

**AGENDA**  
**FINANCE COMMITTEE MEETING**  
**Kenosha Municipal Building - Room 204**  
**Monday, August 4, 2014**  
**5:00 PM**

***(Immediately following the Special Finance Committee Meeting)***

<b>Chairperson:</b>	<b>Daniel Prozanski Jr.</b>	<b>Vice-Chair:</b>	<b>Curt Wilson</b>
<b>Aldersperson:</b>	<b>Rocco J. LaMacchia</b>	<b>Aldersperson:</b>	<b>Anthony Kennedy</b>
<b>Aldersperson:</b>	<b>Bob Johnson</b>	<b>Aldersperson:</b>	<b>Dave Paff</b>

**Call to Order**  
**Roll Call**

1. Approval of the minutes of the meeting held July 21, 2014. **Pgs. 1-2**
2. Proposed Resolution by the Finance Committee – Resolution to Amend the City of Kenosha Capital Improvement Program for 2014 by Increasing OT10-001 “Overpass Painting” in the amount of \$45,000 and Decreasing OT14-004 “Downtown Street Lighting Upgrade” in the amount of \$45,000 for a net change of \$0. (Also referred to PW) **Pgs. 3-4**
3. Proposed Resolution by the Finance Committee – Resolution to Correct Resolution #55-14, Snow Removal From Sidewalks - Project #13-001. **Pgs. 5-29**
4. Proposed Resolution by the Mayor – Resolution Awarding the Sale of \$10,000,000 General Obligation Promissory Notes, Series 2014. **Pgs. 30-47**
5. Approve Lease Renewal Agreement between City of Kenosha, Wisconsin and Bird's Roost Hangar Company Limited Partnership #9516. (Airport Comm. - Ayes 3, Noes 0)  
**Pgs. 48-71**
6. Approve Lease Renewal Agreement between City of Kenosha, Wisconsin and Hangar Fifty-One, Inc. #10150. (Airport Comm. - Ayes 3, Noes 0) **Pgs. 72-95**
7. Disbursement Record #13 - \$10,014,037.50. **Pgs. 96-128**

**CITIZENS COMMENTS/ALDERPERSON COMMENTS/OTHER BUSINESS AS AUTHORIZED BY LAW**

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 653-4020 BEFORE THIS MEETING

*NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY BE PRESENT AT THE MEETING, AND ALTHOUGH THIS MAY CONSTITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL NOT TAKE ANY ACTION AT THIS MEETING.*

**Finance Committee  
Minutes of Meeting Held July 21, 2014\***

A meeting of the Finance Committee held on Monday, July 21, 2014 in Room 204 at the Kenosha Municipal Building was called to order at 6:01 pm by Chairperson Prozanski.

At roll call, the following members were present: Alderpersons Wilson, Kennedy, Johnson, LaMacchia and Paff.

