CITY OF STURGEON BAY
FINANCE/PURCHASING & BUILDING COMMITTEE
Tuesday, March 27, 2018
Council Chambers, City Hall - 421 Michigan Street
4:00pm

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items.
4. Consideration of: Lease Renewal with Door County Maritime Museum re: Tug Purves.
5. Consideration of: Lease Renewal with Door County Maritime Museum re: Lifeboat Edwin H. Gott.
6. Consideration of: Lease with Genesis Behavioral Service for property at 911 N. 14th Avenue.
7. Consideration of: Acquisition of 1048 Egg Harbor Road (Simon Parcel) via Tax Foreclosure.

8. Convene in closed session in accordance with the following exemptions:

   Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e)

   a. Consideration of: Lease Agreement with Door County Maritime Museum
   b. Consideration of: Lease Agreement with Genesis Behavior Services, Inc.
   c. Consideration of: Acquisition of 1048 Egg Harbor Rd (Simon Parcel) via Tax Foreclosure

   Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.

9. Review of unfinished business list.
10. Review bills.
11. Public comment on non-agenda items.
12. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Posted:
Date: 03/23/18
Time: 2:15pm
By: TM

Finance/Purchasing & Building Committee Members:
Stewart Fett, Chair
David Ward, Vice Chair
Rick Wiesner

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Memorandum

To: Finance Committee

From: Josh Van Lieshout

Re: Lease agreements: Door County Maritime Museum: Lifeboat Edwin H. Gott and Tug Purves

Date: March 19, 2018

Issue: Lease agreements for artifacts owned by the Door County Maritime Museum, displayed on property owned by the Waterfront Redevelopment Authority.

Discussion:

Tug Purves Lease: In 2008, the Door County Maritime Museum acquired a lease with the City to moor the restored museum vessel Tug Purves on property owned by the City of Sturgeon Bay. The initial term of the lease agreement was 10 years, with an annual lease payment of $1.00. Both the WRA and Common Council considered the issue. From the record it appears that much of the WRA's discussion centered around accommodating the many uses that occur in this area, including commercial leases from the Fireboat and pontoon boat rentals. Ten years later it would seem that the uses are indeed compatible.

In reviewing the minutes of Council from this time period, it seems much of their discussion centered on insurance and umbrella limits. The lease agreement passed the Common Council 6-1.

The terms of the proposed lease agreement remain unchanged, with one exception, the DCMM is requesting language inserted that would allow continued access to the Tug Purves for servicing. This addition is on page 2 of the document.

Lifeboat Edwin Gott is a new lease, with similar terms to the Purves lease. Given the Gott is a large artifact requiring substantial effort to move and place it is appropriate that a lease be drafted and approved. The term of the lease is for 10 years, ending in 2028.

Recommendation:

Approval of the leases as presented.

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LEASE

LEASE made by and between the City of Sturgeon Bay, Wisconsin, a municipal corporation in Door County, Wisconsin, hereinafter referred to as "Lessor" and Door County Maritime Museum & Lighthouse Preservation Society, Inc. a Wisconsin non-profit corporation, hereinafter referred to as "Lessee".

RECITALS:

The parties recite and declare that:

1. Lessor is the owner of a developed municipal property which it desires to lease for a public purpose.

2. Lessee desires to lease certain properties from Lessor for the purpose of having dockage space for the vessel *Purves* owned by Lessee, Lessee's principal office being located in Sturgeon Bay, Door County, Wisconsin, for the purpose of permanently mooring the vessel *Purves*.

3. Lessor considers Lessee's purpose in leasing the property a purpose which has a public benefit and finds such purpose to be in the best interests of Lessor.

4. The parties desire to enter into an agreement to establish terms of such lease of such property.

AGREEMENT:

For the rent and mutual covenants and promises of the parties as hereinafter set forth, and other good and valuable consideration, the parties agree as follows:

A. Description. The parties agree hereto that the property to be leased herein is

described as follows:

> The 170' of steel sheet piling waterfront dock space adjacent to the following described line: Commencing at the intersection point of the south line of Madison Avenue and a meander line as described in the Job No. 14524, plat of survey, prepared by Stephen P. Meneau, dated October 27, 1994, thence along said meander line S34E03'11"E, 158.84 feet; N45E01'12"E, 20 feet; thence N45E01'12"E 99.64 feet to a point, said point being the northerly most intersection of two steel sheet pile walls creating the "West Side Dock" and the point of beginning: thence S 44EE more or less along the steel sheet wall, 170' to the point of termination.
>
> Lessor shall make a reasonable effort to allow for access by fuel trucks and emergency vehicles to the premises.

Lessee acknowledges specific knowledge as to the condition of the premises and takes said premises "as is".

B. Term. The original term of the lease shall be ten years beginning on June 15, 2018 and ending on June 14, 2028. This lease agreement may be extended upon the mutual agreement of the parties.

C. Consideration. The consideration for said lease is the sum of One Dollar ($1.00) payable in annual installments in advance, the first payment being due and payable on or before occupancy of the leased premises.

D. Use. The leased premises shall be used as docking space for the vessel *Purves*. It is understood that from time to time Lessee's personnel will conduct public tours of the vessel. The premises shall not be used for any other purpose without the prior written consent of Lessor.

E. Utilities. During the term hereof, Lessee will pay all utilities, including, but not limited to, fuel, electricity, telephone, water and sewerage, gas, etc., used on the premises, including the cost of installation of such utilities and the removal of such utilities.

All such utilities shall be in the name of Lessee during this lease.

F. Insurance. Lessee shall, at its expense, maintain in effect throughout the term of this lease and any extension thereof, general liability insurance, personal and bodily injury liability insurance, and property damage insurance. The limits of said coverage shall be One Million Dollars ($1,000,000.00) per occurrence. The policies for the above referenced coverages shall name Lessor as additional insured for use of the leased premises. In addition, the liability policy provided shall include fire legal liability limits of not less than One Hundred Thousand Dollars ($100,000.00). The Lessee shall provide the Lessor with a certificate of insurance annually verifying said coverages naming the Lessor as additional insured. Lessor may review and modify liability insurance limits not more than once per year during the term of this lease, and shall provide written notice to Lessee of any such changes. The lease may terminate any time at the option of the Lessor upon the lapse or failure of the Lessee to present a copy of such policy or Certificate of Insurance showing such coverage.

G. Hold Harmless/indemnity.

1. Lessee hereby holds the Lessor harmless and will indemnify Lessor, its council members, officers, employees, and agents from any and all claims, damages, demands, lawsuits, judgments and liability that may arise out of, or be made, brought or filed against Lessor, its council members, officers, employees and agents as a result of any death, injury to person or property occurring upon the leased premises.

2. In addition, Lessee shall defend Lessor, its council members, officers, employees and agents, against any such claims, damages, demands, lawsuits, judgments and liability made, brought or filed against Lessor in connection with, any

death, injury to person or property occurring upon the leased premises, including payment of court costs and disbursements and reasonable attorney fees.

