### CITY OF STURGEON BAY FINANCE/PURCHASING & BUILDING COMMITTEE TUESDAY APRIL 25, 2023

# Council Chambers, City Hall - 421 Michigan Street 4:30pm

- 1. Roll call.
- 2. Adoption of agenda.
- 3. Public comment on agenda items and other issues related to finance & purchasing.
- 4. Consideration of: 2022 Audit
- 5. Consideration of: Acquisition of Stormwater Easement from Tall Pine Estates.
- 6. Consideration of: Lease between the City of Sturgeon Bay and Genesis Behavioral Services, Inc. for property located at 911 N 14<sup>th</sup> Ave.
- 7. Consideration of: Lease between the City of Sturgeon Bay and DoCo, LLC Inc. for former launch ramp located south of the Michigan Street Bridge and north of 120 Madison Ave.
- 8. Consideration of: Computer Migration: Service and Security Upgrades, and Hardware and Software Costs.
- 9. Review bills.
- 10. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the City Committees may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of a Committee, does attend, this may constitute a meeting of the aforementioned Committee and is noticed as such, although no formal action will be taken at this meeting.

Posted:

Finance/Purchasing & Building Committee Members:

Date: 4/21/23

Helen Bacon, Chair

Time: 2:30pm

Seth Wiederanders, Vice Chair

Time. 2.50pm

Dan Williams

By: TM

### **EXECUTIVE SUMMARY**

TITLE:

2022 Audit

BACKGROUND:

WIPFLi CPAs and Consultants has completed the 2022 financial audit for the City of Sturgeon Bay. A clean audit opinion was issued by WIPFLi. The details of their financial audit can be found in the attached audit report and communications letter.

FISCAL IMPACT:

The fiscal impact to the City is the contracted amount of \$19,850.00

**OPTIONS:** 

Accept or reject the WIPFLi CPAs and Consultants 2022 audit report.

**RECOMMENDATION:** 

Accept the WIPFLi CPAs and Consultants 2022 financial audit report for the

City of Sturgeon Bay and place it on file.

PREPARED BY:

Valeria Clarza

Date

valerie J. Clarizio

Finance Director/City Treasurer

**REVIEWED BY:** 

Joshua J. Van Lieshout

City Administrator

# 5

### **EXECUTIVE SUMMARY**

Title: Acquisition of Stormwater Easement from Tall Pines Estates

<u>Background</u>: The City acquired the necessary street right-of-way to extend Alabama Place to N 12<sup>th</sup> Place. Stantec was hired to develop the street plans. One issue that needs to be resolved is handling the existing water runoff from Alabama Place and the new extension. A portion of the property purchased from Dan Krueger is proposed to be used for stormwater management, but additional storage and coordination is needed to route water through the region.

The preferred solution is to use the existing storm pond on the Tall Pines Estates apartment complex. This pond borders the proposed street. The City Engineer and Community Development Director met with Tall Pines Estates (Sarah & Brian Bonovich) and have worked out a tentative deal to acquire an easement to use their pond.

<u>Stormwater Easement Agreement</u>: The proposed easement is shown on the attached drawing. The Bonovichs' will grant the easement at no cost. In exchange for the easement, the City would agree to the following:

- 1. There would be no special assessment or other charges applied to the Tall Pines Estates property for the new street bordering their parcel or for sanitary sewer/water extensions. The parcel already is served by utilities and does not need access to the new street.
- 2. The City will fill the drainage ditch/swale along the north edge of the Tall Pines Estate property and restore it. This ditch directs water coming off the end of Alabama Place into the Tall Pines Estates storm pond. It won't be required after Alabama Place is extended.
- 3. The City/Sturgeon Bay Utilities will restore the lawn/landscaping within the existing utility easement after the sanitary sewer and water mains are extended through Tall Pines Estates.
- 4. Street trees species to be planted along the Alabama Place bordering Tall Pines Estates shall be Autumn Blaze Maples or other species approved by Tall Pines Estates.

<u>Fiscal Impact</u>: Other than the costs to draft and record the easement document, there is no cost to the City for acquiring the land. However, the ability to assess Tall Pines Estates for a portion of the street construction cost will be lost. There also will be slight costs to fill in the existing ditch. Keep in mind that Tax Increment District #6 is expected to cover the construction costs for Alabama Place extension, including the stormwater management costs. The expense will be repaid from the increment generated by new development in the district (Ace Hardware, apartments next to Cherry Point Mall, Cobblestone Hotel, etc.)

<u>Recommendation</u>: The easement is needed and the package worked out between Tall Pines Estates and City staff is good for both sides. The recommendation is to approve the acquisition of the stormwater easement based upon the terms described above.

Prepared by:

Martin Olejniczak, Community Devel. Director

7-20-2023 Date

Reviewed by:

Chad Shefchik, City Engineer

4.20.23

**Date** 

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# SHEET KEY NOTES

\*SEE EROSION CONTROL NOTES SHEET C002\*

STONE TRACKING PAD, SEE WOMR STANDARD 165 "TRACKOUT COMINGL. PRACTICES"

SILT FENCE. SEE WOMR STANDARD 165 "SILT FENCE: SEE CHERRY POINT TOWN HOMES PLAN SET FOR FURTHER SILT FENCE LOCATIONS

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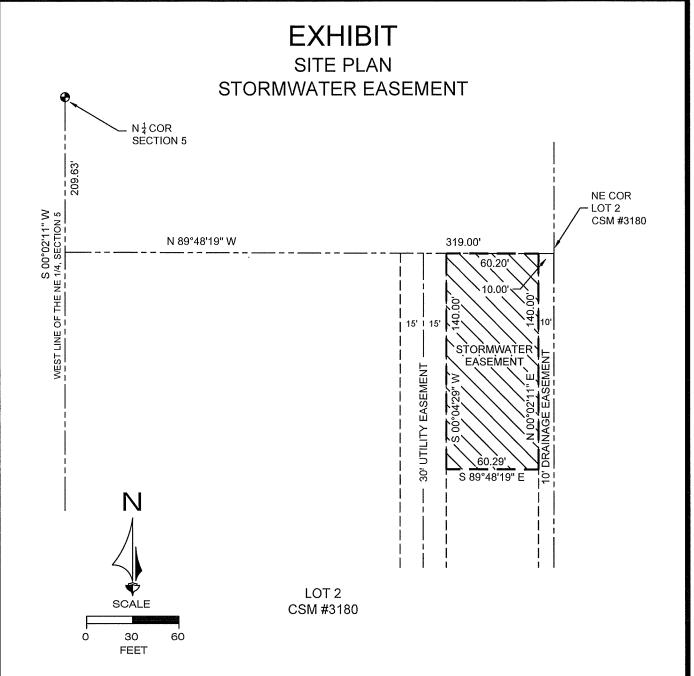
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### REMOVALS AND EROSION CONTROL PLAN

ALABAMA PLACE to N 12TH PLACE - STREET CONNECTION For CITY OF STURGEON BAY, WI 421 MICHIGAN ST, STURGEON BAY, WI 54235





### Description: Stormwater Easement

A tract of land located in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 27 North, Range 26 East, City of Sturgeon Bay, Wisconsin, within Lot 2 of Certified Survey No. 3180, recorded as Document No. 812318, in Volume 19, of Certified Survey Maps, Page 247 and described as follows.

Commencing at the Northeast corner of said Lot 2 of CSM #3180, thence N 89°48'19" W along the northerly line of said Lot 2 10.00 feet to the point of beginning, thence continue N 89°48'19" W along said northerly line of Lot 2 60.20 feet to the intersection with the easterly line of a 30 foot wide utility easement, thence S 00°04'29" W along said easterly line 140.00 feet, thence S 89°48'19" E 60.29 feet to the intersection with the westerly line of a 10 foot wide drainage easement, thence N 00°02'11" E along said westerly line 140.00 feet to the point of beginning, containing 8,434 square feet (0.19 acres) of land.

JAN, 2023

### **EXECUTIVE SUMMARY**

TITLE:

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

BACKGROUND:

In October of 2016 the City of Sturgeon Bay purchased the premises located at 911 N 14<sup>th</sup> Avenue. At that time, the City assumed a rental lease, thereby, entering into a lease agreement with ATTIC Correctional Services, which in 2018 transitioned to a lease agreement with Genesis Behavioral Services, Inc.

The current lease expires on May 31, 2023. However, the lease renews automatically for one-year terms unless a 30-day notice is given. City Administrator VanLieshout gave notice to Genesis Behavioral Services, Inc. that the City would be increasing the monthly rent. Since February 2018 the monthly rent has been \$1,325.

Below are the amounts the City Administrator proposed to Genesis Behavioral Services, Inc. of which they were agreeable:

June 1, 2023 to May 31, 2024 \$1,550 per month June 1, 2024 to May 31, 2025 \$1,650 per month June 1, 2025 to May 31, 2026 \$1,850 per month

FISCAL IMPACT:

The fiscal impact to the City is \$18,600 - \$22,500 in rental income per year.

**OPTIONS:** 

Accept, reject, or counter the propose rent schedule with Genesis Behavioral Services, Inc. for the premises located at 911 N 14<sup>th</sup> Avenue.

### RECOMMENDATION:

Recommend to the Common Council to renew the lease agreement with Genesis Behavioral Services for rental of the premises located at 911 N 14<sup>th</sup> Avenue, for the period beginning June 1, 2023 and ending May 31, 2026, with a monthly lease payment in the amount of \$1,550 for the first year, \$1,650 for the second year, and \$1,850 for the third year, along with a 30-day termination clause, and an automatic renewal clause.