1. Approval of the minutes of the meetings held June 16, 2014 and July 7, 2014. **It was moved by Alderperson Kennedy, seconded by Alderperson Wilson, to approve. Motion carried unanimously.**
2. Proposed Ordinance by Alderperson Anthony Kennedy - To Repeal and Recreate Subsection 1.025 C. (of the Code of General Ordinances of the City of Kenosha) Regarding Attire for Members at Meetings of the Common Council. PUBLIC HEARING: No one spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Johnson, to approve. Motion carried unanimously.**
3. Proposed Resolution by the Finance Committee – To Levy Special Charges Upon Various Parcels of Property Located in the City per List on File in the Office of the City Clerk:
  - a. Boarding and Securing -\$3,256.60
  - b. Grass and Weed Cutting -\$39,704.57
  - c. Property Maintenance Reinspection Fees -\$2,022.00. PUBLIC HEARING: No one spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Wilson, to approve. Motion carried unanimously.**
4. Proposed Resolution by the Mayor - Initial Resolution Authorizing The Borrowing Of Not To Exceed \$10,000,000 To Finance Capital Improvement Projects; Providing For The Issuance Of General Obligation Promissory Notes Therefor; And Levying A Tax In Connection Therewith. PUBLIC HEARING: Carol Stancato, Director of Finance and Frank Pacetti, City Administrator, spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Wilson, to approve. Motion carried unanimously.**
5. Proposed Resolution by the Mayor - To Declare The Intent Of The City Of Kenosha, Wisconsin To Accept A Disbursement From The Irrevocable Trust Established By The Estate Of Franklin Allen Tess. PUBLIC HEARING: Mr. Pacetti spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Paff, to approve. Motion carried unanimously.**
6. Quit Claim Deed from the City of Kenosha to Trolley Square, LLC for property at 5607 6th Avenue (District #2). PUBLIC HEARING: No one spoke. **It was moved by Alderperson Johnson, seconded by Alderperson LaMacchia, to approve. Motion carried unanimously.**
7. Amendment to the 2013 Community Development Block Grant Subgrantee Agreements:
  - a. Women and Children's Horizons, Inc. -Facility Improvements (Scope of Services)
  - b. Urban League of Racine/Kenosha, Inc. - Facility Improvements (Budget and Scope of Services/Extension). PUBLIC HEARING: Beth Ballow, Executive Director of Women and Children's Horizons, Inc., and Norris Jones, Board Chairman of Urban League of Racine/Kenosha, Inc., were present. **It was moved by Alderperson Kennedy, seconded by Alderperson LaMacchia, to approve. Motion carried unanimously.**
8. KABA 2014 2nd Quarter Loan Reports. PUBLIC HEARING: No one spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Kennedy, to defer until the meeting scheduled for August 18, 2014. Motion carried unanimously.**
9. Disbursement Record #12 - \$4,824,249.41. PUBLIC HEARING: No one spoke. **It was moved by Alderperson Kennedy, seconded by Alderperson LaMacchia, to approve. Motion carried unanimously.**

10. 2015-2019 Consolidated Plan for the CDBG and HOME Programs. PUBLIC HEARING: Anthony Geliche and Mike Maki, Community Development Specialists, spoke. **It was moved by Alderperson LaMacchia, seconded by Alderperson Kennedy, to approve. Motion carried unanimously.**
11. Request from Robert Newell, 3800-19th Avenue to rescind the snow removal special assessment in the amount of \$446.00 from parcel 11-223-30-327-017. PUBLIC HEARING: Robert Newell III; Steve Bostrom, 12<sup>th</sup> District Alderperson; and Mr. Pacetti spoke. **It was moved by Alderperson Kennedy, seconded by Alderperson LaMacchia, to reduce the charge to \$208.60. Motion carried unanimously.**

There being no further business to come before the Finance Committee, it was moved, seconded and unanimously carried to adjourn at 6:59 pm.

\*NOTE: Minutes are unofficial until approval by the Finance Committee at the meeting scheduled for Monday, August 4, 2014.



ENGINEERING DIVISION  
SHELLY BILLINGSLEY, P.E.  
CITY ENGINEER  
PARK DIVISION  
JEFF WARNOCK  
SUPERINTENDENT  
FLEET MAINTENANCE  
MAURO LENCI  
SUPERINTENDENT

STREET DIVISION  
JOHN H. PRIJIC  
SUPERINTENDENT  
WASTE DIVISION  
ROCKY BEDNAR  
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS  
MICHAEL M. LEMENS, P.E., DIRECTOR  
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

MUNICIPAL BUILDING · 625 - 52ND ST · RM 305 · KENOSHA, WI 53140  
TELEPHONE (262) 653-4050 · FAX (262) 653-4056  
EMAIL PUBLICWORKS@KENOSHA.ORG

July 30, 2014

To: Eric Haugaard, Chairman  
Public Works Committee

From: Shelly Billingsley, P.E.  
Deputy Director of Public Works / City Engineer

Subject: ***Resolution by the Finance Committee – To Amend the City of Kenosha Capital Improvement Program for 2014 by Increasing OT-10-001 “Overpass Painting” in the Amount of \$45,000 and Decreasing OT-14-004 “Downtown Street Lighting Upgrade” in the Amount of \$45,000 for a net change of \$0.***

**BACKGROUND INFORMATION**

Staff requested a CIP Amendment be drafted by Finance to amend the CIP for 2014 to allow for additional funds to be allocated to Overpass Painting to complete the Anti-Graffiti Coating on all bridges.