H. Assignment and Sublease. Lessee shall not assign its rights and duties under this lease or sublease the premises or any part thereof, without the prior written consent of Lessor. The approval of any sublease by Lessor shall not relieve Lessee of liability for the performance of all of the terms and conditions of this lease.

I. Alterations and modifications. Lessee shall obtain the written approval of Lessor, through Lessor's Finance/Purchasing and Building Committee, prior to making any alterations or modifications to the premises leased. All approved and completed alterations or modifications shall become part of the leased premises and title thereto shall vest in Lessor. The alterations or modifications undertaken by Lessee shall be performed and completed in a workmanlike manner and in a timely manner. At the option of Lessor, upon lease termination, Lessee shall remove improvements and modifications and the subject property shall be restored to the condition it was in at the commencement of this lease.

J. Repair of Damages. Lessee shall repair damage done by it, its officers, agents, employees, or workmen, to the adjacent dock surface beyond normal wear and tear. "Normal" does not contemplate the use of heavy equipment on said dock surface; in the event heavy equipment is used on said dock surface, then any damage done thereby shall be repaired immediately at the expense of Lessee. Lessee shall not be responsible for damage done by ice, wind or acts of God, except as to such damage done by Lessee's failure to properly anchor, tie or otherwise secure its vessel to the dock. Lessee shall maintain the premises and keep the same in a clean and orderly condition, and maintain

the same in its present condition, normal wear and tear excepted.

K. Lessee shall be responsible, at Lessee's sole expense for any environmental damage to the property caused by the use of the property by Lessee, its officers, directors, employees or agents.

L. Default or Breach.

1. Each of the following events shall constitute a default or breach of this lease by Lessee.

(a) If Lessee fails to pay to Lessor any rent or other payments due within ten (10) days after they become due.

(b) If Lessee vacates or abandons the leased premises.

(c) If Lessee fails to perform or comply with other term or condition of this lease, and such non-performance shall continue for a period of fourteen (14) days after written notice by Lessor to Lessee to perform or comply.

(d) If Lessee shall violate any laws, ordinances or codes of any governmental authority pertaining to the operation or the leased premises.

2. In the event of any default or breach hereunder by Lessee, Lessor, at its option shall have the right to re-enter and relet the leased premises for the benefit of Lessor without terminating this lease or declare a forfeiture of the lease in its entirety and demand return of the premises and proceed with an action at law for collection of all rents, monies and damages due to Lessor.

3. Lessee shall be responsible for payment of all of Lessor's costs of enforcement of this lease, including, but not limited to, payment of court costs, disbursements and reasonable attorneys fees.

M. Modification. No modification of this lease shall be made except in writing by the parties hereto.

N. Inspection. Lessor shall have the right to inspect the leased premises at all reasonable times.

O. Successors and Assigns. This lease shall extend to the successors and assigns of the parties hereto.

P. Trash and Recycling. Lessee shall be responsible for and pay any and all costs of trash collection and removal and recycling of refuse generated within the leased premises, and other related cleaning and maintenance adjacent to the property.

Q. Possession and Abandonment. Lessor shall deliver possession of the premises to Lessee on the date stated for commencement of this lease agreement unless Lessor is unable to do so for reasons beyond Lessor's control. Lessee shall vacate the premises and return all of Lessor's property promptly upon the expiration of this lease or any extended term, or upon termination of this lease.

WHEREFORE, the parties hereto set their hands on the dates below written.

LESSOR: CITY OF STURGEON BAY

Dated: _____

By:_____

Thad Birmingham, Mayor

Dated:_____

By:_____

Stephanie L. Reinhardt, City Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF DOOR)

Personally came before me this _____ day of _____,2018, the above named Thad Birmingham, Mayor, and Stephanie L. Reinhardt, Clerk, of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority.

_____

Notary Public, State of Wisconsin
My Commission:

_____

LESSEE: DOOR COUNTY MARITIME MUSEUM & LIGHTHOUSE PRESERVATION SOCIETY, INC.

By:_____

President

By:_____

Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF DOOR)

Personally came before me, this _____ day of _____, 2018, the above named _____, President and _____, Secretary to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin
My Commission: _____

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LEASE

LEASE made by and between the City of Sturgeon Bay, Wisconsin, a municipal corporation in Door County, Wisconsin, hereinafter referred to as "Lessor" and Door County Maritime Museum & Lighthouse Preservation Society, Inc. a Wisconsin non-profit corporation, hereinafter referred to as "Lessee".

RECITALS:

The parties recite and declare that:

1. Lessor is the owner of a developed municipal property which it desires to lease for a public purpose.

2. Lessee desires to lease certain properties from Lessor for the purpose of having a display area for a Great Lakes rescue pod owned by Lessee, Lessee's principal office being located in Sturgeon Bay, Door County, Wisconsin, for the purpose of displaying the rescue pod on property owned by the City of Sturgeon Bay.

3. Lessor considers Lessee's purpose in leasing the property a purpose which has a public benefit and finds such purpose to be in the best interests of Lessor.

4. The parties desire to enter into an agreement to establish terms of such lease of such property.

AGREEMENT:

For the rent and mutual covenants and promises of the parties as hereinafter set forth, and other good and valuable consideration, the parties agree as follows:

A. Description. The parties agree hereto that the property to be leased herein is described as shown on Exhibit 1 attached hereto and made a part of this lease agreement

Lessee acknowledges specific knowledge as to the condition of the premises and takes said premises "as is".

B. Term. The original term of the lease shall be ten years beginning on June 1, 2018 and ending on May 31, 2028. This lease agreement may be extended upon the mutual agreement of the parties.

C. Consideration. The consideration for said lease is the sum of One Dollar ($1.00) payable in annual installments in advance, the first payment being due and payable on or before occupancy of the leased premises.

D. Use. The leased premises shall be used as display space for a great lakes rescue pod. It is understood that from time to time Lessee's personnel will conduct public tours of the vessel. The premises shall not be used for any other purpose without the prior written consent of Lessor.

E. Insurance. Lessee shall, at its expense, maintain in effect throughout the term of this lease and any extension thereof, general liability insurance, personal and bodily injury liability insurance, and property damage insurance. The limits of said coverage shall be One Million Dollars ($1,000,000.00) per occurrence. The policies for the above referenced coverages shall name Lessor as additional insured for use of the leased premises. In addition, the liability policy provided shall include fire legal liability limits of not less than One Hundred Thousand Dollars ($100,000.00). The Lessee shall provide the Lessor with a certificate of insurance annually verifying said coverages naming the Lessor as additional insured. Lessor may review and modify liability insurance limits not more than once per year during the term of this lease, and shall provide written notice to Lessee

of any such changes. The lease may terminate any time at the option of the Lessor upon the lapse or failure of the Lessee to present a copy of such policy or Certificate of Insurance showing such coverage.

F. Hold Harmless/indemnity.

1. Lessee hereby holds the Lessor harmless and will indemnify Lessor, its council members, officers, employees, and agents from any and all claims, damages, demands, lawsuits, judgments and liability that may arise out of, or be made, brought or filed against Lessor, its council members, officers, employees and agents as a result of any death, injury to person or property occurring upon the leased premises.