PREPARED BY:

Valerie I. Clarizio

Date

Finance Director/City Treasurer

PREPARED BY:

Joshua J. Van Lieshout

City Administrator

4/21/23 Date

### **LEASE OF PROPERTY AT**

### 911 NORTH 14TH AVENUE STURGEON BAY, WISCONSIN

This Lease made, entered into and effective from June 1, 2023, 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 Behavioral Services, Inc.

6737 W. Washington St. Suite 2210

West Allis, WI 53214

Premises: 911 North 14th Avenue

Sturgeon Bay, WI 54235

Lease Term: 36 months

Date of Commencement of Lease: June 1, 20242023

Rental: June 1, 2023 to May 31, 2024 \$1,550 per month

June 1, 2024 to May 31, 2025 \$1,650 per month June 1, 2024 to May 31, 2026 \$1,850 per month

ARTICLE 2. <u>Description of the Leased Premises</u>. The leased premises are the property commonly known as 911 North 14th Avenue, Sturgeon Bay, Wisconsin 54235, including the garage and is more particularly known as:

A tract of land located in Subdivision 15, also known as the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Commencing at the SW corner of said Subdivision 15, thence S 89°10'34" E along the south line of said Subdivision 15 1285.43 feet to the westerly right-of-way line North 14th Avenue, thence N 00°09'29" W along said westerly right-of-way line of North 14th Avenue 1189.35 feet to the point of beginning, thence N 89°11'33" W 127.00 feet, thence N 00°09'29" W 115.00 feet, thence S 89°11'33"

E 127.00 feet to the intersection with said westerly right-of-way of North 14th Avenue, thence S 00°09'29" E along said westerly right-of-way of North 14th Avenue 115.00 feet to the point of beginning. Said tract contains 14,603 square feet (0.33 acres) of land.

- ARTICLE 3. Rental and Payment. Rental shall be as set forth in ARTICLE 1 and shall commence on June 1, 2023, and be payable on the first day of each month thereafter. The payment shall be made at the address provided in ARTICLE 1. The maximum number of occupants at the Premises shall be three occupants.
- ARTICLE 4. <u>Term of Lease</u>. The term of the Lease shall be for a period of <u>twelve thirty-six</u> (36) months beginning June 1, 2023, and ending May 31, <u>20252026</u>, 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 the initial 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. <u>Use of Premises</u>. 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. <u>Utilities</u>. The Tenant will timely 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. Tenant shall keep the interior and exterior of the structures and surrounding portion of the premise in a neat, clean and orderly manner.
- ARTICLE 9. Tenant's Right to Remove Fixtures. The Tenant shall have the right to attach fixtures to the premise with prior notice to the Landlord. Tenant shall remove from the leased premises all Tenant's fixtures on or before the date of the termination of this Lease. Tenant shall also restore and repair any damage caused by the removal of the fixtures or any additions thereof. If 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. <u>Insurance</u>. 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 public liability insurance policy, covering damages to persons or property in a single limit policy of less than \$3,000,000.00. Tenant shall pay for and maintain casualty insurance on the building in an amount to equal replacement value of the building. All policies shall name Landlord as an additional insured.

ARTICLE 11. <u>Entry by Landlord</u>. 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. <u>Subletting or Assignment.</u> This Lease shall not be assigned nor any part of the premises sublet by the Tenant without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. If 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. <u>Partial Destruction</u>. If 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. <u>Compliance with Laws</u>. 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. <u>Surrender of Possession on Termination of Lease</u>. 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. <u>Notices</u>. 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. <u>Default</u>. If Tenant defaults in payment of the rent herein specified, or any part thereof, or if Tenant defaults 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. <u>Termination of Lease</u>. If for any reason either party (Tenant or Landlord) deems it necessary to terminate the Lease prior to Lease end date of May 31, 2025, such Lease may be terminated upon 30 days written notice to the other party.
- ARTICLE 20. <u>Late Payments</u>. For any payment that is not paid within 10 days after its due date, Tenant shall pay a late fee of \$25.00.
- ARTICLE 21. <u>Cumulative Rights</u>. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.
- ARTICLE 22. <u>Non-sufficient Funds</u>. 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 23. <u>Dangerous Materials</u>. 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 24. 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 25. <u>Special Provisions</u>. The \$1,000.00 security deposit previously paid by Tenant shall transfer to this Lease.

ARTICLE 26. 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 27. 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 28. <u>Severability</u>. 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 29. <u>Waiver</u>. 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 30. <u>Covenant Binding Assigns</u>. 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	f Sturgeon Bay
By:	David J Ward, Mayor
	David 3 Vvard, Mayor
Ву:	Stephanie Reinhardt, Clerk

TENA	ANT:
Gene	esis Behavioral Services, Inc.
By:	
	Patricia Faulhaber,
	Evacutive Director

### **EXECUTIVE SUMMARY**

TITLE:

Lease between the City of Sturgeon Bay and DoCo, LLC, Inc. for former launch ramp located south of the Michigan Street Bridge and north of 120 Madison Avenue, Sturgeon Bay, WI

BACKGROUND:

The City of Sturgeon Bay has been requested to allow the docking and operation of a tour boat from City owned property north of the Door County Maritime Museum. The site is the former city owned boat ramp, just to the north of the sheet pile dock where the Fireboat was moored. The tenant is proposing to install a floating dock system that lands on the former ram, where they will tie off up to two 40 foot tour boats. Tours will run throughout the summer season. The Lessor intents to provide tours between Lake Michigan and Sherwood Point. Unscheduled bridge openings are discouraged so as to minimize interruptions to motor vehicle traffic using the Michigan Street Bridge.

The tour boats are former Liberty Launches, will/are inspected vessels, the operator is required to comply with relative state, federal, and local laws and regulations

The proposed lease will commence on May 1 2023 and end on December 31, 2026. Similar to other leases, the lease can be automatically extend for subsequent one year terms. If the City is cancel the lease, a 180 day notice is required, the Lessor is required to give a 10 day notice. The Lessor would then have 30 days to remove their property.

The City hasn't had a tour boat operator since the departure of the Fireboat, this is a service that complements the City's maritime history and enables residents and guest to the Community to enjoy the public waters

FISCAL IMPACT:

The value of the lease is minimal, but is consistent with other such arrangements the City has. The rate is about 1.5 times that of a retail slip at Stone Harbor. The lease is discounted in first few years, as the Lessor is installing the necessary dockage to facilitate the operation of the tour boat business. At full value the lease will have a base value of \$5,000.

**OPTIONS:** 

Accept, reject, or direct other terms be reached.

RECOMMENDATION:

Approve the lease as drafted.

PREPARED BY:

Joshua J. Van Lieshout City Administrator

### **LEASE**

This Lease, is dated effective the 1st day of May, 2023\_(the "Effective Date") between CITY OF STURGEON BAY, a Wisconsin municipality ("Lessor") and DoCo LLC, (dba: Shoreline Scenic Boat Tours) with James Patterson as owner ("Lessee"). Each of Lessor and Lessee may be referred to herein as a "Party," and together as the "Parties."

### **RECITALS:**

This Lease is entered into upon the basis of the following facts, understandings and intentions of the Parties:

- A. The Lessor is leasing to the Lessee the right to install a dock system in the waters between the sheet piling to the west of the Maritime Museum and the existing dockage further to the west near the Michigan Street bridge.
- B. The Parties desire to enter into this Lease to set forth their respective rights and obligations as to the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

- 1. <u>Grant of Lease</u>. Lessor hereby leases the Property on the terms set forth in this Lease. The use of the Property is subject to the terms of this Lease.
- (a) Lessor grants the Lessee the right to construct a dock system directly off the boat ramp in the waters as described above. Lessee will be kept apprised of the design and construction of the dock system and will have final say and approval of the system before construction is started.
- (b) Ticketing area. The Lessor will consider an amendment to this lease for a ticketing area and structure.
- (c) Bathrooms. Lessor will consider an amendment to this lease for bathrooms as needed.
- 2. <u>"AS, IS" Lease</u>. The Leased Property is leased to Lessee "as is, where is," with no representations or warranties. Lessee is familiar with the Leased Property and, in entering into this Lease, is not relying on any information provided or that could be provided by Lessor regarding the nature or condition of the Leased Property.
- 3. <u>Lessor Improvements</u>. During the term of this lease, the Lessor may make improvements to the general area of the leased property, including utilities, surfaces, dock walls and rip rap area. <u>Improvements shall not infringe on the Lessee's ability to safely enter or depart dockage by water, customers ability to safely enter or depart from dockage by land, or make</u>

changes that would adversely affect Lessee's business operations. In the event of Lessor undertakes improvements, the Lessor will provide Lessee with adequate advanced verbal and written notice of extent and timelines of such improvements. In the event Lessor undertakes improvements to the leased area, Lessor will make reasonable efforts eliminate or reduce any interruption to Lessee's business operations.

- 4. <u>Non-Exclusive Lease</u>. With the exception of the Dockage Rights, ingress and egress from both water and land of docking structures. [VII] The surrounding property is non-exclusive to the Lessee. Without limitation, Lessor will be constructing and maintaining a walking and biking path, public promenade and other public amenities running parallel to the shoreline with the boundaries of the Leased Property (the "Path"). Lessor shall be responsible for all costs and maintenance and upkeep of the Path and surrounding area.
  - 5. Use. The Leased Property shall be used by Lessee only for the following activities:
  - (a) The mooring of boats owned or leased by Lessee that are engaged in thea tour boat business. Recreational boats, commercial barges, commercial and charter fishing vessels, ferries or other boat livery services are prohibited.
  - (b) Minor maintenance of vessels. No dry-dock type work shall be performed at the site and no vessel shall be placed upon the shore. Any maintenance of vessels that is beyond the nature of minor maintenance shall require prior written approval of the Sturgeon Bay Harbor Master. Minor maintenance can be categorized as washing, sweeping, general cleaning, touch up painting, routine maintenance of equipment, propulsion, and electronics. It is not grinding, chipping, blasting, welding, etc.
  - (c) Storage of equipment and materials used in the ordinary course of Lessee's tour boat operation shall be kept on the tour boat, a secure dock box, or offsite.

