.00	.00		100-30-62100 Contracted Services
Total WI DEPT OF JUSTICE-TIME:					546.00	.00		
<b>WISCONSIN HUMANE SOCIETY</b>								
2180	WISCONSIN HUMANE SOCIETY	1760	ANIMAL SHELTERING CONTRA	07/01/2020	1,112.50	.00		100-90-62500 Animal Control Contract
Total WISCONSIN HUMANE SOCIETY:					1,112.50	.00		
<b>YORKVILLE 4-H CLUB</b>								
9096	YORKVILLE 4-H CLUB	TEMP RESTA	RACINE CO FAIR-TEMP REST	07/15/2020	197.00	.00		200-10-44130 EH Permits & Licensing Fees
Total YORKVILLE 4-H CLUB:					197.00	.00		
Grand Totals:					1,029,777.63	.00		



Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
<b>US BANK CORPORATE CARD</b>						
2434	US BANK CORPORATE CARD	INTUIT QUICKBOOKS	42020-06-0800	REVERSAL OF AUTOCHARGE	100-21940-000 Accrued Expenses-Credit Card	2,495.20-
2434	US BANK CORPORATE CARD	UWM HELEN BADER CONT ED	REFUND-VH-1	REFUND FPT REG-VH	200-28-51300 Education/Training/Conferences	250.00-
2434	US BANK CORPORATE CARD	UWM HELEN BADER CONT ED	REFUND-YA-7	REFUND-FTP REG-YA	200-28-51300 Education/Training/Conferences	200.00-
2434	US BANK CORPORATE CARD	UWM HELEN BADER CONT ED	REFUND-KV-4	REFUND-FTP REGISTRATION-K	200-28-51300 Education/Training/Conferences	125.00-
2434	US BANK CORPORATE CARD	AMAZON	113-8838358-0	RETURN/USB-C POWER ADAPT	100-40-64030 Office Supplies	43.14-
2434	US BANK CORPORATE CARD	AMAZON	114-7557251-0	CREDUT RETURNED BOXES	100-30-64070 Work Supplies	12.75-
2434	US BANK CORPORATE CARD	U. S. CELLULAR	US CELL; 0377	.US CELL; JUN-20 BALANCE DU	200-10-64150 Communication Services	.01
2434	US BANK CORPORATE CARD	DEPT OF SAFETY & PROF SER	02020-06-0500	WI DSPS 2020 ONLINE PAY FEE	100-40-51320 Memberships/Dues	.80
2434	US BANK CORPORATE CARD	WI DEPT OF SAFETY & PROF S	72020-06-1900	PE LICENSE RENEWAL FEE	502-00-51340 Certification/licensing	1.36
2434	US BANK CORPORATE CARD	WI DEPT OF SAFETY & PROF S	WISREN02929	FEE FOR PE RENEWAL - TOM L	100-42-51300 Education/Training/Conferences	1.36
2434	US BANK CORPORATE CARD	TDS METROCOM	52020-06-1100	FEE TO PAY ONLINE	100-14-64030 Office Supplies	1.95
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-70-64300 IT Maintenance & Subscriptions	2.43
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-29-64300 IT Maintenance & Subscriptions	3.04
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-10-64300 IT Maintenance & Subscriptions	3.64
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-27-64300 IT Maintenance & Subscriptions	4.86
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-50-64300 IT Maintenance & Subscriptions	4.86
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-20-64300 IT Maintenance & Subscriptions	7.29
2434	US BANK CORPORATE CARD	AMAZON	114-1292759-7	HAND SANITIZER	100-40-64030 Office Supplies	8.90
2434	US BANK CORPORATE CARD	AMAZON	112-0254814-5	SINK SLUNGER	200-10-64100 Janitorial Supplies	8.99
2434	US BANK CORPORATE CARD	AMAZON	112-9746848-7	STAFF PPR-PROCEDURE MAS	200-29-64070 Work Supplies	10.24
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219911	MAY-20; ONLINE DATA STORA	200-28-64300 IT Maintenance & Subscriptions	10.33
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	J13224	WASP AND HORNET SPRAY	100-41-64070 Work Supplies	10.40
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	82020-06-1900	MOUNTING TAPE FOR OFFICE	100-30-64030 Office Supplies	10.60
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	32779	REPAIR KIT FOR DEWALT IMPA	500-00-64240 Building Repairs & Maintenance	11.06
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	32779	REPAIR KIT FOR DEWALT IMPA	501-00-64240 Building Repairs & Maintenance	11.07
2434	US BANK CORPORATE CARD	AMAZON	113-9284529-2	ADM-LAPTOP SLEEVE	200-10-64310 IT Contracted Services	11.99
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	02020-05-2700	US BANK ANNUAL STORAGE F	100-14-61310 Banking/Financial Charges	12.00
2434	US BANK CORPORATE CARD	AMAZON	114-4925435-9	BOX TAPE FOR MASK PROGRA	100-30-64070 Work Supplies	12.26
2434	US BANK CORPORATE CARD	AMAZON	114-7557251-0	BOXES FOR MASK PROGRAM	100-30-64070 Work Supplies	12.75
2434	US BANK CORPORATE CARD	AMAZON	112-9912145-1	HAND SANITIZER-HV VEHICLE	200-29-64070 Work Supplies	14.80
2434	US BANK CORPORATE CARD	GLOBAL ONLINE LEARNING	LR72520	BREASTFEEDING STAFF TRAIN	200-28-51300 Education/Training/Conferences	15.00
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	J11012	NUT DRIVER SET	100-41-64070 Work Supplies	15.29
2434	US BANK CORPORATE CARD	ZOOM	008402020-06-	ZOOM CONFERENCE SERVICE	100-13-64070 Work Supplies	15.81
2434	US BANK CORPORATE CARD	AMAZON	114-0360602-5	BOXES FOR MASK PROGRAM	100-30-64070 Work Supplies	16.00
2434	US BANK CORPORATE CARD	AMAZON	113-4815208-6	LAPTOP SLEEVE-FC	200-27-64030 Office Supplies	16.99
2434	US BANK CORPORATE CARD	GLOBAL CONNECT	42035751237	OT FILL SERVICE	100-35-64150 Telephone	17.01
2434	US BANK CORPORATE CARD	AMAZON	112-9746848-7	STAFF PPR-PROCEDURE MAS	200-27-64070 Work Supplies	17.06
2434	US BANK CORPORATE CARD	AMAZON	112-5139345-9	USB CABLES	100-35-64110 Small Equipment	17.08
2434	US BANK CORPORATE CARD	AMAZON	122-6091258-6	IDLER PULLEY	100-41-64110 Small Equipment	17.81
2434	US BANK CORPORATE CARD	US POSTAL SERVICE	6205	ELECTRICAL BOARD FOR #57	100-41-64250 Equipment Repairs & Maintenanc	19.35

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	D.W. DAVIES & CO	16138	JANITORIAL SUPPLIES FOR SA	100-35-64100 Janitorial Supplies	19.70
2434	US BANK CORPORATE CARD	AMAZON	114-1928711-0	CLEANING WIPES	100-40-64030 Office Supplies	19.99
2434	US BANK CORPORATE CARD	AMAZON	22020-06-1500	SPEAKERS FOR LT LAEHR	100-30-64030 Office Supplies	19.99
2434	US BANK CORPORATE CARD	UW LOCAL GOV EDUCATION	3588213	BOARD OF REVIEW TRAINING	100-11-64030 Office Supplies	20.00
2434	US BANK CORPORATE CARD	AMAZON	114-2437118-9	AMAZON-ENG OFFICE SUPPLIE	100-42-64030 Office Supplies	20.16
2434	US BANK CORPORATE CARD	AMAZON	114-6524383-2	BATTERIES FOR ALL SQUAD R	100-30-64070 Work Supplies	22.41
2434	US BANK CORPORATE CARD	AMAZON	112-3471303-9	VOLTAGE REGULATOR	100-41-64110 Small Equipment	22.55
2434	US BANK CORPORATE CARD	AMAZON	113-1029897-6	BAGS FOR ELECTION ENVELO	100-12-64030 Office Supplies	22.97
2434	US BANK CORPORATE CARD	AMAZON	113-9975494-6	USB HEADSETS - CONTACT TR	200-70-64310 IT Contracted Services	24.99
2434	US BANK CORPORATE CARD	AMAZON	52020-06-1500	KEYBOARD AND MOUSE - SAR	100-32-64070 Work Supplies	24.99
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-10-64150 Communication Services	25.45
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-10-64150 Communication Services	25.45
2434	US BANK CORPORATE CARD	US POSTAL SERVICE	USPS 06-08-20	DNR TNC WELL SAMPLE	200-50-64040 Postage & Shipping	26.75
2434	US BANK CORPORATE CARD	U.S. POST OFFICE	USPS 6-17-20	.DNR TNC WELL SAMPLE SHIP	200-50-64040 Postage & Shipping	26.75
2434	US BANK CORPORATE CARD	US POSTAL SERVICE	USPS 6-24-20	DNR TNC WELL SAMPLE; SHIP	200-50-64040 Postage & Shipping	26.75
2434	US BANK CORPORATE CARD	TRIPLE CROWN PRODUCTS	249911	STAFF PPE-FACE MASKS	200-29-64070 Work Supplies	27.40
2434	US BANK CORPORATE CARD	AMAZON	114-0707611-3	TV MOUNT FOR WORK OUT RO	100-35-64030 Office Supplies	27.49
2434	US BANK CORPORATE CARD	US POSTAL SERVICE	USPS 5-27-20	DNR TNC WELL SAMPLE SHIPP	200-50-64040 Postage & Shipping	27.55
2434	US BANK CORPORATE CARD	THE KEVIN EIKENBERRY	1014773	DISC PROFILE ASSESSMENT-	100-21940-000 Accrued Expenses-Credit Card	29.00
2434	US BANK CORPORATE CARD	FASTENAL	WIRAC180582	NYLOCK NUTS	100-41-64070 Work Supplies	29.65
2434	US BANK CORPORATE CARD	AMAZON	114-8720370-7	CLEANING GEL DISPOSABLE	100-40-64030 Office Supplies	29.94
2434	US BANK CORPORATE CARD	SIMPLYSTAMPS.COM	22020-05-2700	NOTARY STAMP/INK FOR ABBY	100-30-64030 Office Supplies	30.31
2434	US BANK CORPORATE CARD	ACRONIS	BKD-73631682	SCADA PC BACKUP SOFTWARE	500-00-64320 IT Infrastructure	31.49
2434	US BANK CORPORATE CARD	ACRONIS	BKD-73631682	SCADA PC BACKUP SOFTWARE	501-00-64320 IT Infrastructure	31.50
2434	US BANK CORPORATE CARD	AMAZON	113-5962369-9	.LAPTOP SLEEVE-FC	200-27-64030 Office Supplies	31.98
2434	US BANK CORPORATE CARD	EMERGENCY MEDICAL PRODU	2168372	EMS SUPPLIES	100-35-64280 Medical Supplies	32.00
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	J23540	30" RAKE	100-41-64070 Work Supplies	32.37
2434	US BANK CORPORATE CARD	AMAZON	113-5962369-9	LAPTOP PROTECTIVE SLEEVE	200-29-64030 Office Supplies	32.98
2434	US BANK CORPORATE CARD	AMAZON	114-9637105-1	USB CABLES	100-35-64110 Small Equipment	34.49
2434	US BANK CORPORATE CARD	AMAZON	114-0270331-0	GARBAGE CAN/BAGS FOR MAS	100-30-64070 Work Supplies	35.26
2434	US BANK CORPORATE CARD	CONSERV FS INC.	60006083	WEED KILLER	100-41-64090 Road Maintenance Materials	37.38
2434	US BANK CORPORATE CARD	AMAZON	112-8850206-8	HAND SANITIZER; STAFF	200-10-64070 Work Supplies	39.95
2434	US BANK CORPORATE CARD	DEPT OF SAFETY & PROF SER	WISCOM02899	RENEWAL LICENSE - SCOTT S	100-40-51320 Memberships/Dues	40.00
2434	US BANK CORPORATE CARD	JOURNAL TIMES	42020-06-1000	BITUMINOUS CONCRETE AD	100-11-64010 Notifications/Publications	40.15
2434	US BANK CORPORATE CARD	TRIPLE CROWN PRODUCTS	249911	STAFF PPE-FACE MASKS	200-27-64070 Work Supplies	41.10
2434	US BANK CORPORATE CARD	AMAZON	113-3905342-2	STAFF PPE-FC	200-27-64070 Work Supplies	44.24
2434	US BANK CORPORATE CARD	KONICA MINOLTA	266376513; 26	MAY-20; HV OFFICE; COPIER U	200-29-64060 Copying & Printing	44.75
2434	US BANK CORPORATE CARD	HOME DEPOT	W861229361	LIGHTING MEN'S BATHROOM S	100-35-64240 Building Repairs & Maintenance	45.41
2434	US BANK CORPORATE CARD	AMAZON	113-7962464-1	USB HEADSETS (2) - CONTACT	200-70-64310 IT Contracted Services	49.98
2434	US BANK CORPORATE CARD	AMAZON	112-7733364-7	BOOT SCRAPERS 2	100-41-64240 Building Repairs & Maintenance	52.44
2434	US BANK CORPORATE CARD	BATTERIES PLUS LLC	P27302792	REPLACEMENT BATTERY	100-35-64240 Building Repairs & Maintenance	53.95



Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	AMAZON	112-9746848-7	STAFF PPR-PROCEDURE MAS	200-28-64070 Work Supplies	54.59
2434	US BANK CORPORATE CARD	AMAZON	114-0729732-2	C CELL BATTERIES/LT. LARSE	100-30-64070 Work Supplies	55.92
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SC044811	COLD PATCH	100-41-64090 Road Maintenance Materials	58.76
2434	US BANK CORPORATE CARD	AMAZON	112-9912145-1	HAND SANITIZER-HV VEHICLE	200-28-64070 Work Supplies	59.19
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-70-64300 IT Maintenance & Subscriptions	60.60
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-70-64150 Communication Services	62.54
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	J13283	MISC. PARTS AND TOOLS	100-41-64070 Work Supplies	64.23
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	sc044931	COLD PATCH	100-41-64090 Road Maintenance Materials	66.67
2434	US BANK CORPORATE CARD	AMAZON	112-1551447-1	.CH TONER CARTRIDGE	200-20-64030 Office Supplies	66.99
2434	US BANK CORPORATE CARD	WI DEPT OF SAFETY & PROF S	72020-06-1900	PE LICENSE RENEWAL	502-00-51340 Certification/licensing	68.00
2434	US BANK CORPORATE CARD	WI DEPT OF SAFETY & PROF S	WISREN02929	PROFESSIONAL ENGINEER LIC	100-42-51300 Education/Training/Conferences	68.00
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-70-64300 IT Maintenance & Subscriptions	68.06
2434	US BANK CORPORATE CARD	UNIFIRST CORPORATION	096 1131723	UNIFORMS AND RAGS	100-41-64070 Work Supplies	68.84
2434	US BANK CORPORATE CARD	AMAZON	112-0254814-5	FLOOR MATS-CH	200-20-64030 Office Supplies	69.98
2434	US BANK CORPORATE CARD	AMAZON	114-2437118-9	AMAZON-ENG OFFICE SUPPLIE	100-42-64030 Office Supplies	72.20
2434	US BANK CORPORATE CARD	JOURNAL TIMES	42020-06-1000	ACCT. CLERK ADV.	100-13-64010 Notifications/Publications	73.00
2434	US BANK CORPORATE CARD	RACINE TIRE & AUTO SERVICE	288306	PARKS TRAILER TIRE REPAIR	221-00-64250 Equipment Repairs & Maintenanc	75.00
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-29-64300 IT Maintenance & Subscriptions	75.75
2434	US BANK CORPORATE CARD	AUTOZONE	12020-06-0400	BRAKE PADS MED 11	100-35-63300 Vehicle Repairs & Maintenance	77.37
2434	US BANK CORPORATE CARD	AMAZON	111-4883252-0	DESK SHIELD	501-00-64030 Office Supplies	77.54
2434	US BANK CORPORATE CARD	AMAZON	111-4883252-0	DESK SHIELD	500-00-64030 Office Supplies	77.55
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-29-64150 Communication Services	78.17
2434	US BANK CORPORATE CARD	RITTERTECH	Y75639-001	AIR LINE	100-41-64250 Equipment Repairs & Maintenanc	78.24
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220447	REPLACEMENT LAPTOP BATTE	200-70-64310 IT Contracted Services	81.02
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-50-64150 Communication Services	82.55
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-50-64150 Communication Services	82.55
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-29-64300 IT Maintenance & Subscriptions	82.93
2434	US BANK CORPORATE CARD	JENSEN EQUIPMENT	J-668716	SAW BLADES	100-41-64070 Work Supplies	84.40
2434	US BANK CORPORATE CARD	HENRY SCHEIN	77747779, 777	EMS SUPPLIES	100-35-64280 Medical Supplies	87.11
2434	US BANK CORPORATE CARD	AMAZON	112-9746848-7	STAFF PPE-PROCEDURE MAS	200-70-64070 Work Supplies	88.71
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-10-64300 IT Maintenance & Subscriptions	90.90
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SC044793	BULK FIBER MIX PATCH	100-41-64090 Road Maintenance Materials	97.18
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-29-64150 Communication Services	97.27
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-29-64150 Communication Services	97.27
2434	US BANK CORPORATE CARD	KONICA MINOLTA	266376513, 26	MAY-20; ADMIN-OFFICE; COPIE	200-10-64060 Copying & Printing	97.38
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGED SERVICE	200-10-64300 IT Maintenance & Subscriptions	97.68
2434	US BANK CORPORATE CARD	SHRED-IT USA	9437764919	.BI-MONTHLY SHREDDING SER	200-10-61000 Professional Services	99.52
2434	US BANK CORPORATE CARD	ACADEMY OF LACTATION POLI	ALPP RECERT	2020 CLC RECERTIFICATION;	200-27-51300 Education/Training/Conferences	102.00
2434	US BANK CORPORATE CARD	BEST BUY	BBY01-806140	.USB HEADSETS; CONTACT TR	200-72-64310 IT Contracted Services	104.96
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	710670101051	INTERNET SERVICE @ UTILITY	500-00-64150 Communication Services	109.72
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	710670101051	INTERNET SERVICE @ UTILITY	501-00-64150 Communication Services	109.72

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	IDENTIFIRE	24956	SCBA FACE MASK NAMEPLATE	100-35-64070 Work Supplies	112.88
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SC044877	COLD PATCH	100-41-64090 Road Maintenance Materials	116.39
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-27-64300 IT Maintenance & Subscriptions	121.20
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-50-64300 IT Maintenance & Subscriptions	121.20
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-27-64150 Communication Services	125.07
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-50-64150 Communication Services	125.07
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-27-64150 Communication Services	126.05
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-27-64150 Communication Services	126.05
2434	US BANK CORPORATE CARD	AMAZON	112-1962630-8	CRAWFORD PARK - FAUCET	221-00-64240 Building Repairs & Maintenance	131.05
2434	US BANK CORPORATE CARD	BEST BUY	BBY01-806107	USB HEADSETS - CONTACT TR	200-70-64310 IT Contracted Services	131.20
2434	US BANK CORPORATE CARD	BEST BUY	BBY01-806107	WIRELESS KEYBOARDS & MIC	200-70-64310 IT Contracted Services	131.20
2434	US BANK CORPORATE CARD	AMAZON	113-5962369-9	LAPTOP PROTECTIVE SLEEVE	200-28-64030 Office Supplies	131.92
2434	US BANK CORPORATE CARD	AMAZON	114-5947122-0	FLASH DRIVES/DT THOMAS	100-30-64070 Work Supplies	132.16
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-27-64300 IT Maintenance & Subscriptions	132.68
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-50-64300 IT Maintenance & Subscriptions	132.68
2434	US BANK CORPORATE CARD	HI-LINE, INC	10783485	MISC. ELECTRICAL PARTS	100-41-64070 Work Supplies	132.86
2434	US BANK CORPORATE CARD	TRIPLE CROWN PRODUCTS	249911	STAFF PPE-FACE MASKS	200-28-64070 Work Supplies	137.00
2434	US BANK CORPORATE CARD	LINCOLN CONTRACTORS SUP	M84933	2 TON CUMALONG.	100-41-64090 Road Maintenance Materials	138.24
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-20-64150 Communication Services	141.62
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-20-64150 Communication Services	141.62
2434	US BANK CORPORATE CARD	GALLS LLC	22020-06-0100	GUN MOUNT/KERR	100-30-64070 Work Supplies	144.89
2434	US BANK CORPORATE CARD	CED ENGINEERING	35563	PROFESSIONAL ENGINEERING	100-42-51300 Education/Training/Conferences	145.86
2434	US BANK CORPORATE CARD	AMAZON	112-0254814-5	OFFICE SUPPLIES-RCHVN	200-28-64030 Office Supplies	146.44
2434	US BANK CORPORATE CARD	AMAZON	113-0485958-1	POWER STRIPS - CONTACT TR	200-70-64030 Office Supplies	148.44
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60819	7YDS BLACK DIRT	100-41-64090 Road Maintenance Materials	158.62
2434	US BANK CORPORATE CARD	FORTIN CONSULTING INC	118752020-06-	SALT SYMPOSIUM - TRAINING	100-42-51300 Education/Training/Conferences	160.00
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-70-64150 Communication Services	169.58
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-70-64150 Communication Services	169.58
2434	US BANK CORPORATE CARD	AMAZON	008352020-06-	BUSINESS TO BUSINESS PRIM	100-14-64030 Office Supplies	179.00
2434	US BANK CORPORATE CARD	KONICA MINOLTA	266376513; 26	MAY-20; HV OFFICE; COPIER U	200-28-64060 Copying & Printing	179.00
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-20-64300 IT Maintenance & Subscriptions	181.80
2434	US BANK CORPORATE CARD	HENRY SCHEIN	77324546	EMS SUPPLIES	100-35-64280 Medical Supplies	187.52
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-20-64150 Communication Services	187.61
2434	US BANK CORPORATE CARD	WALMART	52020-05-2700	CREDENZA FOR PD CHIEF OFF	100-30-64070 Work Supplies	189.48
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-20-64300 IT Maintenance & Subscriptions	199.02
2434	US BANK CORPORATE CARD	EMERGENCY MEDICAL PRODU	2170890	EMS SUPPLIES	100-35-64280 Medical Supplies	200.00
2434	US BANK CORPORATE CARD	JOURNAL TIMES	130-60000022	CLASSIFIED PACKAGE - 5/4/20-5	100-11-64010 Notifications/Publications	201.42
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUN 20; VOIP SERVICE	200-10-64150 Communication Services	218.89
2434	US BANK CORPORATE CARD	TRIPLE CROWN PRODUCTS	249911	STAFF PPE-FACE MASKS	200-70-64070 Work Supplies	219.74
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60570	BLACK DIRT	100-41-64090 Road Maintenance Materials	220.00
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220489	LAPTOP DOCKS (12)	200-24-64310 IT Contracted Services	229.34