2. In addition, Lessee shall defend Lessor, its council members, officers, employees and agents, against any such claims, damages, demands, lawsuits, judgments and liability made, brought or filed against Lessor in connection with, any death, injury to person or property occurring upon the leased premises, including payment of court costs and disbursements and reasonable attorney fees.

G. Assignment and Sublease. Lessee shall not assign its rights and duties under this lease or sublease the premises or any part thereof, without the prior written consent of Lessor. The approval of any sublease by Lessor shall not relieve Lessee of liability for the performance of all of the terms and conditions of this lease.

H. Alterations and modifications. Lessee shall obtain the written approval of Lessor, through Lessor's Finance/Purchasing and Building Committee, prior to making any alterations or modifications to the premises leased. All approved and completed alterations or modifications shall become part of the leased premises and title thereto shall vest in Lessor. The alterations or modifications undertaken by Lessee shall be performed and completed in a workmanlike manner and in a timely manner. At the option of Lessor,

upon lease termination, Lessee shall remove improvements and modifications and the subject property shall be restored to the condition it was in at the commencement of this lease.

I. Repair of Damages. Lessee shall repair damage done by it, its officers, agents, employees, or workmen, to the adjacent City property beyond normal wear and tear. "Normal" does not contemplate the use of heavy equipment on said dock surface; in the event heavy equipment is used on said dock surface, then any damage done thereby shall be repaired immediately at the expense of Lessee. Lessee shall maintain the premises and keep the same in a clean and orderly condition, and maintain the same in its present condition, normal wear and tear excepted.

J. Lessee shall be responsible, at Lessee's sole expense for any environmental damage to the property caused by the use of the property by Lessee, its officers, directors, employees or agents.

K. Default or Breach.

1. Each of the following events shall constitute a default or breach of this lease by Lessee.

(a) If Lessee fails to pay to Lessor any rent or other payments due within ten (10) days after they become due.

(b) If Lessee vacates or abandons the leased premises.

(c) If Lessee fails to perform or comply with other term or condition of this lease, and such non-performance shall continue for a period of fourteen (14) days after written notice by Lessor to Lessee to perform or comply.

(d) If Lessee shall violate any laws, ordinances or codes of any governmental authority pertaining to the operation or the leased premises.

2. In the event of any default or breach hereunder by Lessee, Lessor, at its option shall have the right to re-enter and relet the leased premises for the benefit of Lessor without terminating this lease or declare a forfeiture of the lease in its entirety and demand return of the premises and proceed with an action at law for collection of all rents, monies and damages due to Lessor.

3. Lessee shall be responsible for payment of all of Lessor's costs of enforcement of this lease, including, but not limited to, payment of court costs, disbursements and reasonable attorneys fees.

L. Modification. No modification of this lease shall be made except in writing by the parties hereto.

M. Inspection. Lessor shall have the right to inspect the leased premises at all reasonable times.

N. Successors and Assigns. This lease shall extend to the successors and assigns of the parties hereto.

O. Trash and Recycling. Lessee shall be responsible for and pay any and all costs of trash collection and removal and recycling of refuse generated within the leased premises, and other related cleaning and maintenance adjacent to the property.

P. Possession and Abandonment. Lessor shall deliver possession of the premises to Lessee on the date stated for commencement of this lease agreement unless Lessor is unable to do so for reasons beyond Lessor's control. Lessee shall vacate the premises and return all of Lessor's property promptly upon the expiration of this lease or any extended term, or upon termination of this lease.

WHEREFORE, the parties hereto set their hands on the dates below written.

LESSOR: CITY OF STURGEON BAY

Dated: _____ By:_____
Thad Birmingham, Mayor

Dated:_____ By:_____
Stephanie L. Reinhardt, City Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF DOOR)

Personally came before me this _____ day of _____,2018, the above named Thad Birmingham, Mayor, and Stephanie L. Reinhardt, Clerk, of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority.

_____

Notary Public, State of Wisconsin
My Commission: _____

LESSEE: DOOR COUNTY MARITIME MUSEUM & LIGHTHOUSE PRESERVATION SOCIETY, INC.

By:_____
President

By:_____
Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF DOOR)

Personally came before me, this _____ day of _____, 2018, the above named _____, President and _____, Secretary to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin
My Commission: _____

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EXECUTIVE SUMMARY

TITLE: Lease between the City of Sturgeon Bay and Genesis Behavioral Services, Inc. for property located at 911 N 14th Ave, Sturgeon Bay, WI

BACKGROUND: In October of 2016 the City of Sturgeon Bay purchased the premises located at 911 N 14th Avenue, Sturgeon Bay, WI. Additionally, the City assumed a lease, thereby, entering into a lease agreement with ATTIC Correctional Services. The lease agreement will expire on May 31, 2018. A new company, Genesis Behavioral Services, Inc., is taking over the administration of this program to place individuals under the jurisdiction and control of the Wisconsin Department of Corrections.

The lease terms in the attached agreement have not changed from those in the lease with ATTIC Correctional Services. The lease contains an automatic renewal clause, a 30 day termination clause, and monthly rent in the amount of $1,325.00.

FISCAL IMPACT: The fiscal impact to the City is $15,900.00 in rental income.

OPTIONS: Accept, reject, or make a counter-offer to Genesis Behavioral Services, Inc. for the premises located at 911 N 14th Avenue.

RECOMMENDATION:

Recommend to the Common Council to enter into a lease agreement with Genesis Behavioral Services for rental of the premises located at 911 N 14th Avenue, for the period beginning June 1, 2018, with a monthly lease payment in the amount of $1,325.00, a 30 day termination clause, and an automatic renewal clause.

PREPARED BY: _____ _____
Valerie J. Clarizio Date
Finance Director/City Treasurer

PREPARED BY: _____ 3/22/18
Joshua J. Van Lieshout Date
City Administrator

LEASE OF PROPERTY AT
911 NORTH 14TH AVENUE
STURGEON BAY, WISCONSIN

This Lease made, entered into and effective from June 1, 2018, by and between City of Sturgeon Bay, hereinafter called the "Landlord", and Genesis Behavioral Services, Inc., hereinafter called the "Tenant". Whereas Tenant intends to place individuals, hereinafter called "Individual", who are under the jurisdiction and control of the Wisconsin Department of Corrections.

COVENANTS

ARTICLE 1. Summary of Basic Lease Provisions.

Name and Address of Landlord:	City of Sturgeon Bay 421 Michigan Street Sturgeon Bay, WI 54235
Name and Address of Tenant:	Genesis Behavorial Services, Inc. 6737 W. Washington St. Suite 2210 West Allis, WI 53214
Premises:	911 North 14th Avenue Sturgeon Bay, WI 54235
Lease Term:	12 months
Date of Commencement of Lease:	June 1, 2018
Rental:	$15,900 per year

ARTICLE 2. Description of the Leased Premises. The leased premises are the property commonly known as 911 North 14th Avenue, Sturgeon Bay, Wisconsin 54235, including the garage.