Lessee's use of the Leased Property shall comply with all applicable federal, state, and local statutes, laws, regulations and codes, including, without limitation, all environmental laws.

Lessee shall not interfere with the use of the non-leased property by any persons who are allowed to use the same, including, without limitation, (i) members of the public using the Path and (ii) Lessor and its agents and contractors in the construction and maintenance of the Path and surrounding area.

- 6. <u>Fueling and Servicing of Vessels</u>. No fueling will be permitted at the leased premises.
- 7. <u>Parking</u>. Lessee may use the public parking lot adjacent to Madison Avenue. At no time will Lessee, Lessee's employees, vendors or contractors be allowed to park on the Path.
- 8. <u>Access. Lessor shall provide Lessee shall enjoy access to leased premises from Path access from an the adjoining City parking lot and public Path. to the Leased Property. The location, width, and construction material of the access driveway shall be at the discretion of the Lessor, but shall be sufficient to allow safe ingress and egress of pedestrians, clients and crew of the vessel.</u>

At no time will Lessee operate or cause to be operated any vehicle on the Path without express approval from the Harbor Master. [VJ2]

- 9. <u>Cooperation.</u> Lessee shall cooperate with Door County Maritime Museum in all regards as to the use of the leased premises including but not limited to parking, ticketing, refuse, utilities, toilets, wireless internet service.
- 10. <u>Events</u>. Lessee shall cooperate and make reasonable accommodations for Maritime Festival Events. This shall include reasonable periods before and after festival events to accommodate festival set up and tear down. Current festivals include: Door County Maritime and Wooden Boat Festival and Tall Ships Festival.
- 11. <u>Bridge Openings.</u> Lessee understands that frequent unscheduled bridge openings are disruptive to local highway traffic. Lessee agrees to arrange tour boat arrival and departure times to coincide with the regular bridge openings and shall require no more than two unscheduled bridge openings per day between Memorial Day and Labor Day, and no unscheduled bridge openings at any other time, schedule. Unscheduled bridge openings are to be minimized.
- 12. <u>Signs</u>. The Lessee may erect/install one sign identification sign near Madison Avenue driveway entrance to the public parking lot. The sign shall be subject to Sturgeon Bay Sign Code and shall not exceed 12 square feet. The Lessee may also erect/install operational and security signs within the Leased Property area subject to approval of the Lessor.
- 13. Term. The initial term of the Lease shall be for three years is a rolling one year term, commencing on May 1, 2023 of year (initial year), one and all subsequent years. The lease is automatically and shall renewable renew on January 1 of each year thereafter until December 31, 2026. Following the initial term, the lease shall renew automatically on January 1 of subsequent year. Lessee may terminate the lease with 10 days' notice. If the Lessor desires to terminate the lease a 180-day notice to Lessee shall be required, at Lessee's sole discretion, provided Lessee is in compliance with the lease. Lessor shall provide Lessee a renewal form on or before Nov 1 for subsequent years (that includes the adjusted base rent) and Lessee shall return renewal form to Lessor on or prior to Dec 31 with a \$2000 (first installment) for the upcoming years lease payment.
- 14. Rent. The rent for the Leased Property shall consist of Base Rent plus annual adjustment per "CPI" as defined below
- (a) <u>Base Rent.</u> Lessee shall pay to Lessor when and as due annual base rent in the amount of \$5,000 plus any applicable sales tax ("Base Rent"), payable in advance in two installments. The first installment, included with the return of renewal notice, installment of two-thousand dollars (\$2000) is) is due on or before <u>Dec 31May 1 of the initial year, every year after the first installment shall be payable by January 15.—The second installment (the balance) is due <u>May July 1</u> in the <u>initial year of intended use</u>, every year after the initial year, the second installment shall be due on or before May 1. Each year, the Base Rent shall be subject to change, based on the *Consumer Price Index for Urban Wage Earners and Clerical Workers* (CPI-W) issued by the Bureau of Labor Statistics (or successor thereto) ("CPI") measured as of September 30 of the preceding year. Adjustments to the base rent will be no greater than 5% per year.</u>

- (b) <u>Infrastructure improvements</u>. It is anticipated that infrastructure improvement costs (dock purchase and installment) will total approximately \$20,000. Lessee agrees to pay infrastructure costs upfront and Lessor agrees to rent abatement of 75% of total infrastructure improvement cost. Abatement will start in year one and continue in subsequent years until the 75% of the final value of improvements is met. threshold is met. Lessor must approve the design and estimated costs prior to initiating infrastructure improvements. Lessee will keep Lessor apprised of any design and estimated costs changes during construction. Lessee will provide Lessor with documentation of total project cost and project completion. Lessor will be the sole owner of improvements, and therefore responsible for upkeep and maintenance of all improvements.
- (c) Leaseholder Improvements. In consideration of rent abatement in 14(b) above, in the event Lessee gives notice to terminate the lease before the initial term is complete, improvements made by the Lessee shall remain property of the Lessee and shall be removed from the lease area within 30 days the notice of termination. If the lease is terminated by Lessee after the initial term, the improvements shall, at the option of the Lessor become property of the Lessor. If Lessor chooses not to take possession of the improvements, the Lessee shall cause the improvements to be removed within thirty days' notice by Lessor.
- 15. <u>Taxes</u>. Lessee shall pay all local, state and federal taxes due and payable from the operation of Lessees business.
- 16. <u>Utilities</u>. At this time there are no utilities <u>immediately</u> available to <u>the leased</u> premises or leaseholder improvements (dock and appurtenances). Lessor and Lessee may agree by mutual amendment to this agreement to, in the future extend utilities as may be necessary. Lessee. Lessor agrees to make reasonable efforts to provide electric and water service available to the Lessee as soon as possible. Lessee agrees to pay for the usage of those utilities when made available. When utilities become available, Lessor and Lessee will add an addendum to this agreement. In the meantime it is Lessee responsibility to make a separate arrangement with the Maritime Museum for any utilities they may be able to provide.
- Maintenance. Lessee shall at all times provide minor maintenance subject to the daily use of dock. Maintenance beyond minor is the responsibility of the Lessor. Lessee shall notify Lessor of any necessary repairs as soon as possible maintain, repair and keep in good order the dock and leased premises, ensuring the improvements and leased area are in a condition suitable for the intended purpose.—Lessor is under no obligation or duty to maintain, repair or replace any leaseholder improvements (dock, fenders, cleats, appurtenances, etc.).
- 18. <u>Alterations</u>. Lessee shall not make any alterations to the Leased Property without the consent of the Lessor. Permissible alterations include: installation of additional fenders, cleats, and other safety related accessories.
- 19. <u>Insurance</u>. During the Term, Lessee shall keep in full force and effect, at its expense: (a) a policy of commercial general liability insurance covering the Leased Property with a combined single limit of not less than \$2,000,000; and (b) an all-risk/special cause of loss insurance policy insuring the Lessee's fixtures, equipment, and other items of personal property of Lessee located on or within the Leased Property, in an amount not less than their full

replacement cost, together with business interruption insurance, and worker compensation insurance in amounts as required by statute. All policies of liability and casualty insurance to be carried by Lessee shall name Lessor as additional insured parties and shall be in form and substance reasonably satisfactory to Lessor. A copy of the paid-up policies evidencing such insurance or certificates of insurers certifying to the issuance of such policies shall be delivered to Lessor prior to the Commencement Date and upon renewals not fewer than 30 days prior to the expiration of such coverage.

### 20. Indemnification of Lessor.

- (a) Lessee shall indemnify, save, hold harmless, and defend Lessor and its directors, officers, employees, agents, insurers and attorneys and their respective successors and assigns (each a "Lessor Indemnified Party" and, cumulatively, the "Lessor Indemnified Parties") for any loss, injury, death, or damage to persons or property occurring or caused by any act, omission, negligence, or intentional misconduct of Lessee relating to the use or occupancy of the Leased Property or presence upon the Leased Property of Lessee or any occupant, subtenant, visitor, contractor, consultant or user of any portion of the Leased Property at the request of or with the permission of Lessee (except to the extent caused by the breach of this Lease, negligence or intentional misconduct of Lessor or its employees, invitees, agents or subcontractors) and Lessee shall indemnify, hold harmless and defend the Lessor Indemnified Parties against all claims, liability, loss, damage or expense whatsoever (including reasonable attorneys' fees) on account of any such loss, injury, death, or damage. This indemnification shall survive the expiration or earlier termination of this Lease as provided in this Lease.
- (b) Lessor shall indemnify, save, hold harmless, and defend Lessee and its directors, officers, employees, agents, insurers and attorneys and their respective successors and assigns (each a "Lessee Indemnified Party" and, cumulatively, the "Lessee Indemnified Parties") for any loss, injury, death, or damage to persons or property occurring or caused by any act, omission, negligence, or intentional misconduct of Lessor or any employee of Lessor or other party retained by Lessor to perform work upon or make improvements to the Leased Property.
- (c) <u>Hazardous Materials Indemnification</u>. Lessee shall abide by all Environmental Laws regarding its use of Hazardous Materials on the Leased Property and any ways of access to the Leased Property by Lessee or anyone upon the Leased Property at the request of Lessee and shall indemnify, save, hold harmless, and defend the Lessor Indemnified Parties for all such use of Hazardous Materials.

### + (d) Indemnification Procedures.

2. (i) In the case of claims made by a third party (a "Third Party Claim") with respect to which indemnification is sought, the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, whether one or more, shall give prompt notice to Lessee or Lessor, as applicable, of any such Third-Party Claim made upon it. If the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, fails to give such notice, such failure shall not preclude the Lessor Indemnified Party or Lessee Indemnified Party, as

applicable, from obtaining such indemnification but its right to indemnification may be reduced to the extent such delay materially prejudiced the defense of the Third-Party Claim or increased the amount of liability or cost of defense.