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	CDW GOVERNMENT	1C216B2	MONITORS (12), KEYBOARDS (	200-29-64310 IT Contracted Services	237.96
2434	US BANK CORPORATE CARD	WEB NETWORK SOLUTIONS	34033832	CRCHD DOMAIN RENERWAL-3	200-10-64300 IT Maintenance & Subscriptions	239.94
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60321	BLACK DIRT 11 YDS	100-41-64090 Road Maintenance Materials	249.26
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SNP000156	FIBER MIX PATCH	100-41-64090 Road Maintenance Materials	250.86
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	711154201052	MAY-JUN 2020; INTERNET SER	200-28-64300 IT Maintenance & Subscriptions	257.55
2434	US BANK CORPORATE CARD	SAMS CLUB	5194172384	COPY PAPER	200-70-64030 Office Supplies	263.84
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60560	BLACK DIRT 12 YDS	100-41-64090 Road Maintenance Materials	264.00
2434	US BANK CORPORATE CARD	RING CENTRAL INC.	1388422002	MAY-JUNE 20; VOIP SERVICE	200-28-64150 Communication Services	265.78
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60363	BLACK DIRT 12 YDS	100-41-64090 Road Maintenance Materials	271.92
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60368	BLACK DIRT 12 YDS	100-41-64090 Road Maintenance Materials	271.92
2434	US BANK CORPORATE CARD	RAY HINTZ INC.	60379	BLACK DIRT 12 YDS	100-41-64090 Road Maintenance Materials	271.92
2434	US BANK CORPORATE CARD	UNIFIRST CORPORATION	0961130696	COVERALLS AND RAGS	100-41-64070 Work Supplies	275.36
2434	US BANK CORPORATE CARD	REMY BATTERY	5396492	NEW BATTERY #43	100-41-64250 Equipment Repairs & Maintenanc	277.05
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219989	MAY-20; IT MANAGES SERVICE	200-28-64300 IT Maintenance & Subscriptions	281.95
2434	US BANK CORPORATE CARD	DOJ EPAY RECORDS CHECK	G3275 053120	DOJ RECORD CHECKS 5/1/20-5	100-11-61000 Professional Services	287.00
2434	US BANK CORPORATE CARD	CALEDONIA FEED & SUPPLY	52129	GRASS SEED	100-41-64090 Road Maintenance Materials	299.50
2434	US BANK CORPORATE CARD	CALEDONIA FEED & SUPPLY	52210	GRASS SEED	100-41-64090 Road Maintenance Materials	299.50
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219894	TREND MICRO SERVICE ADJU	200-70-64310 IT Contracted Services	306.25
2434	US BANK CORPORATE CARD	AMAZON	112-9630824-0	COMPRESSOR PUMP #32	100-41-64250 Equipment Repairs & Maintenanc	311.85
2434	US BANK CORPORATE CARD	M-B COMPANIES, INC	247885	.CIRCUT BOARD ON #57	100-41-64250 Equipment Repairs & Maintenanc	320.66
2434	US BANK CORPORATE CARD	AMAZON	112-8097511-9	GENERAL OFFICE SUPPLIES	200-10-64030 Office Supplies	330.93
2434	US BANK CORPORATE CARD	CDW GOVERNMENT	1C216B2	MONITORS (12), KEYBOARDS (	200-70-64310 IT Contracted Services	347.18
2434	US BANK CORPORATE CARD	FASTENAL	WIRAC180507	NUTS AND BOLTS	100-41-64070 Work Supplies	350.08
2434	US BANK CORPORATE CARD	AMAZON	112-7553126-3	6 - TODDLER SWINGS FOR JOI	222-00-64250 Equipment Repairs & Maintenanc	359.94
2434	US BANK CORPORATE CARD	HENRY SCHEIN	77695852,7756	EMS SUPPLIES	100-35-64280 Medical Supplies	375.33
2434	US BANK CORPORATE CARD	BUY RIGHT, INC.	Cust # 19 - 053	MISC. PARTS AND TOOLS	100-41-64070 Work Supplies	390.64
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-B	JUN-20; CELL SERVICE	200-28-64150 Communication Services	441.44
2434	US BANK CORPORATE CARD	U. S. CELLULAR	0377695015-C	JUL-20; CELL SERVICE	200-28-64150 Communication Services	441.44
2434	US BANK CORPORATE CARD	AMAZON	112-1790889-3	BASES FOR YOUTH FIELDS	222-00-65030 Equipment	457.20
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220489	LAPTOP DOCKS (12)	200-29-64310 IT Contracted Services	458.68
2434	US BANK CORPORATE CARD	HENRY SCHEIN	77292369,7658	EMS SUPPLIES	100-35-64280 Medical Supplies	470.63
2434	US BANK CORPORATE CARD	CDW GOVERNMENT	1C216B2	COMPUTER MONITORS (12), K	200-10-64310 IT Contracted Services	475.92
2434	US BANK CORPORATE CARD	REINDERS-SUSSEX	1831182-00	STRAW BLANKET (EROSION M	100-41-64090 Road Maintenance Materials	503.18
2434	US BANK CORPORATE CARD	AMAZON	112-1962630-8	JOINT PARK RESTROOM BUILD	222-00-65020 Building Improvements	524.20
2434	US BANK CORPORATE CARD	KONICA MINOLTA	266376513; 26	MAY-20; ADMIN-OFFICE. COPIE	200-70-64060 Copying & Printing	551.84
2434	US BANK CORPORATE CARD	HENRY SCHEIN	76834209,7687	EMS SUPPLIES	100-35-64280 Medical Supplies	571.28
2434	US BANK CORPORATE CARD	TDS METROCOM	JUN-20; 262-8	JUN-20; TELEPHONE SERVICE	200-10-64150 Communication Services	600.48
2434	US BANK CORPORATE CARD	ARAMARK	860112340420	UNIFORMS FOR ALL STATIONS	100-35-50280 Clothing Allowance	674.81
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220489	LAPTOP DOCKS (12)	200-10-64310 IT Contracted Services	688.02
2434	US BANK CORPORATE CARD	CDW GOVERNMENT	1C216B2	MONITORS (12), KEYBOARDS (	200-28-64310 IT Contracted Services	713.88
2434	US BANK CORPORATE CARD	AMAZON	112-3816799-6	JOINT PARK GARBAGE LIDS 9	222-00-64240 Building Repairs & Maintenance	868.50

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220701	.SETUP & DEPLOY FAMILY CO	200-27-64310 IT Contracted Services	875.00
2434	US BANK CORPORATE CARD	TDS METROCOM	52020-06-1100	APR MAY JUNE PHONE/INTERN	501-00-64150 Communication Services	1,012.29
2434	US BANK CORPORATE CARD	TDS METROCOM	52020-06-1100	APR MAY JUNE PHONE/INTERN	500-00-64150 Communication Services	1,012.30
2434	US BANK CORPORATE CARD	GAME TIME	100407-01-01	6 TODDLER SWINGS	222-00-64250 Equipment Repairs & Maintenanc	1,161.00
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	220489	LAPTOP DOCKS (12)	200-28-64310 IT Contracted Services	1,376.04
2434	US BANK CORPORATE CARD	GREAT KIDS, INC.	15965	GGK STAFF TRAINING; AJ	200-29-51300 Education/Training/Conferences	1,524.60
2434	US BANK CORPORATE CARD	BLUE CARD COMMAND	INV04541	BLUE CARD TRAINING FOR 6 E	100-35-51300 Education/Training/Conferences	2,310.00
2434	US BANK CORPORATE CARD	GREAT KIDS, INC.	15965	GGK STAFF TRAINING; AS, VH	200-28-51300 Education/Training/Conferences	3,095.40
2434	US BANK CORPORATE CARD	CCB TECHNOLOGY	219409 - CM03	LAPTOPS; DOCKS (3) - FC	200-27-64310 IT Contracted Services	6,140.07
Total US BANK CORPORATE CARD:						42,820.76
Grand Totals:						42,820.76

Dated: \_\_\_\_\_

Village President: \_\_\_\_\_

Village Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Village Clerk: \_\_\_\_\_

## **Hanover Insurance settlement**

Total: \$308,137.67

Joint Park: 206,927.67 less \$10,000 deductible: \$196,927.67

Cemetery: \$101,210.00 less \$10,000 deductible: \$91,210.00

Attorney Fees through May 2020: \$90,486.64

### **Joint Park Wish List:**

- Hall Roof
- Parking lot outside Hall
- Tear down old dilapidated garage near Shelter #2
- New Tables and Chairs- Hall
- New Appliances- Hall
- Octagon Roof
- Playground mulch
- Remove 12 additional trees and stumps
- Resurface volleyball/tennis courts

### **Cemetery Wish List:**

- New Road (\$26,000)
- Remove 4 dead trees
- Remove 19 stumps
- Replant 23 new trees
- Mason work on entrance monuments

**RESOLUTION NO. 2020-53**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO APPROVE  
CHANGE ORDER #1 FOR THE TID #4 – FOUR MILE ROAD RECONSTRUCTION  
PROJECT**

**WHEREAS**, the Village of Caledonia awarded the TID #4 – Four Mile Road Reconstruction Project to improve and upgrade the existing road to a Class A road to serve the area; and

**WHEREAS**, Reesman’s Excavating & Grading, Inc. 28815 Bushnell Road Burlington, WI 53105, was awarded the TID #4 – Four Mile Road Reconstruction Project using Alternate 3 (Concrete with Geogrid) in the amount of \$2,193,547.76.

**WHEREAS**, there was a need to adjust the construction plans for additional Storm Sewer along 4 Mile Road to connect a drain tile, add additional sump pump connections, and adjustments to the temporary driveway for access to the CSW property minimizing truck traffic within the project area.

**WHEREAS**, Change Order #1 was prepared for the changes to the work in accordance with the contract documents. Change Order #1 was reviewed and is in the amount of \$80,847.22 for the changes listed above.

**WHEREAS**, Change Order #1 which adds \$80,847.22, is a percentage change for the overall contract of 3.7%.

**WHEREAS**, the Utility Director and the Village’s consulting engineer, Foth Infrastructure & Environment LLC., recommended approving Change Order #1 in the amount of \$80,847.22 for the TID #4 – Four Mile Road Reconstruction Project resulting in a new overall contract of \$2,274,394.98.

**NOW, THEREFORE, BE IT RESOLVED** that Change Order #1 for the Project be, and hereby is, approved and that the Utility Director, Village President and Village Clerk are authorized to execute any documents necessary to carry out the intent of this Resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_\_ day of July, 2020.

VILLAGE OF CALEDONIA

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Karie Pope, Village Clerk



**CHANGE IN CONTRACT PRICE:**

**CHANGE IN CONTRACT TIMES:**

Original Contract Price:

\$ 2,193,547.76

[Increase] [~~Decrease~~] from previously approved  
Change Orders No. 1:

\$ 0.00

Contract Price prior to this Change Order:

\$ 2,193,547.76

[Increase] [~~Decrease~~] of this Change Order:

\$ 80,847.22

Contract Price incorporating this Change Order:

\$ 2,274,394.98

Original Contract Times:  Working Days  Calendar Days

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020, 2020

[Increase] [~~Decrease~~] from previously approved Change Orders No.1:

Substantial Completion (days): September 18, 2020

Ready for Final Payment (days): October 16, 2020

Contract Times prior to this Change Order:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

[Increase] [~~Decrease~~] of this Change Order:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

Contract Times with all approved Change Orders:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

RECOMMENDED:

By: \_\_\_\_\_  
Engineer (Authorized Signature)

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

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

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

ACCEPTED:

By: \_\_\_\_\_  
Contractor (Authorized Signature)

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

EJCDC C-941 Change Order  
Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute

CHANGE ORDER  
00 63 62 - 5



CC01-A

# Change Order



## Reesman's Excavating & Grading, Inc.

28815 Bushnell Road  
Burlington, WI 53105  
Phone: 262.539.2124  
Fax: 262.539.2665

Quote To: Village of Caledonia

Job Name: 4 Mile Road Reconstruct

Date of Plans:

Date of Proposal: 5.7.20

Proposal Number: 20-051C01

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
5	Core Drill MH 206	1.00	EA	575.00	575.00
7	Connect To Existing Tile	1.00	EA	2,650.00	2,650.00
10	6" Storm Sewer at CSW	42.00	LF	61.00	2,562.00
20	4" Sump Lateral (11 EA)	212.00	LF	137.00	29,044.00
25	Sump Pump Lateral Hook Up	2.00	EA	502.00	1,004.00
27	Sump Pump Lateral Cleanout	11.00	EA	375.00	4,125.00
30	Additional Granular Backfill	277.00	TN	34.10	9,445.70
40	Temporary Road Grading	562.00	CY	51.45	28,914.90
45	Temp Road Seeding	2,071.00	SY	1.22	2,526.62
<b>GRAND TOTAL</b>					<b>\$80,847.22</b>

**RESOLUTION NO. 2020-54**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING AMENDMENT NO. 2 TO THE PURCHASE AND SALE AGREEMENT  
WITH RACINE UNIFIED SCHOOL DISTRICT**

WHEREAS, on September 17, 2019, the Village and District entered into a Purchase and Sale Agreement for the Village to purchase certain property from the District with a closing date by May 29, 2020 and such agreement was modified by Amendment No 1 dated May 6, 2020 changing the closing date to be by July 31, 2020 (the "Agreement"); and

WHEREAS, given the onset of COVID-19 pandemic and the public emergency that ensued as a result of such pandemic, the parties agree that the closing date should be extended for two months to September 30, 2020 to allow the Village time to satisfy the contingency set forth under the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Amendment No. 2 to the Purchase and Sale Agreement attached hereto as **Exhibit 1** and incorporated herein, is hereby approved; and

BE IT FURTHER RESOLVED, that the Village President, Clerk and Administrator are authorized to take all actions in furtherance of the Amendment No. 2 and the Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 20<sup>th</sup> day of July, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Karie Pope, Village Clerk

**AMENDMENT NO. 2 TO  
PURCHASE AND SALE AGREEMENT**

This Amendment No. 2 to Purchase and Sale Agreement ("Amendment No. 2") is made by and between Village of Caledonia ("Village") and Racine Unified School District ("District") as of the \_\_\_ day of July, 2020, for good and valuable consideration, the exchange and receipt of which is acknowledged by Village and District.