ARTICLE 3. Rental and Payment. Rental shall commence on June 1, 2018, and be payable on the same day of each month thereafter in the amount of $1,325.00 per month. The current and maximum number of occupants at the Premises shall be three occupants. Tenant may provide sixty (60) day written notice to reduce tenancy to two occupants. Sixty (60) days after such notice is received, the monthly payment shall decrease to $1,125.00 per month for the remainder of the rental term. Likewise, in the event that Tenant thereafter wishes to increase tenancy back to three occupants, Tenant may provide sixty (60) day written notice to increase tenancy back to three occupants. Sixty (60) days after such notice is received, the monthly payment shall increase to $1,325.00 per month for the remainder of the Rental term.

ARTICLE 4. Term of Lease. The term of the Lease shall be for a period of twelve (12) months beginning June 1, 2018, and ending May 31, 2019, at 11:59 o'clock p.m. This Lease will be automatically renewed for an additional one year period unless one party gives notice to the other at least thirty (30) days prior to the end of a term.

ARTICLE 5. Real Estate Taxes. The Landlord agrees to pay all real estate taxes, special assessments or governmental charges of any kind or nature that may be levied or imposed against the building and the land which it occupies.

ARTICLE 6. Use of Premises. The Leased premises shall be used for its present intended purposes being that of operation by the Tenant for placing individuals who are on probation or parole through the Wisconsin Department of Corrections and for no other purposes except with written permission by the Landlord, which permission shall not be unreasonably withheld.

ARTICLE 7. Utilities. The Landlord will pay all utilities consumed on the leased premises by Tenant.

ARTICLE 8. Repairs, Maintenance and Alterations. Landlord shall be responsible for all repairs to the building and building systems (electrical, plumbing, HVAC). Landlord shall also be responsible for major structural repairs to the building and roof. No alterations may be made to the premises without the prior written permission of the Landlord, which permission will not be unreasonably withheld.

ARTICLE 9. Tenant's Right to Remove Fixtures. The Tenant shall have the right to remove from the leased premises all Tenant's fixtures provided that all such fixtures shall be removed at the date of the termination of this Lease or any extension or renewal thereof and provided further that the Tenant shall restore and repair any damage caused by the removal of said fixtures to the leased premises. In the event the Tenant fails to remove any fixtures at the termination of this Lease or any extension thereof, then such fixtures shall be considered abandoned and the title by virtue of such abandonment and this Article shall be considered to pass from the Tenant to the Landlord. Nothing contained herein shall relieve Tenant from its absolute duty to remove all of its property from the premises at the expiration of this Lease.

ARTICLE 10. Insurance. The Tenant shall pay for and maintain its own policy of causality insurance covering its own personal property, which shall contain a provision waiving all right of action of subrogation against the Landlord. Tenant shall also maintain a general premise public liability insurance, covering damages to persons or property in a single limit policy of less than $1,000,000.00. Tenant shall pay for and maintain casualty insurance on the building in an amount to equal replacement value of the building naming Landlord as an additional insured.

ARTICLE 11. Entry by Landlord. The Landlord may, at any and all reasonable times, after first contacting the Case Manager, enter the leased premises to view the same or to exhibit the same to prospective successor tenants or purchasers and

construction contractors.

ARTICLE 12. Subletting or Assignment. This Lease shall not be assigned nor any part of the premises sublet by the Tenant without the written consent of the Landlord, which consent shall not be unreasonably withheld. In the event such approval is obtained, Tenant and all guarantors shall, nonetheless, continue to remain responsible for the performance of all terms of this Lease.

ARTICLE 13. Partial Destruction. In the event the leased premises are substantially damaged by fire or other casualty, this Lease shall terminate as of the date of the casualty loss, or the date that Tenant actually vacates the premises prior to termination of this Lease by maturity, whichever is later. Landlord shall have no obligation to rebuild or restore any such casualty loss.

ARTICLE 14. Pets. No pets shall be allowed on the Premises.

ARTICLE 15. Compliance with Laws. The Tenant agrees to comply with all Federal, State and local laws and regulations governing the conduct of its business and the possession, occupancy and use of the premises. Failure to comply with said laws shall, at the option of the Landlord, be cause for termination of this Lease.

ARTICLE 16. Surrender of Possession on Termination of Lease. Tenant, upon termination of this Lease in any manner, will surrender to the Landlord possession of the leased premises in good condition and repair, ordinary wear and tear excepted and loss through fire or other insured risks excepted and will deliver up the keys to the Landlord. Leasehold improvements made by Tenant shall remain and become the property of Landlord. All personal property belonging to Tenant or individual shall be removed from the premises and the same left in a neat, orderly and clean condition at the termination of this Lease.

ARTICLE 17. Notices. All notices to the respective parties to this Lease shall be sent to the addresses indicated for each of them respectively, in Article 1. Such notices shall be sent by Certified or Registered Mail, Return Receipt Requested, and shall be deemed served when deposited in the United States Mail with appropriate postage affixed.

ARTICLE 18. Default. In the event default is made by the Tenant in payment of the rent herein specified, or any part thereof, or in the event of default in any other covenant or condition of this Lease, and such default shall continue for five (5) days after written notice by the Landlord to the Tenant to cure the same, then the Landlord shall, without further notice, at its option, have the right to re-enter the premises, to remove the Tenant and all persons holding under it therefrom, and to terminate this Lease and repossess itself of the premises, provided, however, that such repossession shall not constitute a waiver by Landlord of any other rights which it might have to enforce collection of rents for the balance of the term or to recover damages from Tenant for default in payment of rents or otherwise. This provision shall not bar Landlord

from enforcing any other remedies which may be available. Tenant agrees to pay Landlord's reasonable attorney's fees and expenses in the event of collection of any rent or the enforcement of any other provisions of this Lease.

ARTICLE 19. Termination Upon Sale of Premises. Notwithstanding any other provision of this Lease, Landlord may terminate this Lease upon sixty (60) days written notice to Tenant that the Premises have been sold.

ARTICLE 20. Termination of Lease. If for any reason either party (Tenant or Landlord) deems it necessary to terminate the Lease prior to Lease end date of May 31, 2018, then the party will provide 30 days written notice to the other party.

ARTICLE 21. Late Payments. For any payment that is not paid within 10 days after its due date, Tenant shall pay a late fee of $25.00.

ARTICLE 22. Cumulative Rights. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

ARTICLE 23. Non-sufficient Funds. Tenant shall be charged the maximum amount allowable under applicable law for each check that is returned to Landlord for lack of sufficient funds.

ARTICLE 24. Dangerous Materials. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

ARTICLE 25. Mechanics Liens. Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens will not be valid and (2) take whatever additional steps are necessary in order to keep the Premises free of all liens resulting from construction done by or for the Tenant.

ARTICLE 26. Special Provisions. The $1,000.00 security deposit previously paid by Tenant shall transfer to this Lease.

ARTICLE 27. Governing Law. This Lease shall be construed in accordance with the Laws of the State of Wisconsin. All parties agree that the State of Wisconsin shall have jurisdiction for the resolving of any disputes, legal actions in law or equity, and contract interpretation. The parties further agree that the Circuit Court of Door County, Wisconsin or the Eastern District of Wisconsin - Green Bay Division as the exclusive venue. In the event it becomes necessary to take legal action to enforce this venue

provision, the prevailing party shall be entitled to attorney's fees and costs.