**RECOMMENDATION**

Approve the amendment to amend the City of Kenosha Capital Improvement Program for 2014 by Increasing OT-10-001 “Overpass Painting” in the Amount of \$45,000 and Decreasing OT-14-004 “Downtown Street Lighting Upgrade” in the Amount of \$45,000 for a net change of \$0.

RESOLUTION NO. \_\_\_\_\_

BY: Finance Committee

To Amend the City of Kenosha Capital Improvement Program for 2014  
By Increasing OT10-001 "Overpass Painting" in the Amount of \$45,000 and Decreasing  
OT14-004 "Downtown Street Lighting Upgrade" in the Amount of \$45,000 for a Net Change of \$0

WHEREAS, Public Works would like to award an anti-graffiti coating project piece to the  
overpass painting project; and

WHEREAS, the above amendment to the Capital Improvement Program has been  
approved by the Public Works Committee and the Finance Committee on August 4, 2014;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Kenosha,  
Wisconsin that the Capital Improvement Program be, and hereby is amended as follows:

<i>Line Item</i>	<i>Description</i>	<i>Available Authorization</i>	<i>Authorization Adjustment</i>	<i>Amended Authorization</i>
OT-10-001	Overpass Painting (2014)	154,615	45,000	199,615
OT-14-004	Downtown Street Lighting Upgrade (2014)	69,949	(45,000)	24,949

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2014

Approved:

\_\_\_\_\_  
KEITH G. BOSMAN, MAYOR

Attest:

\_\_\_\_\_  
DEBRA SALAS, CITY CLERK/TREASURER

(RES14/cipOT-10-001.7.25.14)

**RESOLUTION NO.  
BY: FINANCE COMMITTEE**

**RESOLUTION TO CORRECT RESOLUTION #55-14  
SNOW REMOVAL FROM SIDEWALKS**

**PROJECT #13-001**

WHEREAS, Resolution #55-14 for Project #13-001 (Citywide Locations) in the amount of \$31,891.74 was passed by the Kenosha Common Council on June 2, 2014,

WHEREAS, it has been determined that a special assessment against Parcel #07-222-24-251-064 in the amount of \$237.40 for snow removal from sidewalks was levied in error,

NOW, THEREFORE, BE IT RESOLVED, by the Kenosha Common Council that the resolution be changed from \$31,891.74 to \$31,654.34.

Passed this 4<sup>th</sup> day of August, 2014.

Approved:

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Keith G. Bosman, Mayor

Attest:

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Debra L. Salas, City Clerk-Treasurer

Debra L. Salas  
City Clerk - Treasurer

Karen J. Forsberg  
Deputy City Clerk-Treasurer



CITY OF KENOSHA  
Department of  
City Clerk/Treasurer

July 14, 2014

Robert S. Newell, Jr.  
3800-19<sup>th</sup> Avenue  
Kenosha, WI 53140

Re: Request to Rescind Snow Removal Special Assessment-\$446.00  
Parcel 11-223-30-327-017  
3800-19<sup>th</sup> Avenue

Dear Mr. Newell:

Your request to rescind the above referenced special assessment will be reviewed by the Finance Committee and Common Council on July 21, 2014:

**Finance Committee - 6:00 pm - Room 204**  
**Common Council - 7:00 pm - Room 200**

Please attend both meetings. Should you have any questions do not hesitate to contact me.

Sincerely,

Debra L. Salas  
City Clerk-Treasurer

C: Alderperson Paff  
Mike Lemens-Public Works Director

7-14-14

KEISTAN -  
Please assemble

~~more~~ pertinent documents

Robert Newell  
3800-19<sup>th</sup> Avenue  
Kenosha, WI 53140

Kenosha Finance Committee c/o  
Kenosha city Clerk

I respectfully request for consideration that all costs incurred in  
"parcel # 11-223-30-327-017" be rescinded, or a future agenda vote be conducted by the Kenosha  
finance committee, also that it be conducted prior to a final action by the Kenosha Common Council.