**RECITALS**

1. On May 6, 2020, the Village and the District entered into Amendment No. 1 to a Purchase and Sale Agreement dated September 17, 2019 for the Village to purchase certain property from the District with a closing date by May 29, 2020, a copy of which is attached hereto as **EXHIBIT A** and incorporated herein (the "Agreement");
2. Given the onset of COVID-19 pandemic and the public emergency that ensued as a result of such pandemic, the parties agree that the closing date should be extended for an additional two months to allow the Village time to satisfy the contingency set forth under the Agreement in Paragraph 8.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the parties hereto do mutually agree to this Amendment No. 2 as follows:

- A. **Amendment to Paragraph 6 of Agreement.** Paragraph 6 of the Agreement shall be amended to read as follows to strike the date of "July 31, 2020" and to replace it with a new date of closing by "September 30, 2020" as follows:
  6. Village, within ten (10) days of the execution of this Agreement by both Village and District, shall deposit \$35,000.00 with the title company selected by District, under an earnest money escrow agreement. Upon closing, the earnest money shall be paid to District. If closing has not been completed by September 30, 2020, the earnest money shall be paid to Village and this Agreement shall become null and void.
- B. **Full Force and Effect.** All other provisions of the Agreement, not modified by the above, shall remain in full force and effect.
- C. **Acknowledgement.** This Amendment No. 2 does not require the payment of any additional earnest money escrow and the parties specifically acknowledge that the Village previously deposited \$35,000.00 with the title company selected by the District.
- D. **Authorization.** Each party represents and confirms that its execution of this Amendment No. 2 has been duly authorized by its governing body, in accordance with applicable Wisconsin law.

[signatures are on page two of this Amendment No. 2]

**VILLAGE OF CALEDONIA**

**RACINE UNIFIED SCHOOL DISTRICT**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest: \_\_\_\_\_  
Karie Pope  
Village Clerk

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

This Amendment No. 2 to Purchase and Sale Agreement was approved by the Village Board on July 20, 2020, by Resolution No. 2020-54, which directed that it be forwarded to Racine Unified School District on \_\_\_\_\_, 2020, requesting that it be duly signed and returned by \_\_\_\_\_, 2020.

**EXHIBIT A:** Amendment No. 1 dated May 6, 2020 and Purchase and Sale Agreement dated September 17, 2019

**RESOLUTION NO. 2020-35**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING AMENDMENT NO. 1 TO THE PURCHASE AND SALE AGREEMENT  
WITH RACINE UNIFIED SCHOOL DISTRICT**

WHEREAS, on September 17, 2019, the Village and District entered into a Purchase and Sale Agreement for the Village to purchase certain property from the District with a closing date by May 29, 2020 (the "Agreement"); and

WHEREAS, given the onset of COVID-19 pandemic and the public emergency that ensued as a result of such pandemic, the parties agree that the closing date should be extended for two months to allow the Village time to satisfy the contingency set forth under the Agreement;


NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Amendment No. 1 to the Purchase and Sale Agreement attached hereto as **Exhibit A** and incorporated herein, is hereby approved; and

BE IT FURTHER RESOLVED, that the Village President, Clerk and Administrator are authorized to take all actions in furtherance of the Amendment No. 1 and the Agreement.

4th Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of May, 2020.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs, Village President

Attest:   
Karie Pope, Village Clerk

# Exhibit A

## AMENDMENT NO. 1 TO PURCHASE AND SALE AGREEMENT

This Amendment No. 1 to Purchase and Sale Agreement ("Amendment No. 1") is made by and between Village of Caledonia ("Village") and Racine Unified School District ("District") as of the 6<sup>th</sup> day of May, 2020, for good and valuable consideration, the exchange and receipt of which is acknowledged by Village and District.

### RECITALS

1. On September 17, 2019, the Village and District entered into a Purchase and Sale Agreement for the Village to purchase certain property from the District with a closing date by May 29, 2020, a copy of which is attached hereto as **EXHIBIT A** and incorporated herein (the "Agreement");
2. Given the onset of COVID-19 pandemic and the public emergency that ensued as a result of such pandemic, the parties agree that the closing date should be extended for two months to allow the Village time to satisfy the contingency set forth under the Agreement in Paragraph 8.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the parties hereto do mutually agree to this Amendment No. 1 as follows:

- A. **Amendment to Paragraph 6 of Agreement.** Paragraph 6 of the Agreement shall be amended to read as follows to strike the date of "May 29, 2020" and to replace it with a new date of closing by "July 31, 2020" as follows:
  6. Village, within ten (10) days of the execution of this Agreement by both Village and District, shall deposit \$35,000.00 with the title company selected by District, under an earnest money escrow agreement. Upon closing, the earnest money shall be paid to District. If closing has not been completed by July 31, 2020, the earnest money shall be paid to Village and this Agreement shall become null and void.
- B. **Full Force and Effect.** All other provisions of the Agreement, not modified by the above, shall remain in full force and effect.
- C. **Acknowledgement.** This Amendment No. 1 does not require the payment of any additional earnest money escrow and the parties specifically acknowledge that the Village previously deposited \$35,000.00 with the title company selected by the District.
- D. **Authorization.** Each party represents and confirms that its execution of this Amendment No. 1 has been duly authorized by its governing body, in accordance with applicable Wisconsin law.

[signatures are on page two of this Amendment No. 1]

**VILLAGE OF CALEDONIA**

By: *James R. Dobbs*  
James R. Dobbs  
Village President

Attest: *Karie Pope*  
Karie Pope

**RACINE UNIFIED SCHOOL DISTRICT**

By: *Bernard F. C. ...*  
Name: Bernard F. C. ...  
Title: President

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

This Amendment No. 1 to Purchase and Sale Agreement was approved by the Village Board on MAY 4, 2020, by Resolution No. 2020-35 which directed that it be forwarded to Racine Unified School District on 5.6, 2020, requesting that it be duly signed and returned by 5.13, 2020.

**EXHIBIT A:** Purchase and Sale Agreement dated September 17, 2019

## PURCHASE AND SALE AGREEMENT

This Agreement ("Agreement") is made by and between Village of Caledonia ("Village") and Racine Unified School District ("District") as of 9-17-19, 2019, for good and valuable consideration, the exchange and receipt of which is acknowledged by Village and District.

1. Village hereby agrees to purchase from District, and District agrees to sell to Village, the property ("Property") described in Exhibit A, annexed hereto and incorporated by reference herein.
2. The purchase price for the Property is \$1,450,000.00, payable by Village to District, to be paid as follows:
  - a. \$35,000.00 at closing, leaving a balance of \$1,415,000.00 to be paid as provided herein, together with 5% interest on the unpaid balance.
  - b. Village shall deliver to District, at closing, a general obligation Promissory Note in the amount of \$1,415,000, providing for payment of the principal and interest as called for herein. The form of the Promissory Note shall be prepared by the District and shall be subject to Village's reasonable review and approval. Prior to closing, Village shall, in compliance with all statutes, rules, regulations, ordinances and other applicable laws, take all steps necessary to duly authorize and approve the indebtedness contemplated by the Promissory Note.
  - c. Payment of accrued interest together with a principal payment shall be made annually on the anniversary date of the closing.
  - d. The amount of each annual payment shall be the greater of:
    - (1) \$50,000.00; or (2) 50% of incremental tax revenues received during the preceding twelve (12) months from each property within Village TID 5.
  - e. Each annual payment shall be first applied to interest, with the balance applied to principal.
  - f. Any outstanding principal and any unpaid accrued interest shall be paid on or before the tenth anniversary of closing.
  - g. Village may prepay any unpaid principal and any accrued interest at any time, without penalty.
3. Village, within ten (10) days of the execution of this Agreement by both Village and District, shall deposit \$35,000.00 with the title company selected by District, under an earnest money escrow agreement. Upon closing, the earnest money shall be paid to District. If closing has not been completed by May 29, 2020, the earnest money shall be paid to Village, and this Agreement shall become null and void.
4. District shall give evidence of merchantable title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Title evidence shall be acceptable



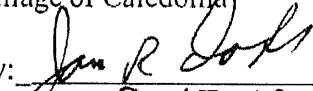
if the required title insurance commitment is delivered to Village, or Village's attorney, not more than fifteen (15) business days after the execution of this Agreement by both Village and District, showing title to the Property to be merchantable as provided in paragraph 6.

5. The Property is being purchased and sold "as is" and "where is" without any representations or warranties by either party, except as provided herein.
6. At closing, District shall convey the Property to Village by special warranty deed free and clear of all liens and encumbrances, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services and recorded use restrictions and covenants, which constitutes merchantable title for purposes of this Agreement.
7. Special assessments, if any, levied or for work actually commenced prior to the date of execution of this Agreement shall be paid by District no later than the date of closing. All other special assessments shall be paid by Village.
8. Closing is contingent on a determination (the "Determination to Proceed") by the Village that it has an acceptable Development Agreement to redevelop the Property, which, in the Village's sole determination, is consistent with Village's Project Plan for TID 5. If Village makes the Determination to Proceed, then Village promptly shall so notify District, and the closing of the transaction contemplated herein shall close within thirty (30) days of the date upon which District receives said notice from Village.
9. District shall maintain the Property in its current condition, normal wear and tear excepted, until closing, provided District shall have no obligation to make major repairs or replacements to the buildings located on the Property.
10. During the period before closing, District, upon reasonable advance notice, shall afford reasonable access to the Property for the Village's purpose of securing an agreement to redevelop the Property. Village shall, pursuant to a separate access agreement, indemnify District against any damage or liability associated with such access by Village, its employees and designees.
11. During the period before closing, District may not enter into an offer to purchase, option to purchase or other similar agreement for the Property with any other party, without the express approval of Village. Village and District acknowledge that the Property currently is listed for sale with Anderson Commercial Group, LLC ("Anderson"), and nothing in this Agreement shall require the District to terminate its listing agreement with Anderson prior to its expiration on April 29, 2020.
12. Each party represents and confirms that its execution of this Agreement has been duly authorized by its governing body, in accordance with applicable Wisconsin law.

Village of Caledonia

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

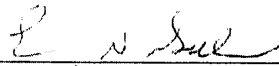
Date: \_\_\_\_\_

  
9-17-19

Racine Unified School District

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

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

  
9/23/19

## EXHIBIT A

Parcel No. 21-005-000 with an address of 5919 Erie St. and Parcel No. 21-006-000 with an address of 5915 Erie St., in the Village of Caledonia

**RESOLUTION NO. 2020-55**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO RESURFACE A PORTION OF THE CALEDONIA MEMORIAL PARK ROADWAY**

**WHEREAS**, the Village of Caledonia operates the Caledonia Memorial Park (Cemetery); and

**WHEREAS**, a portion of the Cemetery Roadway has become unserviceable; and

**WHEREAS**, Payne and Dolan will be resurfacing a portion of Nicholson Road in front of the Cemetery; and

**WHEREAS**, Payne and Dolan has provided a quote of \$26,000.00 to complete the project in the Cemetery; and

**WHEREAS**, the Village Finance Committee has reviewed this request and recommends that the Village Board authorize use of \$26,000.00 of the insurance settlement to fund this project.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that an allocation of \$26,000 from the insurance settlement is authorized for the resurfacing of the Cemetery Roadway and that the Public Works Director is authorized to enter into any necessary agreements to complete the project.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_\_ day of July, 2020.