ARTICLE 28. Entire Agreement/Amendment. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment

ARTICLE 29. Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written construed and enforced as so limited.

ARTICLE 30. Waiver. The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

ARTICLE 31. Covenant Binding Assigns. Each and every provision of this Lease shall bind the parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written. Each such counterpart is deemed to be an original.

LANDLORD:
City of Sturgeon Bay

By:_____
Thad Birmingham, Mayor

By:_____
Stephanie Reinhardt, Clerk

TENANT:
Genesis Behavioral Services, Inc.

By:_____
Patricia Faulhaber,
Executive Director

F:\Clients\S\Sturgeon Bay-City\Leases\ATTIC Correctional\Lease Revised 03-16-18.Docx

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EXECUTIVE SUMMARY

Title: Acquisition of 1048 Egg Harbor Road (Simon Parcel) Via Tax Foreclosure

Background: Yvonne Simon is the owner of a parcel located at 1048 Egg Harbor Road. The parcel is 1.1 acres in size with about 105 feet of frontage on Egg Harbor Road. It currently contains a dilapidated dwelling. The County is foreclosing on this parcel due to back taxes. The Finance Committee previously expressed interest in acquiring this parcel for some combination of public infrastructure or economic development. Thus, City staff has been working with the County Corporation Counsel to obtain the parcel from the County after the tax foreclosure is final.

The County completed a Phase 1 environmental site assessment for the parcel. No indicators of contamination were found. The court date to finalize the tax foreclosure is March 30th. The Door County Finance Committee met on March 19th to consider transferring ownership to the City. The County Finance Committee voted to approve a sale of the parcel to the City in exchange for payment of the accumulated back taxes. The Committee agreed to waive the interest and penalties on the unpaid taxes and agreed to cover the expense of the environmental study. The County will also pay to the City the outstanding special assessment on that parcel for the sidewalk and curb/gutter installation on Egg Harbor Road. The end result is that the City would pay $19,000.21 for the unpaid back taxes and receive $809.21 for the outstanding special assessment.

The City Engineer believes the back portion of the parcel could be used for stormwater detention purposes, which will be needed if the road connecting Alabama Place to N. 12th Place is installed. The southern portion could be sold as a smaller commercial parcel or could be offered to Nicolet Bank to increase the width of the adjoining commercial lot that they are marketing. Another option is to use the parcel for public street access for the north portions of the Nicolet Bank and Peil parcels.

If the City elects not to work with the County on acquiring the parcel, the County would proceed with the usual process of disposing of the parcel via sealed bids from the public.

Fiscal Impact: Based upon the action by the County Finance Committee, the fiscal impact would be $19,000.21. The current assessed value of the parcel is $81,000 for the land and $56,800 for the dwelling. Because the dwelling has been vacant for years and has deteriorated, it likely needs to be demolished. Thus, the true value of the parcel is the land value minus the cost to remove the dwelling.

Recommendation: Staff believes that having control of the parcel will be very beneficial to the development of the general area and could be used to allow the proposed extension of Alabama Place to happen. The County Finance Committee action is very fair to the City. Hence, staff recommends proceeding with the acquisition of the Simon parcel for the cost of the unpaid property taxes.

Prepared by: Martin Olejniczak — 3/21/18
Martin Olejniczak
Community Development Director
Date

Reviewed by: Valerie Clarizio — 3/21/18
Valerie Clarizio
Finance Director
Date

Reviewed by: Josh Van Lieshout — 3/21/18
Josh Van Lieshout
City Administrator
Date

Simon Parcel - 1048 Egg Harbor Road

Olejniczak, Marty

From: THOMAS, GRANT
Sent: Tuesday, March 20, 2018 8:57 AM
To: Olejniczak, Marty
Subject: RE: Simon Parcel - PIN 281-62-1000010

Per Jay Zahn ... the City will "...also get back $809.21 for special assessments in trust on this property..."

Grant P. Thomas
Door County Corporation Counsel
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235
PH 920-746-2228
FAX 920-746-2339
gthomas1@co.door.wi.us

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From: Olejniczak, Marty
Sent: Tuesday, March 20, 2018 8:49 AM
To: THOMAS, GRANT <gthomas1@co.door.wi.us>
Subject: RE: Simon Parcel - PIN 281-62-1000010

Thanks Grant. There was an outstanding special assessment on the parcel that is owed the City. Has this amount already been deducted such that the City owes $19,000.21 net or will the County be sending the special assessment amount back to the City after payment of the $19,000.21?

Marty

From: THOMAS, GRANT
Sent: Tuesday, March 20, 2018 8:21 AM
To: Olejniczak, Marty
Subject: Simon Parcel - PIN 281-62-1000010

Hi Marty-

The take-aways from yesterday's meeting:

- Barring the unforeseen, County will be granted default judgment, and be vested with an estate in fee simple absolute, under Sec. 75.521, Wis. Stats. on March 30th;
- County will convey the subject parcel to the City by Quit Claim Deed in April (concurrent with or shortly after the Door County Finance Committee's April meeting); and

- As a condition of this conveyance, the City will pay the sum of $19,000.21 ($18,750.21 for past due taxes + $250 in rem fee). Remember ... there will also be 2018 taxes to be paid.

If the City is interested in obtaining a General Liability Clarification Letter from the Wis DNR (cost is $700) ... please see the attached for general information. The persons I communicated with at the Wis. DNR are:

- Barry Ashenfelter ... Barry.Ashenfelter@wisconsin.gov ... 608.267.3120
- Tauren Beggs ... Tauren.Beggs@Wisconsin.gov ... 920.662.5178

Barry may be your best bet re: a General Liability Clarification Letter. As noted in my March 2, 2018 letter ... from Door County's standpoint ... I am satisfied that the liability exemptions and civil immunity (under Ch. 292, Wis. Stats.) apply and are sufficient...and did not see a need to request a General Liability Clarification Letter.

Let me know if you've any questions, concerns or comments.

Thanks!