- Assumption of Defense. Unless (i) Lessor or Lessee, as applicable, 3. (ii) is also a party to such Third Party Claim and the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, determines that joint representation would be inappropriate, or (ii) the Lessee or Lessor, as applicable, fails to provide reasonable assurance to the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, of Lessee's or Lessor's, as applicable, financial capacity, Lessee or Lessor, as applicable, shall defend such Third Party Claim and provide indemnification with respect to such Third Party Claim), by notice to the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, given not later than ten (10) days after receipt of the notice to assume the control of the defense, compromise or settlement of the Third Party Claim, provided that such assumption shall, by its terms, be without cost to the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, and provided Lessee or Lessor, as applicable, acknowledges in writing its obligation to (i) not settle any Third Party Claim where such settlement of the Third Party Claim would have a material adverse effect on the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, without the prior written consent of the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, which consent shall not be unreasonably withheld and (ii) indemnify the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, in accordance with the terms contained in this section in respect of the Third Party Claim.
- Pursuit of Pursuit of Defense/Cooperation/Legal Fees. Upon the (iii) assumption of control of any Third Party Claim by Lessee or Lessor, as applicable, as set out in subsection (ii) immediately above, Lessee or Lessor, as applicable, shall diligently proceed with the defense, compromise or settlement of the Third Party Claim at its sole expense, including if necessary, employment of counsel reasonably satisfactory to the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, and, in connection therewith, the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, shall cooperate fully, but at the expense of Lessee or Lessor, as applicable, with respect to any out-of-pocket expenses incurred, to make available to the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, all pertinent information and witnesses under the Lessor Indemnified Party's or Lessee Indemnified Party's, as applicable, control, make such assignments and take such other steps as in the opinion of counsel for Lessee or Lessor, as applicable, are reasonably necessary to enable Lessee or Lessor Indemnified Party, as applicable, to conduct such defense. The Lessor Indemnified Party or Lessee Indemnified Party, as applicable, shall also have the right to participate in the negotiation, settlement or defense of any Third-Party Claim at its own expense. The

Lessor Indemnified Party or Lessee Indemnified Party, as applicable, shall not settle any Third-Party Claim without the prior written consent of Lessee or Lessor, as applicable, such consent not to be unreasonably withheld.

- 5. (iv) Failure of Indemnifying Party to Assume Defense. If Lessee or Lessor, as applicable, does not assume control of a Third Party Claim as permitted in subsection (ii) above, the Lessor Indemnified Party or Lessee Indemnified Party, as applicable, shall be entitled to make such settlement of the Third Party Claim as in its sole discretion may appear advisable, and such settlement or any other final determination of the Third Party Claim shall be binding upon Lessee.
- 21. <u>Destruction of or Damage to Leased Property</u>. Unless caused by or resulting from events of nature (including but not limited to rainstorms, floods, lightning, fire or tornadoes), rioting, vandalism, or looting by third parties; war; or acts of state or governmental action prohibiting or impeding Lessor from performing its obligations hereunder or using the Leased Property for its intended purpose, the damage or destruction or partial damage or destruction of the Leased Property shall not release Lessee from any obligation hereunder. In case of such non-excluded damage or destruction, Lessee, at its sole cost and expense, shall promptly repair and restore the same to a condition as good or better than as existed prior to such damage or destruction. If such repair and replacement is not commenced and diligently pursued by Lessee, then Lessor, (at Lessee's sole cost and expense), shall be entitled to make the necessary repairs.
- 22. <u>Prohibition of Involuntary Assignment</u>. Neither this Lease nor the leasehold estate of Lessee nor any interest of Lessee hereunder in the Leased Property or in any improvements thereon shall be subject to involuntary assignment, transfer, or sale or to assignment, transfer, or sale by operation of law in any manner whatsoever, and any such attempt at involuntary assignment, transfer, or sale shall be void and, at the option of Lessor, shall terminate this Lease.

### 23. Events of Default.

- (a) General Events of Default. If Lessee is in default in performing any of the terms and provisions of this Lease, Lessor shall give Lessee written notice of such default, and if Lessee fails to cure: (i) a monetary default within 30 days after Lessee's receipt of notice of default; or (ii) a non-monetary default within 60 days after Lessee's receipt of notice of default, then and in any such event, without further notice or demand, Lessor may exercise all remedies afforded Lessor in this Lease. The foregoing notwithstanding:
- (i) If Lessee's failure to perform a non-monetary obligation hereunder cannot reasonably be cured within the 60 days, Lessee shall have a reasonable additional time to cure, provided Lessee has commenced cure no later than 30 days after Lessor's notice of default and diligently pursues cure thereafter and cures within a total period, including the initial 60 days, of 120 days;
- (ii) If the condition giving rise to the default threatens immediate or imminent harm to persons or property, as determined by Lessor in its discretion, Lessee shall

immediately take action to prevent such harm and, in the absence of Lessee doing so, Lessor may take such actions and may charge to Lessee all expenses incurred by Lessor in taking such actions, which charges shall be due and payable by Lessee to Lessor no later than 30 days from Lessor's demand.

- (b) <u>Specific Events of Default</u>. The following events shall also constitute Events of Default by Lessee under this Lease:
- (i) <u>Insolvency</u>. Lessee admits in writing an inability to pay its obligations as they become due or becomes the subject of an involuntary insolvency proceeding, including, without limitation, a bankruptcy filing, an assignment for the benefit of creditors or a supplemental receivership that is not dismissed within 90 days of the date of its filing.
- (ii) <u>Judgments and Liens</u>. A judgment is entered or award made against Lessee for an amount exceeding \$50,000 that is not satisfied or for which bond is not posted within 60 days of entry thereof; execution is levied against the Leased Property or Lessee's property, or the Leased Property or any other property of Lessee becomes subject to an involuntary lien that is not discharged within 60 days of filing.
- (iii) <u>Abandonment of Leased Property</u>. Lessee abandons the Leased Property. Abandonment shall be defined as a failure to continue active operations on the Leased Property for 90 consecutive days during the operating season, (May through October).
- 21. <u>Remedies</u>. If a default occurs which is not cured within the applicable cure period, then Lessor shall have the rights and remedies set forth below, which shall be distinct, separate, and cumulative and shall not operate to exclude or deprive a party of any other right or remedy allowed it at law or in equity:
- (a) Termination of Lease. Lessor may terminate this Lease by giving to Lessee written notice of its election to do so, in which event the Term of this Lease shall end, and all right, title and interest of this Lessee shall expire, on the date stated in such notice. In the event of the termination of this Lease by Lessor for a Lessee Event of Default, Lessor shall be entitled to recover from Lessee all of the fixed dollar amounts of Rent accrued and unpaid for the period up to and including such termination date, as well as all other additional sums payable by Lessee, or for which Lessee is liable or in respect of which Lessee has agreed to indemnify Lessor under any of the provisions of this Lease, which may be then owing and unpaid. Termination shall not affect Lessee's indemnity obligations for any claims attributable to Lessee's acts, omissions or breach of this Lease occurring before the date of termination.
- (b) <u>Termination of Right of Possession</u>. If Lessor terminates the right of Lessee to possession of the Leased Property without terminating this Lease, as provided above, then Lessor may recover from Lessee all the fixed dollar amounts of Rent accrued and unpaid for the period up to and including such termination date, plus all rents that were scheduled to be paid by Lessee through the end of the Term, accelerated to the date of termination of the right of possession, as well as all other additional sums payable by Lessee, or for which Lessee is liable or in respect of which Lessee has agreed to indemnify Lessor under any of the provisions of this Lease, which may be then owing and unpaid.

- (c) <u>Suit</u>. Lessor may enforce the provisions of this Lease and may enforce and protect its rights hereunder by a suit or suits in equity or at law for the specific performance of any covenant or agreement contained herein, and for the enforcement of any other appropriate legal or equitable remedy, recovery of all money due or to become due from the other party under any of the provisions of this Lease and recovery of all direct damages incurred by reason of the Event of Default.
- (d) <u>Rights Cumulative</u>. Except as otherwise expressly provided herein, the rights and remedies granted herein to Lessor shall be deemed cumulative, and the exercise of one of such remedies shall not operate to bar the exercise of any other rights reserved to Lessor under the provisions of this Lease or by law.
- (e) <u>Attorney Fees</u>. In any legal dispute regarding the negotiation, interpretation or enforcement of this Lease, if Lessor prevails, it shall be entitled to collect from the Lessee the reasonable attorney fees and costs incurred by Lessee relating to such proceeding. In any such proceeding, Lessor shall request a specific finding from the court as to which of the Parties is the prevailing Party.
- (f) <u>Lessor's Right to Cure</u>. At any time following the occurrence of an Event of Default and upon not less than 30 days written notice to Lessee, Lessor may cure any default by Lessee under this Lease. Whenever Lessor so elects, all costs and expenses, including reasonable attorneys' fees, incurred by Lessor in curing the default, together with interest thereon at an annual rate of 7% from the date of such payment, shall be payable as additional rent to Lessor on demand.
- 234. Surrender and Holding Over. On the last day of the Term of this Lease or upon any earlier termination of this Lease for any reason, Lessee shall surrender and deliver up the Leased Property, without delay and in good order, condition, and repair, free and clear of all occupancies and free and clear of all liens and encumbrances. Unless Lessor agrees otherwise, none of Lessee's personal property shall be and remain the Leased Property. If Lessee remains in possession after the expiration of the Term without a written agreement with Lessor, Lessee shall be a tenant at sufferance and liable to pay rent to Lessor in the amount of \$25.00 per day until Lessee has removed all of Lessee's property from the Leased Property, and there shall be no renewal of this Lease by operation of law.
- 245. Property Left on the Leased Property. If Lessee leaves any personal property, upon the Leased Property after the termination of this Lease and fails to remove the same within 60 days after the termination date, Lessor may deem such property abandoned by Lessee and either retain all or part of it or disposing of all or part of it, as Lessor deems appropriate, in its sole discretion and charge Lessee all costs incurred by Lessor for the storage, preparation for disposition and disposition of any such property.
- 256. <u>Assignment</u>. Lessee shall not assign or otherwise transfer its interest in this Lease without Lessor's prior, written consent, which may be withheld by Lessor in its sole discretion. In the event of any assignment or transfer, (i) Lessee shall remain liable for the performance of all the terms and conditions of this Lease that arose prior to the date of assignment or transfer, and (ii) no assignment or transfer shall be valid unless the assignee expressly assumes and agrees to perform, from and after the date of assignment or transfer, every covenant of this Lease that, by

its terms, Lessee has agreed to keep and perform. No acceptance by Lessor of any performance to be done by Lessee from any person, firm, or corporation other than Lessee, shall discharge Lessee (except to the extent of the performance and payments so accepted by Lessor) from liability to perform any of the terms, covenants, conditions, and agreements set forth in this Lease.