VILLAGE OF CALEDONIA

By: \_\_\_\_\_  
James R. Dobbs,  
Village President

Attest: \_\_\_\_\_  
Karie Pope,  
Village Clerk

FISCAL NOTE RESOLUTION NO: 2020-55

Exhibit "A"

Fiscal Year: 2020

Account Name	Account Number	Current Balance	Transfer from Cemetery	Total after transfer	Proposed Expenditure	Remaining
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Capital Projects:

Road Improvement 400-90-65080	-	26,000.00	26,000.00	26,000.00	-
Totals:	-	26,000.00	26,000.00	26,000.00	-

**RESOLUTION NO. 2020-56**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA APPROVING A PARK USE AGREEMENT FOR CALEDONIA BASEBALL/SOFTBALL LEAGUE, INC. FOR USE OF THE CRAWFORD PARK.**

The Board of Trustees of the Village of Caledonia, Racine County, Wisconsin do resolve as follows:

**WHEREAS**, the Village of Caledonia owns and operates Crawford Park located at 5199 Chester LN, Racine, WI 53402, which is located in the Village of Caledonia; and

**WHEREAS** Caledonia Baseball/Softball League, INC. has a history of playing baseball at the ball diamond at Crawford Park; and

**WHEREAS**, the Village of Caledonia Board of Trustees and Caledonia Baseball/Softball League, INC wish to enter into an agreement governing the use of Crawford Park by Caledonia Baseball/Softball League, INC;

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Trustees of the Village of Caledonia approves the agreement set forth in **Exhibit A**.

Adopted by the Board of Trustees of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of July, 2020.

**Village of Caledonia**

By: \_\_\_\_\_  
James Dobbs  
Village President

Attest: \_\_\_\_\_  
Karie L. Pope  
Village Clerk

**EXHIBIT A**

**PARK USE AGREEMENT BETWEEN  
THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA AND CALEDONIA  
BASEBALL/SOFTBALL LEAGUE, INC.**

This Park Use Agreement (the “Agreement”) is made and entered into as of the date last executed by either Party below, (the “Effective Date”), by and between the **THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA**, (the “Owner”), and **CALEDONIA BASEBALL/SOFTBALL LEAGUE, INC.** (the “User”), as represented by Cheryl Ketzer. Referenced together, the Owner and the User are the “Parties” to this Agreement.

**WITNESSETH:**

**WHEREAS**, the Owner operates Crawford Park located at 5199 Chester Ln, Racine, WI 53402, (the “Park”), which is located in the Village of Caledonia (the “Village”) and shown in **Exhibit A**; and

**WHEREAS**, **Exhibit A** also depicts the location LCpl Daniel R. Wyatt Ballpark, which includes the concession stand and two ball diamonds located in the Park; and

**WHEREAS**, the User operates a youth baseball league for Caledonia children, which needs a baseball diamond to play its games and a concession stand to operate concessions; and

**WHEREAS**, the Parties wish to enter into an agreement governing the use of the Park by the User; and

**NOW THEREFORE**, the Parties do herewith, in consideration of mutual promises and other good and valuable consideration, agree as follows:

- 1) **Term; Not Assignable.** This Agreement shall be in effect for the period from April 1 through August 10, 2020, for operations, and August 31, 2020, for the purpose of cleaning the concession stand. This Agreement shall be reviewed annually and may be extended for additional terms by written amendment to this Agreement. The Agreement is not assignable by the User. This Agreement does not grant any ownership interests.
- 2) **Concession Stand.** The User shall have all property removed from the concession stand and the stand completely cleaned by August 31, 2020, unless the Owner grants additional time in writing at least thirty (30) days in advance. Other than the dates indicated, such use of the concession stand is not exclusive, and the Village Board or Village staff reserves the right to rent the concession stand to third parties at all other times outside of the listed period without prior notification to the User. The Owner reserves the right to rent the shelter area attached to the concession stand to any third party at any time it is not reserved by the User and without notice to the User.
- 3) **Ball Diamonds.** This Agreement allows the User use of the two ball diamonds at Crawford Park for the term above. This does not authorize exclusive-use of the ball diamonds;

members of the public may use these areas when the ball diamonds are not in-use for User activities and prior to 3:00 p.m. on weekdays.

- 4) **General use of the Park.** The Park is a public Park, and nothing in this agreement prohibits use of the Park for by the general public.
- 5) **Permits/Approvals.** The User shall be responsible for all needed permits and approvals from any governmental entity related to the operation of the concession stand and for staffing the concession stand at any time it is in operation.
- 6) **Inventory/Equipment.** The User shall be solely responsible for providing and maintaining all inventory and equipment at the concession stand. The Owner reserves the right to refuse use of any inventory or equipment it deems unreasonable, excessive or unsafe or that may damage the premises.
- 7) **Keys.** The User shall have access to six (6) keys for the concession stand, the accompanying storage room and the adjacent restrooms at all times. If any keys are lost, the User shall be responsible for costs for rekeying the locks if determined necessary by the Owner. The User shall be responsible for ensuring that the restrooms are open and accessible to the general public at all times the concession stand is in use. The User shall lock the restrooms when games are completed at the end of each day or immediately after the games are concluded if activities will conclude for the day at that time. The User shall ensure that the restrooms are clean at the end of each day of use by the User. The User shall place all full bags of trash and boxes from restroom in the assigned area as agreed upon by the Parties for pick-up. The User shall return the keys to the Owner by August 31, 2020.
- 8) **Cleaning; Maintenance.** The User shall be responsible for the cleaning and general maintenance of the LCpl Daniel R. Wyatt Ballpark area for the term of this Agreement during and after games and practices. The User shall make certain that the grounds, concession stand, and surrounding areas are clean and presentable at all times while in use. The User shall be responsible for maintaining the ball diamonds and returning them at the end of the season in a condition equal to or better than they were received at the start of the season. The User shall be responsible for cleaning the concession stand after use for an event. The Owner shall be responsible for the cleaning and general maintenance at all other times.
- 9) **Repairs.** Any repairs that are needed to the concession stand or grounds must be reported to the Owner in a timely manner, and a reasonable time must be allowed for repairs to be completed. Beyond the normal wear and depreciation of assets, the User is responsible for any damages to the premises and facility. The Owner reserves the right to bill the User for repairs and or maintenance as a result of any damage, waste and/or neglect caused by the User or its invitees and guests during the term of this Agreement.
- 10) **Supplies.** The User shall provide all supplies required for field preparation, including, but not limited to, chalk, and related equipment. The User shall provide all first aid supplies

to its participants, invitees and guests. The Owner will spray for weeds as it determines necessary prior to the season and provide help and direction to the User in prepping the diamonds for the start of the season to ensure that the preparation is in compliance with Owner requirements.

- 11) **Improvements.** Permanent improvements shall only be installed with prior approval of Owner at the cost of the User, unless otherwise agreed by Owner. Any permanent improvements to the premises will become property of the Village of Caledonia. Examples of permanent improvements include lighting, adding dirt to low areas, possible drain tiles and reseeding the grass. Temporary equipment and signage require prior approval by Owner. Banners may be temporarily placed on the premises with the prior approval of the Owner. Any banners placed shall be maintained in good condition or taken down if damaged. Owner reserves the right to sell advertising space and place permanent or temporary signs and banners on any part of the premises, including, but not limited to, fencing, scoreboards and permanent structures.
- 12) **Storage Space.** The User will be provided space in the Maintenance Building at Crawford Park to store one motorized piece of equipment to be used for dragging the fields and a limited number of manual tools and supplies needed for proper field upkeep and preparation, such as rakes, wheelbarrows, lining machines, etc. All items must be clearly marked as "Property of Caledonia Ball," or similar wording, and must be removed by August 31, 2020, unless granted specific permission in writing at least 30-days prior from The Owner to leave them in the Maintenance Building. The Village of Caledonia, the Owner and its employees, officials, volunteers and any agents thereof shall not be held responsible for any loss or damage to any items or property left on Park premises.
- 13) **Insurance.** Owner assumes no responsibility for any loss or damage to User's personal property while in use or stored at or on the Park. User shall maintain comprehensive liability, workers compensation and automobile liability insurance as required below, including full replacement value for the Park and Park property. No less than 15 days prior to the first calendared Event, User shall provide Owner with evidence of said coverages as set forth herein, including insurance certificates and all referenced riders and endorsements, in forms reasonably satisfactory to Owner. All insurance shall be issued by insurers with a license to do business in the State of Wisconsin. User's insurance coverage shall be primary and noncontributory as respects Owner, the Village, including all of its respective officials, officers, employees and agents. User's insurance shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the limits of the insurer's liability.
  - a) Comprehensive Commercial General Liability: One Million Dollars (\$1,000,000) per occurrence and at least Two Million Dollars (\$2,000,000) aggregate.
  - b) Workers Compensation: When applicable- Statutory Limits
  - c) Umbrella Liability: \$1,000,000 per occurrence / \$5,000,000 Aggregate



- d) Owner, the Village of Caledonia, and its respective officials, officers, employees, and agents, shall be named as an additional insured for General Liability and Automobile Liability.

14) **Hold Harmless; Indemnification.** The User agrees to protect, save, defend and hold harmless and indemnify the Village of Caledonia and its boards, commissions, committees, and each member of said boards, commissions and committees, and all Caledonia's officials, agents and employees, from any and all claims, liabilities, expenses or damages of any nature, including attorney fees and litigation costs, for injury or death of any person, or damage to Premises, including any liability under environmental protection laws, or interference with use of Premises, arising out of or in any way connected with the User's activities under this Agreement, other than with respect to any negligent acts, errors or omissions or willful misconduct by the Village of Caledonia, or its employees, officials or agents. This hold harmless shall apply to all liability regardless of whether any insurance policies are applicable, and any policy limits shall not act as a limitation upon the amount of indemnification to be provided. If the Village of Caledonia initiate legal or other action to enforce the terms of this Agreement and the outcome is in favor of the Village of Caledonia, the User shall be liable to the Village of Caledonia for reasonable attorney's fees and costs in enforcing the terms of this Agreement. User shall indemnify Owner, the Village of Caledonia, along with all its respective officials, officers, agents, and employees, from, and hold them harmless against all liability, claims and demands on account of personal injuries, property damage and loss of any kind whatsoever, including workers' compensation claims, which arise out of User's use of the Park related to the novel virus COVID-19.

15) **COVID-19 Waiver of Liability:** User, its employees, volunteers, players, parents, and other attendees, by utilizing Owner's park, may be exposed to or have an increased risk of contracting or spreading COVID-19. User hereby accepts the risk of contracting COVID-19 for User's employees, volunteers, players, parents, and other attendees. User, its employees, volunteers, players, parents, and other attendees, and User, its employees, volunteers, players, parents, and other attendees hereby forever releases and waives any right to bring suit against Owner, the Village of Caledonia, and Owner's officers, directors, managers, officials, trustees, agents, employees, or other representatives in connection with exposure, infection, and/or spread of COVID-19 related to utilizing the Park. User understands that this waiver means User, its employees, volunteers, players, parents, and other attendees give up their right to bring any claims including for personal injuries, death, disease or property losses, or any other loss, including but not limited to claims of negligence and give up any claim they may have to seek damages, whether known or unknown, foreseen or unforeseen.

16) **Scheduling.** The User will provide the User a schedule of all games and events, such as tournaments, prior to April 1 and these times shall be considered reserved. Every effort will be made by the Owner to block out additional weeknights and Saturday mornings during the listed period to allow for make-up games and team practices. The Owner cannot reserve or rent out the ball diamonds to a third party at Crawford Park for the listed period without written approval from the User unless the User is notified prior to April 1 of not more than 6 separate dates during the terms of this agreement.