Grant

Grant P. Thomas
Door County Corporation Counsel
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Sturgeon Bay, WI 54235
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gthomas1@co.door.wi.us

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Finish every day and be done with it. You have done what you could. Some blunders and absurdities no doubt crept in; forget them as soon as you can. Tomorrow is a new day. Begin it well and serenely with too high a spirit to be encumbered with your old nonsense.
–Ralph Waldo Emerson

FINANCE/PURCHASING & BUILDING COMMITTEE UNFINISHED BUSINESS
March 27, 2018

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
GENERAL FUND					
REVENUE					
R0001529	JO BRINKLEY-CHAUDOIR	SEASNL MRKT FEE RFND/CHAUDOIR	01-000-000-46400	175.00	
R0001529		STATE TAX REFUND/CHAUDOIR	01-000-000-24214	8.75	
R0001529		COUNTY TAX RFUND/CHAUDOIR	01-000-000-24215	0.88	
			TOTAL REVENUE		184.63
			TOTAL GENERAL FUND		184.63
CITY COUNCIL					
04549	DOOR COUNTY ECONOMIC DEVELOPME	ANNL MEETING REGISTRATION	01-105-000-55600	170.00	
			TOTAL		170.00
			TOTAL CITY COUNCIL		170.00
LAW/LEGAL					
16555	PINKERT LAW FIRM, LLP	01/18 GEN LEGAL MTTRS-KOLSKI	01-110-000-55010	1,306.50	
16555		01/18 GEN LEGAL MTTRS-SMOLA	01-110-000-55010	60.00	
16555		01/18 TRAFF MATTER	01-110-000-55010	43.50	
16555		01/18 GEN LEGAL MATTERS	01-110-000-55010	3,016.00	
			TOTAL		4,426.00
			TOTAL LAW/LEGAL		4,426.00
CITY CLERK-TREASURER					
04549	DOOR COUNTY ECONOMIC DEVELOPME	ANNL MEETING REGISTRATION	01-115-000-55600	85.00	
13901	MTAW	2018 DUES CLARIZIO	01-115-000-55600	55.00	
			TOTAL		140.00
			TOTAL CITY CLERK-TREASURER		140.00
ADMINISTRATION					
04549	DOOR COUNTY ECONOMIC DEVELOPME	ANNL MEETING REGISTRATION	01-120-000-56650	42.50	
			TOTAL		42.50
			TOTAL ADMINISTRATION		42.50
COMPUTER					
04696	DOOR COUNTY TREASURER	2ND QTR ANNL MAINT & LICENSE	01-125-000-55550	7,277.99	
			TOTAL		7,277.99
			TOTAL COMPUTER		7,277.99

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
CITY ASSESSOR					
ASSO APP	ASSOCIATED APPRAISAL	04.03.18 CONTRACT	01-130-000-55010	1,333.33	
			TOTAL		1,333.33
			TOTAL CITY ASSESSOR		1,333.33
MUNICIPAL SERVICES ADMIN.					
03133	CELLCOM WISCONSIN RSA 10	02/18 CELL SVC-CHAD	01-145-000-58250	48.50	
SPETZ	BRIAN SPETZ	WORK BOOT REIMB/SPETZ	01-145-000-55605	33.75	
			TOTAL		82.25
			TOTAL MUNICIPAL SERVICES ADMIN.		82.25
PUBLIC WORKS ADMINISTRATION					
03133	CELLCOM WISCONSIN RSA 10	02/18 CELL SVC-STEVE	01-150-000-58250	62.14	
03133		02/18 CELL SVC-DPW DIR	01-150-000-58250	53.37	
22800	WALMART COMMUNITY	OFFICE SUPPLIES	01-150-000-51950	56.93	
			TOTAL		172.44
			TOTAL PUBLIC WORKS ADMINISTRATION		172.44
CITY HALL					
11995	LAFORCE HDWE MFG CORP	REKEY LOCKS-CITY HALL	01-160-000-55300	356.30	
23730	WPS	421 MICHIGAN ST	01-160-000-56600	1,473.04	
VANS	VANS FIRE & SAFETY, INC	ANNL FIRE EXTINGUISHR INSPECT	01-160-000-58999	419.02	
WARNER	WARNER-WEXEL WHOLESALE &	BATHROOM TISSUE	01-160-000-51850	53.89	
WARNER		TRASH LINERS	01-160-000-51850	30.46	
WARNER		VACUUM BAGS	01-160-000-51850	10.00	
			TOTAL		2,342.71
			TOTAL CITY HALL		2,342.71
GENERAL EXPENDITURES					
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	MAINT AGREEMENT RENEWAL	01-199-000-55650	2,697.00	
STAPLES		CONTRACT USAGE CHARGES	01-199-000-55650	715.37	
			TOTAL		3,412.37
			TOTAL GENERAL EXPENDITURES		3,412.37
POLICE DEPARTMENT					
04549	DOOR COUNTY ECONOMIC DEVELOPME	ANNL MEETING REGISTRATION	01-200-000-55600	85.00	
15890	PACK AND SHIP PLUS	RADAR REPAIR SHIPPING	01-200-000-57250	11.71	

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
			TOTAL		96.71
			TOTAL POLICE DEPARTMENT		96.71
POLICE DEPARTMENT/PATROL					
03133	CELLCOM WISCONSIN RSA 10	02/18 CELLPHONES	01-215-000-58250	965.63	
03133		02/18 MIFI WIRELESS ROUTERS	01-215-000-58250	260.68	
04696	DOOR COUNTY TREASURER	1172.31G FUEL	01-215-000-51650	2,794.79	
06650	GALLS, AN ARAMARK COMPANY	DUTY BELT/LINER-BILODEAU	01-215-000-52900	53.00	
19880	STURGEON BAY UTILITIES	SUNSET PARK BOAT LAUNCH	01-215-000-56150	11.26	
19880		NAUTICAL DR CAMERA	01-215-000-56150	9.12	
22800	WALMART COMMUNITY	TV MOUNT	01-215-000-54999	49.96	
22800		STORAGE BINS	01-215-000-54999	67.77	
CREATIVE	CREATIVE PRODUCT SOURCE, INC	EVIDENCE ENVELOPES	01-215-000-54999	90.00	
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	ASSRTED AUTO PARTS	01-215-000-58600	218.23	
R0000608	AUTO ZONE, INC	HEADLIGHTS	01-215-000-58600	4.15	
R0000608		HEADLIGHTS	01-215-000-58600	8.29	
			TOTAL		4,532.88
			TOTAL POLICE DEPARTMENT/PATROL		4,532.88
FIRE DEPARTMENT					
04150	DE JARDIN CLEANERS LLC	GEAR REPAIR	01-250-000-56250	18.00	
04696	DOOR COUNTY TREASURER	FEB FUEL	01-250-000-51650	1,328.95	
16352	PENFLEX, INC	DISBURSEMENT FEE-FLEMING	01-250-000-50377	40.00	
19880	STURGEON BAY UTILITIES	SALT SHED	01-250-000-56675	5.20	
19880		CITY GARAGE	01-250-000-56675	42.00	
19880		SUNSET CONC CNTR	01-250-000-56675	42.00	
19880		FRANK GRASSE MEM SHELTER	01-250-000-56675	13.00	
19880		OTUMBA PARK	01-250-000-56675	5.20	
19880		WS WARMING HOUSE	01-250-000-56675	5.20	
19880		WS FIRE STATION	01-250-000-56675	42.00	
19880		WS FIRE STATION	01-250-000-56150	106.66	
19880		WS FIRE STATION	01-250-000-58650	83.28	
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	5.20	
19880		38 S NEENAH AVE-RESTROOM	01-250-000-56675	26.00	
19880		JAYCEE BALLFLD STAND	01-250-000-56675	13.00	
19880		JAYCEE BALLFLD SPRINKLER	01-250-000-56675	42.00	
19880		911 N 14TH AVE HOUSE	01-250-000-56675	5.20	
19880		14TH AVE WARNING SIGN	01-250-000-56150	8.24	
19880		COVE RD-CANAL RD SIREN	01-250-000-56150	14.36	
19880		SIGN SHED	01-250-000-56675	5.20	
19880		CHERRY BLOSSOM	01-250-000-56675	13.00	
19880		CLAY BANKS SIREN	01-250-000-56150	15.14	
19959	SUPERIOR CHEMICAL CORP	SANITIZER WIPES	01-250-000-54999	162.92	
22800	WALMART COMMUNITY	ASSORTED SUPPLIES	01-250-000-54999	96.00	
22800		OFFICE SUPPLIES	01-250-000-51950	50.69	
22800		OFFICE SUPPLIES	01-250-000-51950	47.10	
23730	WPS	WS FIRE STATION	01-250-000-56600	175.92	
23897	W.S. DARLEY & CO.	TRNING SITE HOSE RACK	01-250-000-51405	1,443.32	