The debt due for payment must be rescinded for the following reasons:

- #1. The incurred snow removal charges listed on documents received "see Attached" are for a new home I purchased on February 24<sup>th</sup> 2014, under Wisconsin law the lien on any home must be free of all debts incurred by the seller of every property unless otherwise specifically stated in the purchase agreement.
- #2. As of February 24<sup>th</sup> the city of Kenosha was notified that a free and clear title was submitted to purchase the property at 3800-19<sup>th</sup> Avenue Kenosha, WI 53140, and the city of Kenosha was paid a snow removal fee leaned against this address, and the city was satisfied. Title transfer then took place being free of all debts incurred by previous owners of said property.
- #3. Having spoken to the Clerks Office prior to this request as well as a simple resolution offered to rescind "parcel # 11-223-30-327-017", it is clear that the issue cannot be resolved without a review of the parcel itself "see Attached", the title and the city's handling of the title mortgage request "see Attached", and the proof of the owner incurred debts prior to closing the purchase of my home see attached".

The billing date of "parcel # 11-223-30-327-017" is 07/01/2014, prior to any interest, liens, credit reporting procedures, or public records held in the request for this debt to be withdrawn by the Kenosha Finance committee or Kenosha Common Council, the Kenosha City Treasurer shall be notified of the request for consideration in this matter and halt any further action until a final decision to the ownership of this debt has been clearly established by all parties.

Thank you and hopefully this issue can be resolved quickly for all parties.

Respectfully, Robert S. Newell Jr.



**CITY OF KENOSHA  
OFFICE OF THE CITY TREASURER  
625 - 52ND STREET - ROOM 105  
KENOSHA, WI 53140  
SPECIAL ASSESSMENT or SPECIAL CHARGE BILL**

*Cleared 8/16/14  
2/15/14*

ROBERT S NEWELL JR  
3800 19TH AVE  
KENOSHA, WI 53140

BILLING DATE: 07/01/14

PARCEL NO. 11-223-30-327-017

**FOR** RESOLUTION: 055-14 **DUE BY** JULY 31, 2014  
INST. OF .000 FT. OF SNOW REMOVAL WITHOUT INTEREST  
**PROPERTY**  
03800 019 AV

LOT 1 & N 21 FT OF LOT 2 BLK  
8 HOOD'S 2ND ADD PT SW 1/4  
SEC 30 T 2 R 23  
DOC#1443120  
DOC#1500954  
DOC#1531874  
DOC#1721798

**AMOUNT DUE\*** 446.00

**\*AMOUNT DUE IF PAID BY DATE ABOVE**

TAX BILL YEAR	AMOUNT	
2014	462.73	0000
0000		0000
0000		0000
0000		0000
0000		0000
TOTAL	462.73	

7.5%.

Interest Included if not paid by November 30<sup>th</sup> of this year.

**If this bill is not paid in full by November 30<sup>th</sup> of this year, this assessment or charge will automatically be placed on your real estate tax bill for the year and amount(s) shown above. Interest is included at 7.5%.**

**If paid by check, receipt is contingent on check being paid by bank on which it is drawn. Partial payments of this bill are not allowed.**

**If you have questions regarding this bill, please contact the Department of Public Works at 262-653-4050.**

LT-132568

Document Number

STATE BAR OF WISCONSIN FORM 1-2000  
WARRANTY DEED

**This Deed, made between, Nabil #1 LLC,** Grantor, and,  
**Robert S. Newell, Jr.,** Grantee.  
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum)

Lot 1 and the North 21 feet of Lot 2 in Block 8 of Hood's Second Addition, being part of the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 30, Town 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

For Informational Purposes Only  
Tax Key No. 11-223-30-327-017

Property Address: 3800 19th Avenue, Kenosha, WI 53140

Together with all appurtenant rights, title and interests

Grantor warrants that the title to the property is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restriction and covenants, general taxes levied in the year of closing.