- 17) **Consideration.** In exchange for assuming the upkeep of the fields and Ballpark area, no other remuneration will be required from the User for related expenses for the duration of this Agreement, except as may be required to repair attributable to uses by the User under this Agreement.
- 18) **Copies of permits and certificates.** The User shall provide copies of its certificate of insurance, permits related to the operation of the concession stand and User schedules prior to receiving keys on April 1.
- 19) **Pre-term and Post-term Walkthrough; Deposit.** A representative of the Owner and a representative of the User will perform a walk-through of the facilities prior to the exchange of keys on or about April 1, at which time any deficiencies will be noted and addressed. The User shall pay the Owner a Deposit of \$750, due by April 1, 2020. Representatives of the two parties will again walk-through and inspect the facilities at the end of the season and prior to August 31, 2020. The Deposit will be refunded to the User within 30-days, minus any charges based on condition, damage or deficiency attributable to the User.
- 20) **Termination.** The Owner shall have the right to terminate this Agreement immediately if the above conditions are not followed. The User shall be provided five (5) days advance written notice of termination and afforded the opportunity for corrective action before termination takes effect, except in the case of an emergency in which the premises are deemed unsafe or to prevent additional damage from occurring to the premises.
- 21) **User Waiver.** The User hereby waives all right to any claim for compensation for any loss or damage sustained by reason of and defect, deficiency, failure, or impairment to the water supply, drainage, electrical, or any systems provided by the Owner or the Village of Caledonia. The Owner and the Village of Caledonia shall not be liable for any claim if the premises are damaged by fire or other casualty, or for any other act, including strikes, utility failure or acts of God, which prevent the intended use provided for herein. The Owner and the Village of Caledonia shall have no liability to User for any injury, or damage caused by third parties, or by any condition of the facilities.
- 22) **Safe Use Required.** All standard Village park ordinances, rules and regulations apply to this use. The User, its employees, subcontractors, vendors, guests, patrons, and invitees shall use the premises in a safe, careful and lawful manner, and use reasonable, best efforts not to allow any act to be done which will alter, mar, deface, or injure any part of the premises, or other property of Crawford Park. The User shall conduct all operations in compliance with all fire, health and safety standards specified by applicable law.
- 23) **No Discrimination.** User shall not discriminate against any participant, employee or any applicant for employment because of race, religion, or national origin, and further agrees to likewise not discriminate for those same reasons against any person relative to admission, service or privileges offered to, or enjoyed by, the general public.

24) **Notices.** All notices with respect to this Agreement shall be in writing, and e-mail shall constitute writing for the purposes of the foregoing. Except as otherwise expressly provided in this Agreement, a notice shall be deemed duly given and received upon delivery, if delivered by hand or after posting via US Mail, to the party addressed as follows:

To User:  
Caledonia Baseball/Softball League, Inc.  
R/A Cheryl Ketzer  
624 Kentwood Dr.  
Racine, WI 53402

To Owner:  
The Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

With a copy to the Village  
of Caledonia Administrator:

Village Administrator  
Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

Either party may designate a new address for purposes of this Agreement by written notice to the other party.

[The remainder of this page is intentionally left blank]

The Parties have executed this Agreement as of the last date listed below.

**VILLAGE OF CALEDONIA**

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

James Dobbs, Village President

DATE: \_\_\_\_\_

Attest: \_\_\_\_\_

Karie Pope, Village Clerk

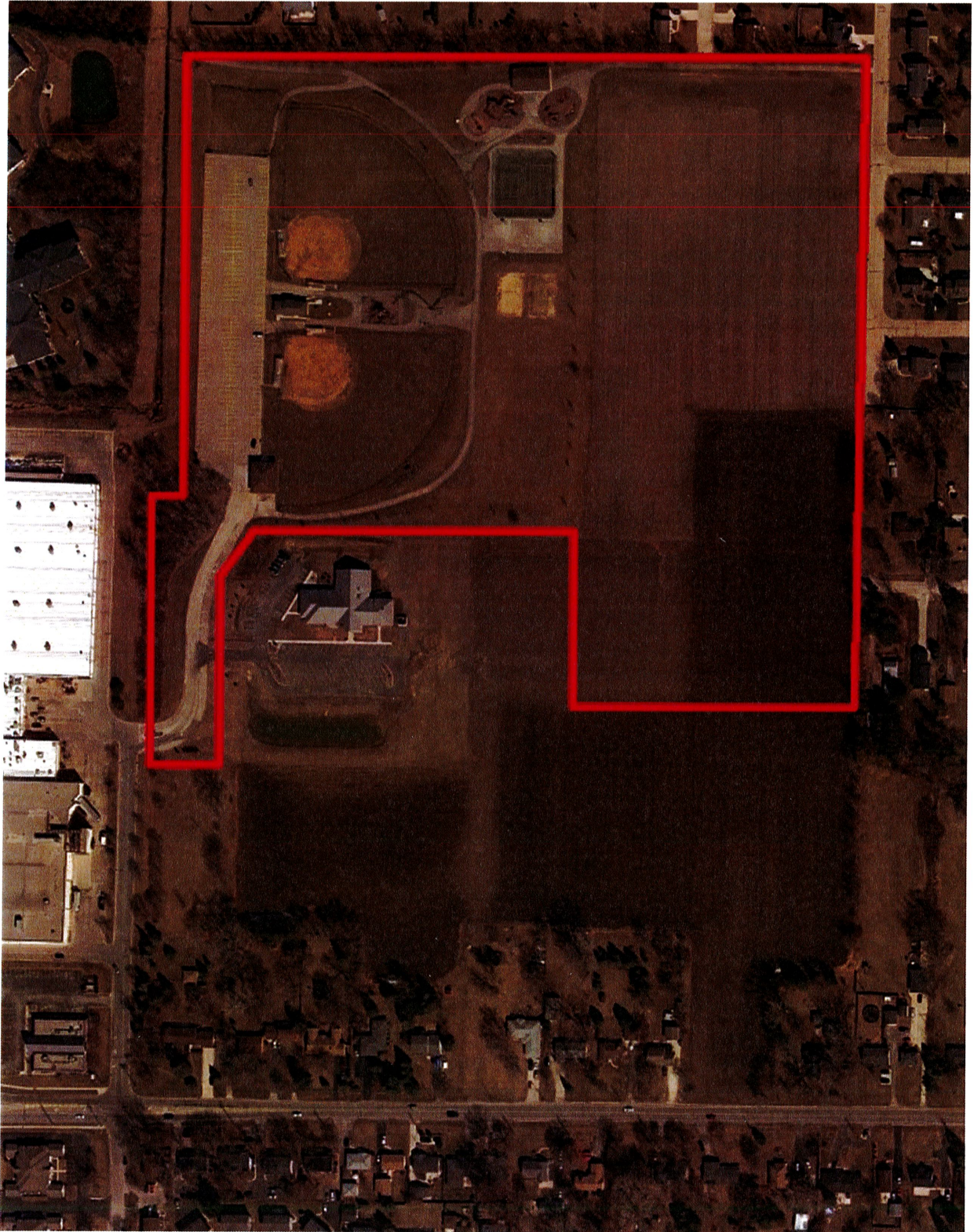
**CALEDONIA BASEBALL/SOFTBALL INC.**

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

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

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

EXHIBIT A





July 16, 2020

Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

Re: Communications Facility located at 6922 Nicholson Road, Caledonia, WI 53108

Contract #: 77522 / FA#: 10080365

Dear Village of Caledonia,

AT&T Mobility (“AT&T”) has engaged Md7 to work with you to make the above-referenced site better for both parties. The conditions AT&T desires to implement in all new “go forward” leases are referenced in the bullet points below. We look forward to coming to a mutually beneficial agreement.

**Criteria for Cellular Site Retention:**

AT&T will need the following to secure a longer-term lease with you:

- **\$11,400.00** per year, commencing **April 1, 2021**
- **10%** rent increase every 5 years, commencing **April 1, 2026**
- Extension of Lease, 6-five year terms, through **March 31, 2051**
- Lease provision listed below

In order to maintain its long-term flexibility, AT&T will also require the following lease provision:

■ **Right of First Refusal**

“Notwithstanding any other provisions contained in the Agreement, if at any time after the date of this First Amendment, Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises (“Offer”), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer, but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of the Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this Section 6, the sale, conveyance, assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement until Landlord complies with this Section 6. Tenant’s failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this Section 6 with respect to any future proposed conveyances as described herein.”

This letter of understanding is subject in all respects to the preparation, execution and delivery of a definitive amendment in form and substance mutually agreeable to each of us. This letter will not be legally binding between us with respect to the proposed business relationship, but instead serves as a statement of our mutual intent to work toward entering into such an amendment.

AT&T values its affiliation with you and hopes to continue a long and mutually profitable relationship in the years to come. After having reviewed these options, please contact me prior to July 23, 2020. Please keep in mind that AT&T's discussion process has a deadline of 90 days from your initial response. **If satisfactory terms and conditions are not agreed upon through a signed amendment within this 90 day period, this will trigger AT&T's review of alternate locations.**

Thank you for your consideration.

Sincerely,



Pele Lithyovong

**Senior Lease Consultant**

t: (858) 926-3903  
a: 10590 West Ocean Air Drive, Suite 300  
San Diego, CA 92130  
e: plithyovong@md7.com

**Authorized Agent for AT&T Mobility**

cc: Gregory D. Ohmer  
*Director-Network Planning, AT&T Mobility*





July 1, 2020

Village of Caledonia  
Attn: Village Administrator  
5043 Chester Lane  
Racine, WI 53402

Re: AT&T Cell Site Lease | FA: **10080365** | Site Name: WI1131/HUSHER

Dear Village of Caledonia,

AT&T is in a very competitive space and we need to ensure that our lease terms and conditions are supportive of our current and future needs. AT&T has the option to either extend or terminate the above referenced lease ("Lease") in approximately eleven months. AT&T is instituting a new program to evaluate terms and conditions of all leases coming up for renewal, explore advance renegotiation options and consider possible alternative site locations. Our first choice is to create a new agreement that serves both parties well. Conditions we desire to implement in all new "go forward" leases include:

- Rents reduced to competitive rates.
- Reduced or no annual escalators (depending on other terms of the overall new deal).

As you know, it takes time to negotiate, plan and execute a site relocation. That is why AT&T's review process is starting now. Please review the specifics of our Lease agreement and advise if you are willing to enter into discussions regarding a new, modified contract. For new terms consistent with the above, AT&T will in turn consider additional term extensions.

AT&T will appreciate a reply within 60 days of receipt of this letter. A "no" or non-response will trigger AT&T's review of alternate locations. A positive response will be appreciated, but satisfactory terms and conditions must be negotiated within 90 days or AT&T will continue to evaluate alternative site locations. Responses may be sent via email, standard mail, or called in as designated below. Please reference FA number **10080365** in your response so that AT&T may ensure your response is documented accordingly. AT&T values its association with you and looks forward to continuing this relationship for the long term.

Sincerely,

A handwritten signature in black ink that reads "Gregory D. Ohmer".

Gregory D. Ohmer  
Director – Network Planning

**Email Responses to:** [g03998@att.com](mailto:g03998@att.com) with a Subject line of **Partnership** - FA 10080365

**Mail Responses to:** AT&T Cell Site Partnership 1347 (FA 10080365)  
1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor  
Atlanta, GA 30319  
Attn: Kevin Diehl

**Telephone Number:** **888-517-1212** (8am to 5pm PDT)



## ADDITIONAL GROUND SITE LEASE AGREEMENT

THIS ADDITIONAL GROUND SITE LEASE AGREEMENT (this "Lease") is made this 19<sup>th</sup> day of April, 2001, by and between Town of Caledonia ("Lessor"), and TeleCorp Realty, L.L.C., a limited liability company formed in the State of Delaware ("Lessee").

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Property** Lessor owns certain property located at 6900 Nicholson Road, Town of Caledonia, Racine County, Wisconsin (hereinafter the "Property"), as more particularly described on the attached **Exhibit A**.
2. **Premises** Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor the following (hereinafter collectively referred to as the "Leased Premises"):
  - (a) Ground space measuring 12' x 29' in size in the approximate location as described on **Exhibit B**.
  - (b) Together with such non-exclusive rights of way and easements on, over, under, across, and through the Property for ingress and egress by motor vehicle or on foot and for the installation of wires, cables and electrical support equipment necessary for the installation and operation of Lessee's telecommunications equipment located upon the Property including, but not limited to, access from the nearest source of telephone and electric utilities.
3. **Use/Equipment** The Leased Premises may be used by Lessee for the installation, operation, maintenance, repair, or replacement of a pre-fabricated building not to exceed three hundred and forty eight square feet (348') (the "Building") and/or equipment cabinets supported on a concrete or raised platform (the "Equipment Cabinets"). The Building and/or Equipment Cabinets shall house and contain the equipment described on **Exhibit C** annexed hereto (hereinafter collectively referred to as the "Communications Equipment"). The Building, Equipment Cabinets and Communications Equipment are sometimes hereinafter collectively referred to as "Equipment." All Equipment, fixtures, appurtenances and improvements erected, located, placed or constructed by Lessee upon the Leased Premises shall remain the personal property of Lessee regardless of the manner or mode of attachment and may be removed by Lessee at its sole option at any time during the initial term, any renewal term or after termination or expiration of this Lease. Lessor hereby expressly waives any and all Lessor's liens or claims of such on said Equipment,

fixtures, appurtenances, and improvements. Lessee agrees to use the Leased Premises in a manner that will not unreasonably disturb or interfere with the activities or operations of Lessor, other lessees on the Property or nearby residents of or businesses in the Town of Caledonia.