6. 267. Merger. In no event shall the leasehold estate or rights of Lessee hereunder merge with any interest, estate, or rights of Lessor in or to the Leased Property, such leasehold estate and rights of Lessee hereunder being distinct from Lessor's interest, estate, and rights in or to the Leased Property, notwithstanding that any such interests, estates, or rights shall at any time or times be held by or vested in the same person, corporation, or other entity.

### 278. Miscellaneous.

(a) <u>Notices</u>. Notices or other communication hereunder shall be in writing and shall be sent by certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery at the respective addresses set forth below. Notice shall be deemed given upon receipt or refusal to accept delivery. The addresses below shall be presumed correct until a party sends notice according to the terms of this paragraph of a different address. Addresses are as follows:

If to Lessor: City of Sturgeon Bay

421 Michigan Street

Sturgeon Bay, WI 54235

Attn: Clerk

If to Lessee: DoCo LLC, dba: Shoreline Scenic Boat Tours

1509 W 4th St

Red Wing MN, 55066

- (b) <u>Entire Agreement</u>. This Lease contains the complete understanding of the parties hereto with respect to all matters referred to herein, all prior representations, negotiations, and understandings being superseded by this Lease, provided, however, the terms of the Lakebed Lease are incorporated into this Lease to extent the same are referred to herein. To the extent the terms of the Lakebed Lease are more restrictive as to Lessee's responsibilities regarding the Leased Property, the more restrictive provisions shall govern. Otherwise, this Lease shall govern.
- (c) <u>Interpretation</u>. The language in all parts of this Lease shall in all cases be construed as a whole according to its fair meaning and not strictly for or against either Lessor or Lessee. Without limitation, any ambiguity in this Lease shall not be construed against the drafter, both Lessor and Lessee having materially participated in the negotiation and drafting of this Lease.
- (d) <u>Parties Bound</u>. This Lease shall be binding on and inure to the benefit of the parties hereto and their respective permitted successors and assigns.
- (e) <u>No Waiver</u>. No waiver of any default of any obligation by either party shall be implied from any omission by the other party to take any action with respect to such default.

To be enforceable, a waiver must be in writing, signed by an authorized representative of waiving party and indicating with specificity the provisions of this Lease being waived. No waiver of a present default shall constitute a waiver of any other default present or in the future, nor shall any such waiver constitute a waiver of the same default in the future, unless the waiver explicitly indicates as such.

- (f) <u>No Agency</u>. Nothing in this Lease shall be deemed or construed to create the relationship of principal and agent or of limited or general partners or of joint ventures or of any other association between Lessor and Lessee.
- (g) <u>Severability</u>. Each provision of this Lease and the application thereof to the Leased Property are hereby declared to be independent of and severable from the remainder of this Lease. If any provision contained herein is held to be invalid or to be unenforceable, such holding shall not affect the validity or enforceability of the remainder of this Lease, unless the determination of illegality would deprive either of the parties of the material benefits of this Lease.
- (h) <u>Governing Law</u>. The laws of the State of Wisconsin shall govern the interpretation, validity, performance, and enforcement of this Lease.
- (i) Exclusive Venue. Any legal proceeding involving the interpretation or enforcement of this Lease shall be venued exclusively in the circuit court for Door County, the Parties waiving the right to have any such proceeding held in any other venue. Any action brought in any venue other than the exclusive venue shall be dismissed or the venue changed at the expense of the Party that filed in such other venue.
- (j) <u>Recitals and Exhibits</u>. The Recitals set forth above, and exhibits attached hereto, are incorporated and made a part of this Lease.
- (k) <u>Authority</u>. The parties represent and warrant to each other that the persons signing the Party's behalf below have been duly authorized by all necessary action to execute and deliver this Lease and to bind that Party to its terms.
- (l) <u>Counterparts and Copies</u>. This Lease may be signed in counterparts. Copies of this Lease shall have the same effect as originals, the best evidence rule not applying to this Lease.
- (m) <u>Amendments.</u> This lease may be amended from time to time based on changing circumstances and mutual written agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Ground Lease to be executed the date first written above.

LESSOR:

	CITY OF STURGEON BA	Y
y:		
	David J. Ward, Mayor	

	By: _	
	S	tephanie Reinhardt, Clerk
STATE OF WISCONSIN		
STITE OF WISCOTISH	: SS.	
COUNTY OF DOOR	:	
•		day of, 2023, the above-named David
· · · · · · · · · · · · · · · · · · ·	_	on Bay, to me known to be the mayor of that city and the
city by its authority.	regoing ins	strument and acknowledged the same as to the act of that
city by its authority.		
*		
		*
		Notary Public, State of Wisconsin
		My Commission:
STATE OF WISCONSIN	:	
	: SS.	
COUNTY OF DOOR	:	
		aisday of, 2023, the above-named City of Sturgeon Bay, to me known to be the clerk of that
		oregoing instrument and acknowledged the same as to the
act of that city by its authorit		a.
		Notary Dublic State of Wiggongin
		Notary Public, State of Wisconsin My Commission:
		LESSEE:
		DoCo LLC (dba: Shoreline Scenic Boat Tours)
		•
	By:	

STATE OF WISCONSIN :		
: SS.		
COUNTY OF DOOR :		
Personally came before me this _ Person's Name) the (Insert Title) of (Insert Title) of (Insert Title) of that cornstrument and acknowledged the same a	sert Business Name), a poration and the person	Wisconsin corporation, to m who executed the foregoing
iistrument and acknowledged the same a	s to the act of that corpora	tion by its authority.
	*	
	Notary Public, State o	f Wisconsin
	My Commission:	T WIDOMBIN

# EXHIBIT A MAP OF LEASED PROPERTY $\psi$

# EXNIBIT A Map or Leased Area

LEASTD AREA, - ALLA FOR THE MEATS





### **EXECUTIVE SUMMARY**

TITLE:

Computer Migration: Service and security Upgrades and Hardware and Software Costs

**BACKGROUND:** 

Effective January 1, 2023 the City began contracting with Heartland Business Systems for technology services. From 2008 to December 31, 2022 the City contracted for these services with the County of Door. That agreement served the City well in many aspects, but the migration has unveiled several things, some issues not foreseen, and opportunity to upgrade the City's technology in terms operational efficiencies, data security, higher functioning equipment, and more robust software applications.

Often the City's approach to technology investments is reactive, the 2023 operating budget includes \$200,000 (up from \$140,000 in 2022) and the capital budget includes \$25,000 (up from \$8,500 in 2022) for technology programming, support, and equipment. Throughout our transition to Heartland, we have tried to identify opportunities to improve efficiency and reliability.

While the City is in the transition period, the City has learned that the Wyse Client devices are prone to problems with remote meetings and are not conducive to a cloud environment. The City incurred additional expenses for firewalls, software, and licensing. Most notably, though, the City's financial management software system (MSI) is costly to maintain on the County server, therefore a move to the MSI cloud is necessary, where support and updates can be completed without incurring an hourly charge from HBS. Unfortunately, \$9,300 of the 2023 capital allocation intended to purchase new equipment has already been expended to replace the City's UPS (Uninterruptable power supply) backup which unexpectedly failed, leaving less for the capitalized hardware, software and licenses.

The City's Cable TV fund has been used to offset computer network costs in the past. As per the 2023 budget and the 200% fund balance requirement in the Cable TV fund, \$50,000 can be transferred from this fund for technology and the fund balance requirement would still be 138% over the threshold.

Between the rising cost of technology and the unpredicted and unknown hardware, software and licensing needs it is possible staff will come forward with additional funding requests for this project even if this initial transfer is approved. Additionally, know that it is possible the City may need to do a formal budget amendment before year-end to satisfy the State of WI budgetary rules. However, at current, a \$50,000 transfer on a 17 million dollar budget (GF & Capital combined) should be feasible without a formal transfer because the need for an amendment is co-dependent on the outcome of the other line items in the respective budget categories.

FISCAL IMPACT:

\$50,000

**OPTIONS:** 

1) Transfer \$50,000 from excess Cable TV Fund revenues to the General

8

Fund Operating and Capital Fund Computer Budgets.

2) Deny the request for a transfer and lessen the scope of the technology services project.

### **RECOMMENDATION:**

Recommend to the Common Council to transfer \$50,000 from excess Cable TV Fund revenues to the General Fund Operating and Capital Fund Computer Budgets.