Dated this 24<sup>th</sup> day of February, 2014.

*Ola Ahmad*  
Nabil #1 LLC

By: Ola Ahmad, sole member, by: Hussein Kanan,  
Attorney in fact

TRANSFER FEE  
\$162.00

AUTHENTICATION

Signature(s) \_\_\_\_\_

Authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_)  
Authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Hussein Kanan

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN )

Kenosha County

Personally came before me this 24<sup>th</sup> day of February, 2014 the above named Nabil #1 LLC, By: Ola Ahmad, sole member, by: Hussein Kanan, Attorney in Fact  
I know the person who executed the foregoing instrument and acknowledge the same.

Wendy Suhling  
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date 5-18-14)

\*Names of persons signing in any capacity should be typed or printed below their signatures.



DOCUMENT  
1721798

RECORDED

At Kenosha County, Wisconsin WI 53140  
Joë Lynn L. Storz, Registrar of Deeds  
February 26, 2014 12:57 PM  
\$30.00

Trans Fee \$162.00  
Pages 1

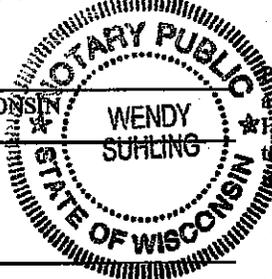
Recording Area

Name and Return Address  
Robert S. Newell, Jr.

3800 19th Ave  
Kenosha, WI 53140

11-223-30-327-017

Parcel Identification Number (PIN)  
This is not homestead property.



COPY #3

201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	43,200.00	502. Settlement charges to seller (line 1400)	4,624.88
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Lender Credit For RESPA Cure	157.10	504. Payoff 1st Mtg. Ln. Tahner Bank & Trust	17,786.69
205. Closing Cost Rebate	690.00	505. Payoff 2nd Mtg. Ln.	
206. Origination Credit	480.00	506. Property Tax-2010-2012 Delinquent Taxes	23,917.03
207.		507. City Taxes-2013 Taxes	6,542.86
208. Seller's Paid Owners Policy	394.00	508. Seller's Paid Owners Policy	394.00
209.		509.	
<b>Adjustments For Items Unpaid By Seller:</b>		<b>Adjustments For Items Unpaid By Seller:</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/14 to 02/24/14	525.94	511. County taxes 01/01/14 to 02/24/14	525.94
212. Assessments to		512. Assessments to	
213. Towards Potential Snow Removal Asmt not billed yet	208.60	513. Towards Potential Snow Removal Asmt not billed yet	208.60
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower:</b>	<b>46,155.64</b>	<b>520. Total Reductions In Amount Due Seller:</b>	<b>54,000.00</b>
<b>300. Cash At Settlement From/To Borrower:</b>		<b>600. Cash At Settlement From/To Seller:</b>	
301. Gross amount due from borrower (line 120)	56,636.83	601. Gross amount due to seller (line 420)	54,000.00
302. Less amount paid by/for borrower (line 220)	46,155.64	602. Less reductions in amount due seller (line 520)	54,000.00
<b>303. Cash (<input checked="" type="checkbox"/>FROM) (<input type="checkbox"/>TO) Borrower:</b>	<b>10,481.19</b>	<b>603. Cash (<input type="checkbox"/>TO) (<input type="checkbox"/>FROM) Seller:</b>	<b>0.00</b>

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Previous editions are obsolete

Page 1 of 4

HUD-1

#2

COPY



**A. SETTLEMENT STATEMENT (HUD-1)**

**B. TYPE OF LOAN**

1.  FHA      2.  RHS      3.  CONV. UNINS.  
 4.  VA      5.  CONV. INS.

6. FILE NUMBER: LT-132568      7. LOAN NUMBER: 1144030740

8. MORTGAGE INS. CASE NO.:

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME & ADDRESS OF BORROWER:** Robert S. Newell, Jr.  
6617 21st Avenue, Kenosha, WI 53143