**4. Term**

The initial term of this Lease shall be five (5) years (the "Initial Term") commencing upon the start of installation of the Equipment (the "Commencement Date"). The Initial Term of this Lease shall be automatically renewed and extended, unless terminated as provided herein, upon the same terms and conditions, except as otherwise stated herein, for four (4) additional terms of five (5) years each (the "Renewal Terms") unless, at least ninety (90) days prior to the termination of the then existing term, Lessee notifies Lessor of its intention not to permit the Lease to renew. The Initial Term and Renewal Term(s) are collectively referred to as the "Term".

**5. Rent**

Upon the Commencement Date, Lessee shall pay Lessor, as rent, the sum of Seven Hundred Dollars (\$700.00) per month (the "Rent"), prorated for any partial months. In addition, on each anniversary of the Commencement Date of this Lease, Lessee shall pay the then current Rent, plus an increase of an amount equal to 3% of the Rent from the preceding year. Rent shall be payable on the first day of each month, in advance, payable to: Town of Caledonia at Lessor's address specified in the Notice Section of this Lease. If Lessee fails to pay Rent within ten (10) days after the designated due date, a late fee of an amount equal to One Hundred Dollars (\$100.00) shall be added by Lessee to the then current, but late, Rent payment due Lessor.

**6. Termination**

Except as otherwise provided herein, this Lease may be terminated, without penalty or further liability as follows:

(a) by either party, upon written notice to the other party, upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (provided that each party shall have an extended reasonable period of time to cure the default in the event that good faith efforts have been undertaken and continue but the default has not been cured within sixty (60) days); or

(b) Whenever a breach by Lessee of any of its obligations under this Agreement is believed by the Lessor to pose an imminent threat to public health or safety, the parties shall immediately confer in good faith as to how such threat can be most effectively and expeditiously eliminated. Notwithstanding any other language in this Lease to the contrary, if Lessor believes in good faith that commencement of legal action or

performance of some act on its part to eliminate the threat is urgently required to protect the public health or safety, Lessor may proceed to do so without regard to whether Lessee has commenced or completed curative activity.

(c) by Lessee, upon written notice to Lessor, if Lessee is unable to obtain or maintain, any license, permit or other Governmental Approval necessary to the construction and/or operation of the Equipment on the Leased Premises; or

(d) by Lessee, upon written notice to Lessor, if the Leased Premises or Equipment are destroyed or damaged and rendered unsuitable for normal use (i.e., cannot be repaired or replaced for a reasonable amount), unless such damage is caused by Lessee; or

(e) by Lessee, upon written notice to Lessor, if Lessee determines, at any time on or before the first anniversary of the Commencement Date, that any of the Equipment cannot be used without interference from, or causing any undue interference to, other pre-existing occupants of the Property; or

(f) by Lessee, upon written notice to Lessor, in its sole discretion at any time on or before the first anniversary of the Commencement Date, provided that Lessee is not in default of the Lease and provided that Lessee shall pay to Lessor an early termination fee of \$4,200.00; or

(g) by Lessee or by Lessor, upon at least thirty (30) days' written notice, if the lease between Lessor and Racine Cellular Telephone Co., or its successors or assigns, for antenna tower space (attached as **Exhibit D**, hereinafter "Antenna Tower Lease") on the Property should terminate for any reason; or

(h) by Lessee, upon written notice to Lessor, if the whole or any substantial part of the Leased Premises shall be taken by any public authority under the power of eminent domain so as to interfere with Lessee's use and occupancy of the Leased Premises. The then current term of this Lease shall cease on the date that the title to the Leased Premises vests in the authority exercising the power of eminent domain, and any rent paid in advance of such date shall be refunded to Lessee.

## **7. Approvals**

Lessor hereby agrees to cooperate with Lessee in obtaining any approvals required by Lessee for its use of the Leased Premises. Lessee shall be responsible for any cost or expense associated with obtaining any approval or permit associated with its use of the Leased Premises.

## **8. Compliance with Law**

Lessee shall install and operate the Equipment and use the Leased Premises in a manner which shall comply with all federal, state and local regulations governing the installation and operation thereof.

## **9. Interference**

Lessee shall operate its Equipment in such a manner which shall not cause technical interference to Lessor or other lessees with tenancies which predate the execution of this Lease. If any interference is encountered by Lessee as a result of equipment installed at the Property by Lessor after the execution date of this Lease ("Interference"), Lessor shall eliminate or cause such Interference to be eliminated in a timely manner, but not later than 10 business days, without cost or obligation to Lessee. If such interference cannot be eliminated within 10 business days, Lessor shall cease use of its equipment excepting for those short periods of intermittent testing time necessary to identify and eliminate the Interference. Should the Interference as described in this Section continue beyond 10 business days, except for the intermittent testing time, Lessee shall have the option to terminate this Lease, without penalty, and all obligations of Lessee to Lessor hereunder shall be rendered null and void.

## **10. Inspections**

(a) Lessee, at its sole cost and expense, may, prior to the Commencement Date, conduct such surveys, tests and inspections as Lessee considers reasonably necessary or desirable in connection with the intended use of the Leased Premises.

(b) The Lessor and its agents and contractors shall have the right to enter those portions of the Leased Premises occupied by Lessee under this Lease, to perform all necessary inspections, installations or repairs, or to eliminate any threat to public health or safety, or for any other reasonable purpose, provided Lessee is provided twenty-four (24) hour advance notice and provided a representative of the Lessee is present at the time of entry. If Lessee fails to make one of its representatives available after proper notice, Lessor may enter without a representative of Lessee being present. During emergency conditions, Lessor shall have the right to enter those portions of the Leased Premises occupied by Lessee without notice or representation.

## **11. Access**

Lessor shall provide to Lessee, Lessee's employees, agents, independent contractors and subcontractors access over the Property, to the extent necessary to reach the Leased Premises, and Leased Premises twenty-four (24) hours a day, seven (7) days a week, at no additional charge to Lessee. Lessor acknowledges that Lessee will suffer irreparable harm if Lessee is denied such access to the Property and the

Leased Premises. Lessor shall be permitted access to the Leased Premises for emergencies without prior notice to Lessee, so long as Lessee is notified as soon thereafter as reasonably practicable, and in all cases Lessee's Equipment remains secure and Lessee's radio transmissions are not adversely affected. Lessee's access to the Property or the Leased Premises may not interfere with the operations of Lessor or any other lessee.

12. **Maintenance** Lessee shall perform all repairs necessary to keep its Equipment located on or about the Leased Premises in good condition, reasonable wear and tear excepted.

13. **Utilities** Rent payable under this Lease shall be exclusive of electricity. Lessee shall have the right to arrange for its own electric and telephone service and shall pay directly for such service to the local utility provider. Lessor agrees to provide any cooperation reasonably requested by Lessee to facilitate telephone installation required by the Lessee.

14. **Title and Quiet Possession**

Lessor represents and warrants: (a) that it is the owner of the Property; (b) that it has the right to enter into this Lease; (c) that the person signing this Lease has the authority to sign; and (d) that Lessee is entitled to access to the Leased Premises and to the Property, to the extent necessary to reach the Leased Premises, and to the quiet possession of the Leased Premises throughout the Initial Term and each Renewal Term so long as this Lease has not been terminated, and so long as Lessee is not in default of any term of this Lease beyond expiration of the cure period set forth in paragraph 6(a) above.

15. **Insurance** Lessee shall carry during the Lease term, at its own cost and expense, the following insurance: (a) property insurance for its property's replacement cost; and (b) comprehensive general liability insurance with a minimum limit of \$1,000,000 for each person and \$2,000,000 for each occurrence. Lessor shall be named as an additional insured on such general liability policy. At the commencement of the Initial Term and annually thereafter Lessee shall provide a certificate of insurance to Lessor evidencing the insurance required to be carried. Lessee's insurance policy shall provide that termination or cancellation will not occur without at least fifteen (15) days prior written notice to Lessor. Such insurance shall not prohibit Lessor from suing Lessee under such policy for liability otherwise within the coverage of such policy. The required minimum coverage limit of such liability insurance may be increased by Lessor, upon thirty (30) days written notice to Lessee, not

more frequently than once every fifteen (15) years, based upon local practice and custom.

#### **16. Construction Drawings**

Prior to installation of any Equipment on the Property, Lessee shall submit to Lessor construction drawings (the "Construction Drawings") which shall detail the plans and specifications for Lessee's Equipment installation. Lessor shall approve the Construction Drawings within thirty (30) days from submission or provide specific reasons for disapproval. In the event that Lessor does not approve or provide reasons for disapproval of the Construction Drawings within thirty (30) days, then the Construction Drawings shall be deemed approved.

#### **17. Non-Disturbance**

In the event the Property is encumbered by a mortgage as of the date of this Lease, the Lessor shall request that the holder of each such mortgage execute a non-disturbance agreement, to be prepared by Lessee, and cooperate with Lessee toward such end to the extent that such cooperation does not cause Lessor additional financial liability or expense. Lessor shall disclose to Lessee the existence of any lien, encumbrance, or mortgage encumbering the Property which is the subject of this Lease.

#### **18. Successors**

This Lease and the terms and conditions contained herein shall run with the Property and inure to the benefit of and be binding upon Lessor and Lessee and each of their respective heirs, executors, administrators, successors and permitted assigns. Lessee shall be permitted to record this Lease or a Memorandum of Lease which Lessor agrees to execute and acknowledge.

#### **19. Assignment**

(a) Lessor agrees that Lessee may assign this Lease and all rights granted to Lessee hereunder to (i) an affiliate ("Affiliate"), (ii) any entity which is merged or consolidated with Lessee or purchases a majority or controlling percentage ("Controlling Percentage") in the ownership or assets of Lessee in the State of Wisconsin, or of the tower assets of Lessee in the State of Wisconsin, or with which Lessee effectuates a change in control ("Change in Control"), or (iii) any lender, as security pursuant to the terms of any loan made to Lessee by such lender (collectively, the "Permitted Parties"). As used herein, "Affiliate" shall mean an entity which controls, is controlled by or which is under common control with Lessee. Upon notification to Lessor by Lessee of any such assignment, Lessee shall be relieved of any future performance, liabilities and obligations under this Lease. Any further assignments by

the Permitted Parties shall be subject to the terms and conditions of this Section 19. Except as otherwise set forth hereunder, Lessee shall not assign, transfer or sublicense this Lease in whole or part to any person, entity or organization without the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Lessee shall be released from any and all of its obligations hereunder upon assumption of this Lease in writing by such assignee, transferee or sublicensee so consented to by Lessor.

(b) "Change in Control" shall mean any dissolution, merger, consolidation or reorganization of Lessee, or the aggregate sale or other transfer of a controlling percentage of the capital stock of Lessee, or the sale during the Term of this Lease in the aggregate of fifty percent (50%) or more of the value of the assets of Lessee. The phrase "Controlling Percentage" shall mean the ownership of, and the right to vote, stock possessing fifty percent (50%) or more of the total combined voting power of all classes of Lessee's capital stock issued, outstanding and entitled to vote for the election of directors.

(c) Lessee at its sole discretion shall have the right without any need to obtain the consent of Lessor to sublease or license all or a portion of the Leased Premises to others whose business includes the provision of wireless communication services, provided such use is not for religious, discriminatory, immoral or illegal purposes. Lessee's licensee(s) and sublessee(s) shall be entitled to erect additional improvements on the Leased Premises and shall have the rights of ingress and egress to the Leased Premises and the right to install utilities on the Leased Premises as if said licensee or sublessee were the Lessee under this Lease. A sublease or license shall not relieve Lessee of its obligations under this Lease. No subtenant or licensee shall interfere with the activities or operations of Lessor, other lessees on the Property or nearby residents of or businesses in the Town of Caledonia.