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
NELSON	NELSON TACTICAL	UNIFORM BOOTS	01-250-000-52900	271.00	
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	PUSH NUT	01-250-000-53000	2.99	
O'REILLY		BATTERY, CORE CHARGE & KEYLESS	01-250-000-53000	71.42	
O'REILLY		DEF	01-250-000-53000	21.58	
O'REILLY		CORE RETURN	01-250-000-53000	-10.00	
O'REILLY		BLUE DEF	01-250-000-53000	26.98	
			TOTAL		4,238.75
			TOTAL FIRE DEPARTMENT		4,238.75
SNOW REMOVAL					
06012	FASTENAL COMPANY	CHAIN/PLOW	01-410-000-51400	166.95	
13850	MUELLER TOWING AND REPAIR	TRUCK RECOVERY-DITCH	01-410-000-51400	1,605.00	
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	BLADE GUIDE	01-410-000-51400	28.88	
ADVAUTO		SNOWPLOW LAMP	01-410-000-51400	118.14	
			TOTAL		1,918.97
			TOTAL SNOW REMOVAL		1,918.97
STREET SIGNS AND MARKINGS					
19275	SHERWIN WILLIAMS	PAINT MACHINE REPAIR KIT	01-420-000-52550	185.50	
			TOTAL		185.50
			TOTAL STREET SIGNS AND MARKINGS		185.50
STREET MACHINERY					
04575	DOOR COUNTY HARDWARE	SPRAY PAINT	01-450-000-52150	17.97	
04575		FASTENERS	01-450-000-52150	1.90	
04575		CORNER BRACE	01-450-000-52150	4.99	
04575		LINCH PINS	01-450-000-52150	4.14	
04575		TOOLBOX	01-450-000-52150	6.59	
04696	DOOR COUNTY TREASURER	509.35G UNL FUEL	01-450-000-51650	1,214.29	
04696		1110.47 G DLS FUEL	01-450-000-51650	3,193.71	
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	2 BATTERIES	01-450-000-53000	213.04	
ADVAUTO		BATTERY	01-450-000-53000	99.82	
ADVAUTO		HUB BEARING ASSMBLY	01-450-000-53000	293.95	
JIM FORD	JIM OLSON FORD-LINCOLN, LLC	DOOR JAM PART-TRCK 9	01-450-000-53000	97.06	
JIM FORD		DOOR HINGE	01-450-000-53000	97.06	
JIM FORD		TRANSMISSION FILTER	01-450-000-53000	40.62	
JIM FORD		BOLT	01-450-000-53000	9.00	
JIM FORD		TRANSMISSION SEAL,COVER	01-450-000-53000	68.65	
JIMTRUCK	JIM PIONTEK TRUCKING,INC	HAUL GRADER/GREEN BAY REPAIRS	01-450-000-53000	315.00	
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	AIR FILTER KIT	01-450-000-53000	16.73	
O'REILLY		TRANSMISSION FILTER	01-450-000-53000	16.73	
PACKER	PACKER CITY TRUCKS,INC	ENGINE REPAIR TRCK 22	01-450-000-53000	7,135.16	
POMPS	POMP'S TIRE SERVICE. INC	TIRE ALIGNMENT/TRCK 18	01-450-000-53000	248.00	
QUALITY	QUALITY TRUCK CARE CENTER INC	HOOD LATCH TRCK 18	01-450-000-53000	98.11	

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
			TOTAL		13,192.52
			TOTAL STREET MACHINERY		13,192.52
CITY GARAGE					
04545	DOOR COUNTY COOPERATIVE/NAPA	PROPANE TANK FILL	01-460-000-51850	15.00	
04575	DOOR COUNTY HARDWARE	BULB	01-460-000-52700	6.99	
04575		HEATGUN	01-460-000-52700	24.99	
06012	FASTENAL COMPANY	SAFETY GLASSES	01-460-000-52350	216.90	
19880	STURGEON BAY UTILITIES	SALT SHED	01-460-000-56150	37.47	
19880		CITY GARAGE	01-460-000-56150	1,037.32	
19880		CITY GARAGE	01-460-000-58650	109.61	
19880		911 N 14TH AVE HOUSE-REFUSE	01-460-000-58999	8.99	
19880		911 N 14TH AVE HOUSE	01-460-000-56150	83.69	
19880		911 N 14TH AVE HOUSE	01-460-000-58650	52.54	
23730	WPS	835 N 14TH AVE-CITY GARAGE	01-460-000-56600	1,652.34	
23730		911 N 14TH AVE HOUSE	01-460-000-56600	91.10	
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	CAR WASH	01-460-000-51850	10.00	
ADVAUTO		FLEX TUBE	01-460-000-56250	9.90	
ADVAUTO		SUPER GLUE	01-460-000-51850	4.96	
ADVAUTO		SUPPLIES	01-460-000-52700	140.54	
ADVAUTO		COOL SYS PRESS TSTR	01-460-000-52700	227.99	
ADVAUTO		AIR BRAKE ANTI FREEZE/COND	01-460-000-56250	7.07	
ADVAUTO		GRINDING WHEELS	01-460-000-52700	39.03	
ADVAUTO		SHORT DBL OFF SET	01-460-000-52700	8.54	
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	DRAIN FUNNEL	01-460-000-52700	29.99	
O'REILLY		HEX KEY SET	01-460-000-52700	6.99	
			TOTAL		3,821.95
			TOTAL CITY GARAGE		3,821.95
HIGHWAYS - GENERAL					
19880	STURGEON BAY UTILITIES	2 TRFFC WARNING LIGHTS	01-499-000-58000	5.50	
			TOTAL		5.50
			TOTAL HIGHWAYS - GENERAL		5.50
PARK & RECREATION ADMIN					
03133	CELLCOM WISCONSIN RSA 10	02/18 CELL SVC-DPW DIR	01-500-000-58250	53.38	
03133		02/18 CELL SVC	01-500-000-58250	20.98	
15890	PACK AND SHIP PLUS	SPRING NEWSLETTER MAILING	01-500-000-57450	62.02	
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	FILE FOLDERS	01-500-000-51950	28.80	
			TOTAL		165.18
			TOTAL PARK & RECREATION ADMIN		165.18