PREPARED BY:

Valerie J. Clarizio

Date

Finance Director/City Treasurer

PREPARED BY:

Joshua J. Van Lieshout

City Administrator

Date

DATE: 04/19/1923
TIME: 16:09:18
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 05/02/2023

AMOUNT DUE VENDOR # NAME ITEM DESCRIPTION ACCOUNT # \_\_\_\_\_\_ GENERAL FUND GENERAL FUND ASSETS DPP OVERPAYMENT/PASZA LLC 01-000-000-12320 0.70 R0001775 PASZA LLC R0001776 KAREN CHRISTENSON BRUSH COLLECT RFND/CHRISTENSON 01-000-000-48120 35.00 35.70 TOTAL ASSETS TOTAL GENERAL FUND 35.70 CITY COUNCIL 03133 CELLCOM WISCONSIN RSA 10 03/23 3 ALDER PHONES 01-105-000-58999 101.00 TOTAL 101.00 101.00 TOTAL CITY COUNCIL LAW/LEGAL 03/23 TRAFFIC MATTERS 01-110-000-55010 5,000.00 16555 PINKERT LAW FIRM, LLP TOTAL 5,000.00 TOTAL LAW/LEGAL 5,000.00 COMPUTER 2,576.28 HEARTBUS HEARTLAND BUSINESS SYSTEMS,LLC 3 LENOVO TOWERS/ AP,PR DPW 01-125-000-55550 2,576.28 TOTAL TOTAL COMPUTER 2,576.28 CITY ASSESSOR ENVIROTE BOGIE ENTERPRISE, INC 4' OF 8" SUCTION HOSE 01-130-000-54999 230.32 SHIPPING 01-130-000-54999 64.75 ENVIROTE 295.07 TOTAL TOTAL CITY ASSESSOR 295.07 PUBLIC WORKS ADMINISTRATION 01-150-000-56250 STAPLES WISCONSIN DOCUMENT IMAGING LLC DPW COPIER CONTRACT 990.15 TOTAL 990.15 TOTAL PUBLIC WORKS ADMINISTRATION 990.15 DATE: 04/19/1923
TIME: 16:09:18
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

CITY OF STURGEON BAY PAGE: 2

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
AL FUND					
19880 19880 BLISS VIKING	STURGEON BAY UTILITIES  LIFESTYLES BY BLISS, INC  VIKING ELECTRIC SUPPLY, INC	421 MICHIGAN ST 421 MICHIGAN ST 04/23-6/23 PBLC RSTRM MAINT REFLECTOR LED	01-160-000-56150 01-160-000-58650 01-160-000-58999 01-160-000-55300	2,103.14 198.43 2,250.00 111.72	
		TO	TAL		4,663.29
		TO	TAL CITY HALL		4,663.29
INSURANCE					
MCCLONE	MCCLONE AGENCY, INC	22/23 WORK COMP AUDIT	01-165-000-58750	9,023.00	
		TO	TAL		9,023.00
		TO	TAL INSURANCE		9,023.00
GENERAL EXPEND	DITURES				
QUADIENT UWO WIPFLI	QUADIENT LEASING USA, INC UNIVERSITY OF WISCONSIN WIPFLI LLP	POSTAGE METER LEASE IMPACT ANALYSIS-FLEET FARM FINAL 12.31.22 AUDIT BILLING	01-199-000-57250 01-199-000-51525 01-199-000-55150	422.79 9,500.00 2,850.00	
		TO	TAL		12,772.79
		TO	TAL GENERAL EXPENDITURE:	S	12,772.79
POLICE DEPARTM	MENT/PATROL				
02005 04696 19880 19880 19880 23640 23640 NELSON	BAY ELECTRONICS, INC. DOOR COUNTY TREASURER STURGEON BAY UTILITIES WISCONSIN DEPT OF JUSTICE NELSON & ASSOCIATES LLC	SPEAKER/MIC-HANDHELD PORTABLE 03/23 FUEL SUNSET PRK BT LAUNCH 110 S NEENAH AVE CAMERA SHORECREST RD CAMERA 3-TIME ACCESS 22-OFFICER SUPPORT UNIFORM PANT/JOSE UNIFORM ITEMS/SHEW	01-215-000-57550 01-215-000-51650 01-215-000-56150 01-215-000-56150 01-215-000-56150 01-215-000-58999 01-215-000-58999 01-215-000-52900 01-215-000-52900	204.00 3,911.06 14.34 17.70 14.65 180.00 280.50 192.00 723.79	
NELSON PREVEA	PREVEA HEALTH OCCUPTNL HEALTH		01-215-000-57100	533.05	
		TO	TAL		6,071.09
		TO	TAL POLICE DEPARTMENT/P	ATROL	6,071.09
FIRE DEPARTMEN					
			01 050 000 54000	021 05	
FIRE DEPA	DOOD COUNTY HADDWADE	SMARTFLO MAXHOSE	01-250-000-54999	231.96	
04575	DOOR COUNTY HARDWARE	DOLY BILLY (DUOT TEET	01 250 000 54000		
04575 04575	DOOR COUNTY HARDWARE	POLY FILM/DUCT TAPE	01-250-000-54999	51.96 -13.80	
04575 04575 04575	DOOR COUNTY HARDWARE	CREDIT RETURN	01-250-000-54999	51.96 -13.80 139.99	
04575 04575	DOOR COUNTY HARDWARE			-13.80	

DEPARTMENT SUMMARY REPORT

DATE: 04/19/1923 CITY OF STURGEON BAY PAGE:

ITEM DESCRIPTION

TIME: 16:09:18 ID: AP443ST0.WOW

INVOICES DUE ON/BEFORE 05/02/2023

ACCOUNT #

AMOUNT DUE

VENDOR # NAME GENERAL FUND FIRE DEPARTMENT FIRE DEPARTMENT RETURN TO WORK TESTING/WRITT 01-250-000-57100 608.00 04600 DOOR COUNTY MEDICAL CENTER 107.41 DOOR COUNTY TREASURER FUEL 01-250-000-51650 04696 01-250-000-53000 485.24 OUALITY STATE OIL CO., INC. OIL 17250 MARTIN PARK RESTROOMS 01-250-000-56675 6.22 19880 STURGEON BAY UTILITIES 133.25 421 MICHIGAN ST 01-250-000-56675 19880 41.66 19880 TRUCK FILL 01-250-000-56675 19880 MEM FLD WRMING HOUSE 01-250-000-56675 49.73 19880 835 N 14TH AVE 01-250-000-56675 49.73 19880 GARLAND PARK 01-250-000-56675 6.22 01-250-000-56675 49.73 19880 SUNSET CONS CNTR 19880 FRANK GRASSE MEM SHELTER 01-250-000-56675 15.54 OTUMBA PARK 01-250-000-56675 6.22 19880 01-250-000-56675 6.22 WEST SIDE WARMING HOUSE 19880 49.73 WEST SIDE FIRE STATION 01-250-000-56675 19880 110.03 01-250-000-56150 19880 WEST SIDE FIRE STATION 92.45 19880 WEST SIDE FIRE STATION 01-250-000-58650 19880 S NEENAH AVE PAVILLION 01-250-000-56675 6.22 19880 NEENAH AVE RESTROOM 01-250-000-56675 31.08 WS BALLFLD LITES 01-250-000-56675 31.08 19880 01-250-000-56675 49.73 19880 GIRLS LITTLE LEAGUE FIRE TRAINING SITE 01-250-000-56150 21.61 19880 QUINCY ST BALLFLD 01-250-000-56675 49.73 19880 01-250-000-56675 15.54 PENNSYLVANIA ST DOCK 19880 01-250-000-56675 6.22 92 E MAPLE STREET 19880 01-250-000-56675 49.73 19880 1ST AVE MARINA/RESTROOM 19880 KENTUCKY ST CITY PKG RAMP 01-250-000-56675 6.22 19880 KENTUCKY ST CITY MARINA 01-250-000-56675 49.73 19880 SIGN SHED 01-250-000-56675 6.22 01-250-000-56675 19880 CHERRY BLOSSOM 15.54 19880 56 VACANT LOTS-QTRLY BILL 01-250-000-56675 1,026.30 FIRE SRV FIRE SERVICE, INC. HANDLE D RING E707 01-250-000-53000 136.32 PADDLE GASKET 01-250-000-53000 7.90 FIRE SRV FREIGHT 01-250-000-53000 16.75 FIRE SRV 01-250-000-53000 84.07 FIRE SRV LATCH/HANDLE MILTON 01-250-000-52250 74.25 MILTON PROPANE 4- #20 REFILLS O'REILLY O'REILLY AUTO PARTS-FIRST CALL FUEL FILTER 01-250-000-53000 161.02 O'REILLY PIN & CLIP 01-250-000-53000 31.47 O'REILLY FUSE ASSRTMENT 01-250-000-53000 18.99 SHIFT SOLEND 01-250-000-53000 82.12 O'REILLY 150.35 PREVEA HEALTH OCCUPTNL HEALTH PRE EMPLOY SCREE/B CURTIS 01-250-000-57100 PREVEA PENINSULA PULSE 2 ADS 01-250-000-56000 299.24 PULSE TOTAL FIRE DEPARTMENT 4,679.50 4.679.50 TOTAL FIRE DEPARTMENT STORM SEWERS 01-300-000-56250 135.39 GATTENOR GAT TENOR SAW PARTS TOTAL 135.39 TOTAL STORM SEWERS 135.39