## 20. Notices

All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered, mailed certified mail return receipt requested, or sent overnight carrier to the following addresses:

If to Lessor:                      Town of Caledonia  
   6922 Nicholson Road  
   Caledonia, WI 53108  
   Attention: Town Administrator

If to Lessee:           TeleCorp Realty, L.L.C.  
                                  1010 N. Glebe Road, Suite 800  
                                  Arlington, VA 22201  
                                  Attention: General Counsel

## **21. Environmental Representations**

(a) Lessor represents and warrants that it has no knowledge of any noncompliance of the Property or the Leased Premises with applicable environmental laws ("Environmental Laws"). Environmental Laws shall mean any and all applicable federal, state or local statutes, ordinances, bylaws, codes, rules, or regulations relating to or concerning any hazardous, toxic or dangerous waste, substance or material, including but not limited to the Resource Conservation and Recovery Act, as amended, and the Comprehensive Environmental Response, Compensation and Liability Act, as amended.

(b) Lessor further warrants and represents that as to the Leased Premises, the easement and the improvements thereon, it has no knowledge of contaminants, oils, asbestos, PCB's, hazardous substances or wastes as defined by federal, state or local environmental laws, regulations or administrative orders or other materials the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any federal, state or local government authority ("Hazardous Materials").

## **22. Environmental Indemnification**

(a) Lessee, its heirs, grantees, successors, and assigns shall indemnify, defend, reimburse and hold harmless Lessor from and against any and all environmental damages arising from the presence of Hazardous Materials upon, about or beneath the Leased Premises or migrating to or from the Leased Premises or arising in any manner whatsoever out of the violation of any Environmental Laws pertaining to the Leased Premises and any activities thereon, which conditions occurred during the Term of the Lease due to the actions of Lessee, its employees, agents, sublessees, licensees, successors, and/or assigns. Lessee's indemnification obligations hereunder shall survive the termination of this Lease.

(b) Notwithstanding the obligation of Lessee to indemnify Lessor pursuant to this Lease, Lessee shall, upon demand of Lessor, and at Lessee's sole cost and expense, promptly take all actions to remediate the



Leased Premises which are required by any federal, state or local government agency or political subdivision or which are reasonably necessary to mitigate environmental damages or to allow full economic use of the Leased Premises, which remediation is necessitated from the presence upon, about or beneath the Leased Premises of a Hazardous Material due to the actions of Lessee, its employees, agents, sublessees, licensees, successors, and/or assigns during the Term of this Lease. Such actions shall include, but not be limited to, the investigation of the environmental condition of the Leased Premises, the preparation of any feasibility studies, reports or remedial plans, and the performance of any cleanup, remediation, containment, operation, maintenance, monitoring or actions necessary to restore the Leased Premises to the condition existing prior to the introduction of the Hazardous Material upon, about or beneath the Leased Premises notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies.

(c) Lessor, its heirs, grantees, successors, and assigns shall indemnify, defend, reimburse and hold harmless Lessee from and against any and all environmental damages arising from the presence of Hazardous Materials upon, about or beneath the Leased Premises or migrating to or from the Leased Premises or arising in any manner whatsoever out of the violation of any Environmental Laws pertaining to the Leased Premises and any activities thereon, which conditions occurred during the Term of the Lease due to the actions of Lessor, its employee's and/or agents. Lessor's indemnification obligations hereunder shall survive the termination of this Lease.

(d) Notwithstanding the obligation of Lessor to indemnify Lessee pursuant to this Lease, Lessor shall, upon demand of Lessee, and at Lessor's sole cost and expense, promptly take all actions to remediate the Leased Premises which are required by any federal, state or local government agency or political subdivision or which are reasonably necessary to mitigate environmental damages or to allow full economic use of the Leased Premises, which remediation is necessitated from the presence upon, about or beneath the Leased Premises of a Hazardous Material due to the actions of Lessor, its employees and/or agents during the Term of this Lease. Such actions shall include, but not be limited to, the investigation of the environmental condition of the Leased Premises, the preparation of any feasibility studies, reports or remedial plans, and the performance of any cleanup, remediation, containment, operation, maintenance, monitoring or actions necessary to restore the Leased Premises to the condition existing prior to the introduction of the Hazardous Material upon, about or beneath the Leased Premises notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies.

23. **Hold Harmless** (a) Lessor agrees to indemnify and hold Lessee harmless from any and all claims (including reasonable costs and expenses of defending against such claims) arising from any breach of this Lease or any representation or warranty made by Lessor, or any negligent act, negligent omission, or intentional tort of Lessor or Lessor's agents, employees, contractors, invitees or licensees.

(b) Lessee agrees to indemnify and hold Lessor harmless from any and all claims (including reasonable costs and expenses of defending against such claims) arising from any breach of this Lease or any representation or warranty made by Lessee, or any negligent act, negligent omission, or intentional tort of Lessee or Lessee's agents, employees, contractors, invitees or licensees.

24. **Damages** Neither Lessor nor Lessee shall in any event be liable in damages for each other's business loss, business interruption or other special, incidental or consequential damages of whatever kind or nature, regardless of the cause of such damages and each party, and anyone claiming by or through them, expressly waives all claims for such damages.

25. **Removal of Improvements**

Upon termination of this Lease, whether by expiration, cancellation, forfeiture or otherwise, Lessee must remove from the Leased Premises all improvements and Equipment, including the Building installed, placed or erected on the Leased Premises by Lessee. All improvements must be removed without damage to the Property or the Leased Premises, and all of Lessee's improvements shall be considered Lessee's personal property and shall not become a part of the realty. Lessee shall have ninety (90) days after termination of this Lease within which to dismantle and remove its improvements and Equipment, including the Building, and to return the Leased Premises and Property to their pre-Lease conditions, normal wear and tear excepted. Lessee shall continue to make Rent payments under the terms of this Lease, even if the Lease has terminated, until the Leased Premises and Property have been returned to their pre-lease conditions, normal wear and tear and damage from elements excepted. Costs of removal of the improvements and Equipment, including the Building, and returning the Leased Premises and Property to their pre-Lease conditions, normal wear and tear and damage from the elements excepted, shall be borne by Lessee.

26. **Property Taxes** Lessee shall be responsible for its pro rata share of the Property's real property taxes attributable to or resulting from the improvements

constructed by Lessee on the Property and for any personal property taxes assessed against Lessee's Equipment.

**27. Survey Period** After the execution date of this Lease by the Lessor and prior to the Commencement Date, Lessee shall have access to the Leased Premises during business hours for the purpose of making necessary engineering surveys, inspections, and other reasonably necessary tests relating to Lessee's proposed use of the Leased Premises. Lessee shall fully restore to its prior condition any portion of the Leased Premises disturbed by Lessee and Lessee hereby indemnifies and holds Lessor harmless from and against any claim, loss, expense, fine, fee or liability incurred by Lessor as a result of Lessee's access, tests, studies or other activities pursuant to this Section 27.

**28. Emergency Stand-by Generator**

Upon the consent of the Lessor, which consent shall not be unreasonably withheld, Lessee shall have the right to place, maintain and operate an emergency stand-by generator ("Generator") at the Leased Premises, provided the Generator shall be installed and operated in compliance with all applicable laws, ordinances and regulations.

**29. Entire Agreement**

This Lease and the Exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and shall supersede all prior offers, negotiations and agreements.

**30. Governing Law** This Lease shall be governed by the laws of the State of Wisconsin, without regard to conflict of laws.

**31. Validity** If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

**32. Miscellaneous** The submission of this Lease for examination and negotiation does not constitute an offer to lease, or a reservation or option, and this Lease shall become effective and binding only upon the execution and delivery hereof by both the Lessor and Lessee.

**33. Waivers to be in Writing**

No modification, amendment, waiver or release of any provision of this Lease or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in

writing and duly executed by the party against whom the same is sought to be asserted.

**34. Costs and Attorneys Fees**

In the event that either party hereto shall institute suit to enforce the rights hereunder, the prevailing party shall be entitled to recover court costs and reasonable attorney's fees. Upon appeal, the prevailing party shall be entitled to recovery of court costs and reasonable attorney's fees incurred as a result of such appeal.

**35. Subordination** At Lessor's option, this Agreement shall be subordinate to any mortgage by Lessor which from time to time may encumber all or part of the Leased Premises and any or all rights-of-way and easements thereto; provided, however, every such mortgage shall recognize the validity of this Lease in the event of a foreclosure of Lessor's interest and also Lessee's right to remain in occupancy of and have access to the Leased Premises as long as Lessee is not in default of this Lease. Lessee shall execute whatever instruments that may reasonably be required to evidence this subordination clause. If the Property is presently encumbered by one or more mortgages, Lessor will provide Lessee with a Non-Disturbance Agreement or Partial Release in recordable form for each such mortgage.

**36. Relocation of Easement**

Lessor expressly reserves the right to relocate the non-exclusive easement for ingress and egress at Lessor's costs, to any location deemed appropriate by Lessor; provided that Lessor provides uninterrupted access to the Leased Premises during the period of relocation and such relocated easement provides Lessee with reasonable access to the Leased Premises.

IN WITNESS WHEREOF, the parties have executed, or have caused their properly authorized representatives to duly execute, this Lease on the date and year first written above.

Lessor: Town of Caledonia

By: 

Print Name: Susan Greenfield

Title: Town Chairman

Date: 4/19/01

Lessee: TeleCorp Realty, L.L.C.

By: TeleCorp Communications, Inc.

Its: Managing Member

By: 

Print Name: Gary J. Venturo

Title: CEO

Date: 3/30/01

**Exhibit A**  
**Legal Description of Lessor's Property**

**LEASE PARCEL**

A part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Four (4) North, Range Twenty-Two (22) East, Town of Caledonia, Racine County, Wisconsin containing 348 square feet (0.008 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 16; thence S00°-40'-14"E 668.07 feet along the East line of the NE1/4 of said Section 16; thence S89°-14'-15"W 258.94 feet; thence S00°-45'-45"E 41.17 feet to the point of beginning; thence N89°-02'-36"E 12.00 feet; thence S00°-57'-24"E 29.00 feet; thence S89°-02'-36"W 12.00 feet; thence N00°-57'-24"W 29.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

**INGRESS/EGRESS EASEMENT**

An Ingress/Egress Easement being a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Four (4) North, Range Twenty-Two (22) East, Town of Caledonia, Racine County, Wisconsin containing 5,602 square feet (0.129 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 16; thence S00°-40'-14"E 668.07 feet along the East line of the NE1/4 of said Section 16 to the point of beginning; thence S89°-14'-15"W 258.94 feet; thence S00°-45'-45"E 41.17 feet; thence N89°-02'-36"E 20.00 feet; thence N00°-45'-45"W 21.10 feet; thence N89°-14'-15"E 238.54 feet to the East line of the NE1/4 of said Section 16; thence N00°-40'-14"W 20.00 feet along said East line to the point of beginning.

**8 FOOT WIDE UTILITY EASEMENT**

An 8 foot wide Utility Easement being a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Four (4) North, Range Twenty-Two (22) East, Town of Caledonia, Racine County, Wisconsin containing 2,042 square feet (0.047 acres) of land and being 4 feet either side of and parallel to the following described line:

Commencing at the Northeast Corner of said Section 16; thence S00°-40'-14"E 668.07 feet along the East line of the NE1/4 of said Section 16; thence S89°-14'-15"W 258.94 feet; thence S00°-45'-45"E 41.17 feet; thence S00°-57'-24"E 29.00 feet; thence N89°-02'-36"E 6.00 feet to the point of beginning; thence S00°-57'-24"E 8.98 feet; thence N88°-12'-43"E 226.03 feet; thence N01°-47'-17"W 20.27 feet to the point of termination.

**Exhibit B**  
**Description of Leased Premises**

The Leased Premises shall consist of 12' x 29' ground space along with easement rights for access to the Leased Premises by vehicle or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Property in the approximate locations as depicted below:

Exhibit B will be replaced and superseded by a copy of the Construction Plan Drawings

**Exhibit C  
Equipment**

Building and/or stand-alone Equipment Cabinets housing communications equipment and supporting platform and appurtenances associated therewith.



**Exhibit D**  
**Antenna Tower Lease**

See attached.