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
PARKS AND PLAYGROUNDS					
01766	AURORA MEDICAL GROUP	PRE EMPLOYMENT TESTING	01-510-000-57100	804.00	
01766		PRE EMPLOY TESTING	01-510-000-57100	108.00	
04575	DOOR COUNTY HARDWARE	ANCHOR SHACKLE	01-510-000-51900	2.99	
04575		ANCHOR SHACKLE	01-510-000-51900	2.99	
04575		3WAY SWITCH	01-510-000-51850	12.98	
04575		CONNECTOR	01-510-000-58600	23.99	
04575		LOPPER	01-510-000-52700	31.99	
04575		FASTENERS	01-510-000-52700	0.92	
04696	DOOR COUNTY TREASURER	234.6 G UNLEAD FUEL	01-510-000-51650	559.29	
04696		14.87 G DSL FUEL	01-510-000-51650	42.77	
04966	EAGLE MECHANICAL INC	WATER PUMP REPAIR-SAWYER	01-510-000-58999	1,228.84	
08225	HERLACHE SMALL ENGINE	SAFETY CHAPS/FACE SHIELD	01-510-000-52350	99.99	
19880	STURGEON BAY UTILITIES	SUNSET CONC CNTR	01-510-000-56150	74.79	
19880		SUNSET CON CNTR	01-510-000-58650	51.40	
19880		FRANK GRASSE MEM SHELTER	01-510-000-56150	14.45	
19880		FRANK GRASSE MEM SHELTER	01-510-000-58650	11.40	
19880		OTUMBA PARK	01-510-000-56150	8.24	
19880		OTUMBA PARK	01-510-000-58650	8.00	
19880		WS WARMING HOUSE	01-510-000-56150	15.45	
19880		WS WARMING HOUSE	01-510-000-58650	8.00	
19880		JAYCEE BALLFLD STAND	01-510-000-56150	27.31	
19880		OTUMBA PRK WALKWAY	01-510-000-56150	21.94	
19880		FLORIDA ST/SUNSET PRK	01-510-000-56150	13.69	
19880		SIGN SHED	01-510-000-56150	16.70	
19880		SIGN SHED	01-510-000-58650	8.00	
19880		CHERRY BLOSSOM	01-510-000-56150	19.64	
23730	WPS	335 N 14TH AVE-MEM FLD	01-510-000-56600	173.91	
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	ELECTRICAL CONNECTORS-GATOR	01-510-000-51350	12.98	
			TOTAL		3,404.65
			TOTAL PARKS AND PLAYGROUNDS		3,404.65
MUNICIPAL DOCKS					
19880	STURGEON BAY UTILITIES	36 S NEENAH PK LOT LIGHTS	01-550-000-56150	108.47	
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	23.88	
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	8.00	
19880		38 S NEENAH AVE-RESTROOM	01-550-000-56150	27.02	
19880		38 S NEENAH AVE-RESTROOM	01-550-000-58650	18.00	
23730	WPS	36 S NEENAH AVE RESTROOM	01-550-000-56600	16.21	
			TOTAL		201.58
			TOTAL MUNICIPAL DOCKS		201.58
WATER WEED MANAGEMENT					
04575	DOOR COUNTY HARDWARE	VINYL GRILL COVER	01-560-000-51400	12.99	
04575		PROJECT SAFETY KIT	01-560-000-52350	9.59	
13150	MASTERCRAFT WELDING SYSTEM	EXPANDED METAL	01-560-000-51400	130.00	
			TOTAL		152.58
			TOTAL WATER WEED MANAGEMENT		152.58

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
GENERAL FUND					
WATERFRONT PARKS & WALKWAYS					
04575	DOOR COUNTY HARDWARE	SUPPLIES	01-570-000-54999	23.13	
04575		HEX PLUG	01-570-000-54999	4.78	
04575		PADLOCK/CHAIN	01-570-000-54999	39.84	
19880	STURGEON BAY UTILITIES	DC MUSEUM WALKWAY	01-570-000-56150	13.78	
19880		DC MUSEUM PRG LOT	01-570-000-56150	171.44	
			TOTAL		252.97
			TOTAL WATERFRONT PARKS & WALKWAYS		252.97
COMMUNITY & ECONOMIC DEVLPMT					
04549	DOOR COUNTY ECONOMIC DEVELOPME	ANNL MEETING REGISTRATION	01-900-000-56650	42.50	
			TOTAL		42.50
			TOTAL COMMUNITY & ECONOMIC DEVLPMT		42.50
			TOTAL GENERAL FUND		51,796.46
CAPITAL FUND					
PARKS AND PLAYGROUNDS					
EXPENSE					
13049	MAY'S SPORT CENTER	NEW GATOR	10-510-000-59065	8,970.79	
			TOTAL EXPENSE		8,970.79
			TOTAL PARKS AND PLAYGROUNDS		8,970.79
			TOTAL CAPITAL FUND		8,970.79
CABLE TV					
CABLE TV / GENERAL					
CABLE TV / GENERAL					
MANN	MANN COMMUNICATIONS, LLC	4.3.18 CONTRACT	21-000-000-55015	5,101.67	
			TOTAL CABLE TV / GENERAL		5,101.67
			TOTAL CABLE TV / GENERAL		5,101.67
			TOTAL CABLE TV		5,101.67
SOLID WASTE ENTERPRISE					
SOLID WASTE ENTERPRISE FUND					
SOLID WASTE ENTERPRISE FUND					
04696	DOOR COUNTY TREASURER	742.86 G DLS FUEL	60-000-000-51650	2,136.47	
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	BRAKE KIT	60-000-000-53000	349.20	
			TOTAL SOLID WASTE ENTERPRISE FUND		2,485.67
			TOTAL SOLID WASTE ENTERPRISE FUND		2,485.67
			TOTAL SOLID WASTE ENTERPRISE		2,485.67
			TOTAL ALL FUNDS		68,354.59

MANUAL CHECKS

BP AMOCO 03/15/18 Check # 83049 Statement Charges 01-215-000-51650	$ 91.43
SUPERIOR VISION INSURANCE 03/15/18 Check # 83050 April Vision Insurance 01-000-000-21540	$820.87
SECURIAN FINANCIAL GROUP 03/20/18 Check # 83051 03/18 Life Insurance 01-600-000-50552	$1,955.64
STURGEON BAY SCHOOLS 03/20/18 Check #83052 February Mobile Home Tax Payment 01-000-000-41300	$3,328.36
DELTA DENTAL 03/20/18 Check #83054 March Dental Insurance Various Departmental Accounts	$5,617.88
EMPLOYEE BENEFITS CORPORATION 03/20/18 Check # 83054 03/18 EBC Fees 01-600-000-50510	$305.00
TOTAL MANUAL CHECKS	**$ 12,119.18**

INVOICES DUE ON/BEFORE 04/03/2018

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	51,796.46	63,915.64
CAPITAL FUND	8,970.79	
CABLE TV	5,101.67	
SOLID WASTE ENTERPRISE	2,485.67	
TOTAL --- ALL FUNDS	68,354.59	80,473.77