DEPARTMENT SUMMARY REPORT

PAGE: 4 DATE: 04/19/1923 CITY OF STURGEON BAY TIME: 16:09:18

ID: AP443ST0.WOW

VENI	IDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
AL FUND						
SNOW REM	IOVAL					
SNO	W REMOV	/AL				
136	555	MONROE TRUCK EQUIPMENT, INC	SALTER CHUTE ASSEMBLY	01-410-000-51400	1,394.27	
136	555		SPINNER DISC	01-410-000-51400	364.60	
136	555		FREIGHT	01-410-000-51400	62.97	
			7	FOTAL SNOW REMOVAL		1,821.
				FOTAL SNOW REMOVAL		1,821.
				TOTAL SNOW REMOVAL		1,021.
CURB/GUT	TER/SI	DEWALK				
GAT"	TENOR	GAT TENOR	KNEE BOARD	01-440-000-54999	21.53	
GAT'	TENOR		MALE ADAPTOR	01-440-000-54999	23.30	
GAT'	TENOR		BLACK BRUSH	01-440-000-54999	82.12	
	TENOR		ORANGE BRUSH	01-440-000-54999	82.12	
			•	FOTAL		209.
			,	TOTAL CURB/GUTTER/SIDEWALK		209.
STREET M	MACHINE	RY				
045	545	DOOR COUNTY COOPERATIVE/NAPA	REMOTE CONTROL	01-450-000-52150	460.00	
045	545		5G PREMIXED	01-450-000-52150	117.54	
045	545		5G PREMIXED	01-450-000-52150	117.54	
045	545		SPRAYER	01-450-000-52150	29.99	
046		DOOR COUNTY TREASURER	03/23 FUEL 472.74 G	01-450-000-51650	1,473.91	
046			03/23 DSL FUEL 1298.85G	01-450-000-51650	4,778.47	
		ENCHENNI COMPANY	BEARING SLEEVES	01-450-000-53000	84.18	
060		FASTENAL COMPANY			14.69	
082 O'R		HERLACHE SMALL ENGINE O'REILLY AUTO PARTS-FIRST CALL	AIR FILTER BATTERY	01-450-000-53000 01-450-000-53000	45.35	
				TOTAL		7,121.
			·	TOTAL STREET MACHINERY		7,121.
CITY GAR	RAGE					
CITY GAR		STURGEON BAY UTILITIES	SALT SHED	01-460-000-56150	13.39	
198	380	STURGEON BAY UTILITIES		01-460-000-56150 01-460-000-56150	13.39 824.09	
198 198	380 380	STURGEON BAY UTILITIES	835 N 14TH AVE			
198 198 198	380 380 380	STURGEON BAY UTILITIES  AMERICAN WELDING & GAS, INC		01-460-000-56150	824.09	
198 198 198	380 380 380		835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999	824.09 94.49	1,093.
198 198 198	380 380 380		835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999	824.09 94.49	
198 198 198	380 380 380		835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999	824.09 94.49	
198 198 198	980 980 980 ERWELD	AMERICAN WELDING & GAS, INC	835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999	824.09 94.49	
198 198 198 AME	380 380 380 ERWELD	AMERICAN WELDING & GAS, INC	835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999	824.09 94.49	
198 198 198 AME HIGHWAYS	380 380 880 ERWELD S - GEN	AMERICAN WELDING & GAS, INC	835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999 TOTAL	824.09 94.49 161.51	
198 198 198 AME	380 380 880 ERWELD S - GEN 880	AMERICAN WELDING & GAS, INC	835 N 14TH AVE 835 N 14TH AVE TANK RENTAL	01-460-000-56150 01-460-000-58650 01-460-000-58999 TOTAL TOTAL CITY GARAGE 01-499-000-58000 01-499-000-58000	824.09 94.49 161.51	1,093. 1,093.

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DATE: 04/19/1923 CITY OF STURGEON BAY PAGE: 5

	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
ERAL FUND					
19880		MADISON AVE WS TRFFC LITES	01-499-000-58000	126.59	
19880		342 ORNAMENTL ST LIGHTS	01-499-000-58000	4,991.80	
19880		593 OVERHEAD ST LIGHTS	01-499-000-58000	6,553.76	
19880		S LANSING & W WALNUT SIGN	01-499-000-58000	9.06	
19880		1ST AVE EAST SIDE DOCK	01-499-000-58000	30.65	
19880		OLD HWY RD SIGN	01-499-000-58000	17.07	
		тот	TAL		11,813.2
		тот	TAL HIGHWAYS - GENERAL		11,813.2
PARK & RECREAT	FION ADMIN				
JAKEJUMP	JAKE'S JUMPERS, T-ROX LLC	2 INFLATABLES/ROCK CLIMB WALL	01-500-000-52250	1,850.00	
MCMULLEN	MIKAELA MCMULLEN	BALLOON ARTIST	01-500-000-52250	215.00	
		тот	TAL		2,065.0
		тот	FAL PARK & RECREATION A	ADMIN	2,065.0
PARKS AND PLA	YGROUNDS				
04696	DOOR COUNTY TREASURER	03/23 FUEL 132.85G	01-510-000-51650	414.23	
04030	BOOK COOKII IKBIBOKEK				
04696		03/23 DSL FUEL 22.38 G	01-510-000-51650	82.34	
04696 06012	FASTENAL COMPANY	03/23 DSL FUEL 22.38 G HARDWARE	01-510-000-51650 01-510-000-54999	82.34 205.38	
06012	FASTENAL COMPANY MAY'S SPORT CENTER	03/23 DSL FUEL 22.38 G HARDWARE ASSORTED PARTS	01-510-000-51650 01-510-000-54999 01-510-000-51900	82.34 205.38 106.29	
	FASTENAL COMPANY MAY'S SPORT CENTER	HARDWARE	01-510-000-54999	205.38	
06012 13049		HARDWARE ASSORTED PARTS	01-510-000-54999 01-510-000-51900	205.38 106.29	
06012 13049 13049		HARDWARE ASSORTED PARTS OIL FILTER	01-510-000-54999 01-510-000-51900 01-510-000-51900	205.38 106.29 17.94	
06012 13049 13049 13049	MAY'S SPORT CENTER	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900	205.38 106.29 17.94 120.24	
06012 13049 13049 13049 19275	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100	205.38 106.29 17.94 120.24 71.98	
06012 13049 13049 13049 19275	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88	
06012 13049 13049 13049 19275 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81	
06012 13049 13049 13049 19275 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-58650	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33	
06012 13049 13049 13049 19275 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27	
06012 13049 13049 13049 19275 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33	
06012 13049 13049 13049 19275 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-5650 01-510-000-5650 01-510-000-5650 01-510-000-5650 01-510-000-5650 01-510-000-5650 01-510-000-5650	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND 3RD AVE POWER PANEL	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39 13.39	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND 3RD AVE POWER PANEL 421 MICHIGAN FLAG LIGHT	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39 13.39 29.96	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND 3RD AVE POWER PANEL 421 MICHIGAN FLAG LIGHT MEM FLD PKG LOT	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39 13.39 29.96 13.39	
06012 13049 13049 13049 19275 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER MOWER SWITCH/MAINTENANCE 1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND 3RD AVE POWER PANEL 421 MICHIGAN FLAG LIGHT MEM FLD PKG LOT WS BALLFLD LITES	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39 13.39 13.39 13.39 13.39 13.39	
06012 13049 13049 13049 13049 19275 19880	MAY'S SPORT CENTER SHERWIN WILLIAMS	HARDWARE  ASSORTED PARTS OIL FILTER  MOWER SWITCH/MAINTENANCE  1 GAL PAINT MICHIGAN ST CHARGING STATION MARTIN PARK MARTIN PARK RESTROOMS MEM FLD WRMING HOUSE GARLAND PARK GARLAND PARK SUNSET CONS CNTR FRANK GRASSE MEM SHELTER FRANK GRASSE MEM SHELTER OTUMBA PARK OTUMBA PARK WEST SIDE WARMING HOUSE WEST SIDE WARMING HOUSE MADISON AVE CHARGING STATION JAYCEES BALLFLD STAND 3RD AVE POWER PANEL 421 MICHIGAN FLAG LIGHT MEM FLD PKG LOT WS BALLFLD LITES MEM FLD COMPLEX	01-510-000-54999 01-510-000-51900 01-510-000-51900 01-510-000-51900 01-510-000-52100 01-510-000-56150	205.38 106.29 17.94 120.24 71.98 72.88 13.81 8.33 55.27 52.16 13.39 8.33 179.06 51.40 14.97 11.73 15.81 8.33 114.45 18.52 62.31 13.39 13.39 29.96 13.39 18.00 187.37	

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
AL FUND					
19880		1ST AVE CHARGING STATION	01-510-000-56150	27.65	
19880		SIGN SHED	01-510-000-56150	82.36	
19880		SIGN SHED	01-510-000-58650	18.52	
19880		CHERRY BLOSSOM	01-510-000-56150	13.39	
19880		CHERRY BLOSSOM	01-510-000-58650	25.04	
LALUZERN	STEVE LALUZERNE	SAFETY BOOT REIMBURSE/LALUZERN	01-510-000-56800	62.50	
PREVEA	PREVEA HEALTH OCCUPTNL HEALTH	PRE EMPLOY SCREEN/DEKEYSER	01-510-000-57100	113.60	
		TOT	AL		2,43
		TOT	AL PARKS AND PLAYGROUN	DS	2,43
MUNICIPAL DOCE	KS				
19880	STURGEON BAY UTILITIES	S NEENAH PKG LOT LITES	01-550-000-56150	124.62	
19880		S NEENAH AVE PAVILLION	01-550-000-56150	20.42	
19880		S NEENAH AVE PAVILLION	01-550-000-58650	8.33	
19880		NEENAH AVE RESTROOM	01-550-000-56150	118.79	
19880		NEENAH AVE RESTROOM	01-550-000-58650	18.00	
		TOT	AL		29
		TOT	AL MUNICIPAL DOCKS		29
1980 1980 1980 1980 1980 1980 1980 1980	FASTENAL COMPANY STURGEON BAY UTILITIES	DRILL SET  92 E MAPLE STREET DOCK/LTS  MADISON AVE DC MUSEUM WALKWAY  MADISON AV DC MUSEUM PKG LOT  JUNIPER ST WALKWAY LITES  JUNIPER ST PKING LOT  PENNSYLVANIA ST DOCK  KENTUCKY ST WTRFRNT  92 E MAPLE STREET  1ST AVE MARINA/RESTROOM  1ST AVE MARINA/RESTROOM  KENTUCKY ST CITY PKG RAMP  KENTUCKY ST CITY MARINA	01-570-000-54999 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150 01-570-000-56150	172.24 16.58 46.73 86.49 30.18 24.70 11.73 70.21 8.33 466.06 51.40 81.23 27.00	
		ТОТ	AL		1,09
		TOT	AL WATERFRONT PARKS &	WALKWAYS	1,09
EMPLOYEE BENE	FITS				
EHEALTH	EHEALTHSCREENINGS, LLC	HRH ONSITE VENPUNCTURES	01-600-000-50550	3,809.06	
		тот	`AL		3,80
		тот	AL EMPLOYEE BENEFITS		3,80
		TOT	'AL GENERAL FUND		78,0

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				and and the same same same same year and and
DOOR COUNTY YMCA			800.00 15,953.40	
		TOTAL PATROL		16,753.40
		TOTAL PATROL		16,753.40
		TOTAL CAPITAL FUND		16,753.40
	05.02.23 CONTRACT	21-000-000-55015	5,442.42	
		TOTAL CABLE TV / GENERAL		5,442.42
		TOTAL CABLE TV / GENERAL		5,442.42
		TOTAL CABLE TV		5,442.42
ASSOCIATED TRUST COMPANY	TAXABLE GO REFND BOND 3.31.	.23 28-340-987-70002	475.00	
		TOTAL T4 \$3.12 NOTES		475.00
avna.				
	GO REFND BOND 3.21.20	28-340-988-70000	475.00	
		TOTAL T4 BONDS		475.00
		TOTAL TID #4 DISTRICT		950.00
		TOTAL TID #4 DISTRICT		950.00
	03/23 DSL FUEL 746.60G	60-000-000-51650	2,746.74	
PRI FLEETPRIDE	BRAKE DRUMS	60-000-000-53000	786.36	
PRI	BRAKE SHOE KITS	60-000-000-53000	551.96	
URC ONESOURCE PARTS	COIL	60-000-000-53000	181.50	
	VALVE	60-000-000-53000	248.47	
URC	FREIGHT	60-000-000-53000	20.75	
		TOTAL SOLID WASTE ENTERPR	ISE FUND	4,535.78
		TOTAL SOLID WASTE ENTERPR	ISE FUND	4,535.78
		TOTAL SOLID WASTE ENTERPR	ISE	4,535.78
	GENERAL TV / GENERAL MANN COMMUNICATIONS, LLC  TRICT .12 NOTES ASSOCIATED TRUST COMPANY  NDS ASSOCIATED TRUST COMPANY	DOOR COUNTY YMCA  N NELSON 6 ASSOCIATES LLC  GENERAL  TV / GENERAL  TV / GENERAL  MANN COMMUNICATIONS, LLC  OS.02.23 CONTRACT  TRICT  .12 NOTES  ASSOCIATED TRUST COMPANY  TAXABLE GO REFND BOND 3.31  NDS  ASSOCIATED TRUST COMPANY  GO REFND BOND 3.21.20  TERPRISE  TE ENTERPRISE FUND  OWASTE ENTERPRISE FUND  OWASTE ENTERPRISE FUND  OWASTE ENTERPRISE FUND  OF BOOR COUNTY TREASURER  OF BOOR COUNTY TREASURER  OWASTE ENTERPRISE FUND  FIRE FLEETPRIDE  BRAKE BRUMS  BRAKE SHOE KITS  COIL  UNIC ONESOURCE PARTS  COIL  UNIC ONESOURCE PARTS  COIL  VALVE	DOOR COUNTY YMCA  N NELSON & ASSOCIATES LLC  BALLISTIC VESTS/FD  TOTAL PATROL  TOTAL PATROL  TOTAL PATROL  TOTAL CAPITAL FUND  GENERAL  TV / GENERAL  TV / GENERAL  TV / GENERAL  TOTAL CABLE TV / GENERAL  TOTAL TOTAL CABLE TV / GENERAL  TOTAL TOTAL TO BE SUMD  TOTAL TO BE SUMD  TOTAL TID BE DOOR COUNTY TERRABURER  WASTE ENTERPRISE FUND  SERVERSE  E ENTERPRISE FUND  SERVERSE  SERVERSE  E ENTERPRISE FUND  SERVERSE  SERV	DOOR COUNTY YMCA   FOOL RENTAL-DIVING TRAINING   10-215-000-59999   800.00     N   NELSON & ASSOCIATES LLC   BALLISTIC VESTS/PD   10-215-000-59050   15,953.40     TOTAL PATROL   TOTAL PATROL     TOTAL PATROL   TOTAL FUND     TOTAL CAPITAL FUND     TOTAL CAPITAL FUND   5,442.42     TOTAL CAPITAL FUND   5,442.42     TOTAL CAPITAL FUND   7000-000-55015   5,442.42     TOTAL CAPITAL TV / GENERAL   7000-000-55015   7,442.42     TOTAL TV / GENERAL   7,442.42   7,442.42     TOTAL TV / GENERAL   7,442.42   7,442.42   7,442.42     TOTAL TV / GENERAL   7,442.42   7,442.42   7,442.42   7,442.42     TOTAL TV / GENERAL   7,442.42   7,442.

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VENDOR	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE	
COMPOST SITE ENTER	RPRISE FUND				
COMPOST SITE	ENTERPRISE FUND				
COMPOST	SITE ENTERPRISE FUND				
19880	STURGEON BAY UTILITIES	MARTIN PARK RESTROOMS	64-000-000-58999	2.00	
19880		421 MICHIGAN ST	64-000-000-58999	10.00	
19880		MEM FLD WRMING HOUSE	64-000-000-58999	6.00	
19880		835 N 14TH AVE	64-000-000-58999	6.00	
19880		GARLAND PARK	64-000-000-58999	2.00	
19880		SUNSET CONS CNTR	64-000-000-58999	6.00	
19880		FRANK GRASSE MEM SHELTER	64-000-000-58999	2.00	
19880		OTUMBA PARK	64-000-000-58999	2.00	
19880		WEST SIDE WARMING HOUSE	64-000-000-58999	2.00	
19880		WEST SIDE FIRE STATION	64-000-000-58999	6.00	
19880		S NEENAH AVE PAVILLION	64-000-000-58999	2.00	
19880		NEENAH AVE RESTROOM	64-000-000-58999	4.00	
19880		WS BALLFLD LITES	64-000-000-58999	4.00	
19880		GIRLS LITTLE LEAGUE	64-000-000-58999	6.00	
19880		COMPOST SITE	64-000-000-56150	13.39	
19880		QUINCY ST BALLFLD	64-000-000-58999	6.00	
19880		PENNSYLVANIA ST DOCK	64-000-000-58999	2.00	
19880		92 E MAPLE STREET	64-000-000-58999	2.00	
19880		1ST AVE MARINA/RESTROOM	64-000-000-58999	6.00	
19880		KENTUCKY ST CITY PKG RAMP	64-000-000-58999	2.00	
19880		KENTUCKY ST CITY MARINA	64-000-000-58999	6.00	
19880		SIGN SHED	64-000-000-58999	2.00	
19880		CHERRY BLOSSOM	64-000-000-58999	2.00	
19880		56 VACANT LOTS-QTRLY BILL	64-000-000-58999	336.00	
			TOTAL COMPOST SITE ENTERPRIS	SE FUND	437.39
			TOTAL COMPOST SITE ENTERPRIS	SE FUND	437.39
			TOTAL COMPOST SITE ENTERPRIS	SE FUND	437.39

TOTAL ALL FUNDS

106,211.65

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MANUAL CHECKS	
SPECTRUM 04/12/23 Check # 91752 03/23 Cable Statement Charges 01-160-000-58999 & 21-00-000-58999	\$181.98
SECURIAN FINANCIAL GROUP 04/12/23 Check # 91753 05/23 Life Insurance 01-600-000-50552	\$ 2,700.48
EMPLOYEE BENEFITS CORP. 04/12/23 Check # 91754 FSA/COBRA/HRA/FSA 01-600-000-50510	\$180.50
SUN LIFE 04/12/23 Check # 91755 04/23 Short- & Long-Term Disability 01-1000-000-21545	\$2,156.51
DELTA DENTAL 04/12/23 Check # 91756 04/23 Dental Insurance Various Departmental Accounts	\$6,079.88
CUSTOM FAB & BODY 04/14/2023 Check # 91757 Brush Truck Chassis 10-250-000-59060	\$57,768.00
SPECTRUM 04/17/23 Check # 91758 03/23 Cable Statement Charges 01-160-000-58999	\$147.00
EMPLOYEE BENEFITS CORP. 04/17/23 Check # 91759 04/23 FSA/COBRA/PEB 01-600-000-50510	\$180.50

SUN LIFE 04/17/23 Check # 91760 05/23 Short- & Long-Term Disability 01-1000-000-21545 \$2,022.79

TOTAL MANUAL CHECKS

\$71,417.64

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VENDOR # NAME

ITEM DESCRIPTION

ACCOUNT #

AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND CAPITAL FUND

CABLE TV TID #4 DISTRICT

SOLID WASTE ENTERPRISE

COMPOST SITE ENTERPRISE FUND

TOTAL --- ALL FUNDS

78.092.66 149,510.30 16,753.40

5,442.42 950.00

4,535.78

437.39

106,211.65 177,429.29