**E. NAME & ADDRESS OF SELLER:** Nabil #1 LLC

**F. NAME & ADDRESS OF LENDER:** JPMorgan Chase Bank, N.A.  
3050 Highland Parkway, 7th Floor, Downers Grove, IL 60515

**G. PROPERTY LOCATION:** 3800 19th Avenue, Kenosha, WI 53140

**H. SETTLEMENT AGENT:** Landmark Title Corporation  
**PLACE OF SETTLEMENT:** 3501 30th Avenue, Kenosha, WI 53144 (262) 658-2066

**I. SETTLEMENT DATE:** 2/24/2014    **CLOSING DATE:** 2/24/2014    **DISBURSEMENT DATE:** 2/24/2014

**J. Summary of Borrower's Transaction**

**K. Summary of Seller's Transaction**

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	54,000.00	401. Contract sales price	54,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	2,636.83	403.	
104.		404.	
105.		405.	
<b>Adjustments For Items Paid By Seller In Advance:</b>		<b>Adjustments For Items Paid By Seller In Advance:</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower:</b>	<b>56,636.83</b>	<b>420. Gross Amount Due To Seller:</b>	<b>54,000.00</b>

*Copy #1*

SA0L3PAY

SPECIAL ASSESSMENTS

03 JUL 14 14:45 CDEBS

NAME: ROBERT S NEWELL JR  
 ADDRESS: 3800 019 AV  
 PROJECT NO. 13-001 TYPE 09 S.A. TYPE: SNOW REMOVAL  
 BREAK 0 ORDER # 000 STREET 019V PARCEL NO. 11-223-30-327-017-0  
 OLD PARCEL 00-000-00-000-000-0

RESOLUTION NUMBER	FILE TYPE	ORIGINAL YEARS	REMAINING YEARS	ANNUAL INTEREST RATE	EFFECTIVE BILLING DATE
055-14	A	01	01	07.5	07/01/14
MONTHLY INT CHARGED	ORIGINAL ASMT DUE	JAN 1 BALANCE DUE	ACCRUED INTEREST	TO BE APPLIED TO TAX ROLL	
2.79	\$446.00	\$0.00	\$0.00	\$446.00	
CURRENT BALANCE DUE	\$446.00	CURRENT INTEREST	\$0.00		

DATE PAID	PRINCIPAL PAID	INTEREST PAID	JE	RECEIPT NO
00/00/00	0.00	0.00		00000

MSG-WAIT/MENU

XMIT/NEXT RECORD

F3/GEN INFO      F4/PAY INFO      F5/PAY HIST      F6/LEGAL

SA0L3S

SPECIAL ASSESSMENTS VIEW  
SNOW REMOVAL

03 JUL 14 14:45 CDEBS  
GENERAL INFO SCREEN

NAME: ROBERT S NEWELL JR  
ADDRESS: 03800 019 AV  
PROJECT NO. 13-001 TYPE 09  
ORDER # 0000 STREET 019V PARCEL NO. 11-223-30-327-017-0 000

FILE TYPE	TAX YEAR	# OF YRS	ANNUAL INTEREST	TYPE	RESOLUTION NUMBER	DATE	BILL DATE
A	2014	01	07.5	F	055-14	06/02/14	07/01/14
				ADMIN FEE	AMOUNT	TOTAL ASMT	
				140.00	306.00	\$446.00	

X SNOW CLEARED ON 1/17/14 & 2/15/14

MSG-WAIT/MENU XMIT/NEXT REC F4/PAY INFO F5/PAY HIST F6/LEGAL (U)

Screen  
print of 1st  
complaint

SCDL1A 03 JUL 14 15:04 PKRISB  
Date:07/03/14 PUBLIC WORKS SNOW COMPLAINTS  
Complainant Name:CDI - ROOM 100  
Addr:00625 052 ST

Property Addr:3800 019 AV 2 Parcel:11-223-30-327-017 Status:C

CMNT:VACANT PROPERTY

Taken by:PKRISB Date:01/08/14 Time:10:59

Inspection: No Action XTagged Ordered Cleared Ordered Cleared/Cited  
Inspected by:BK Date:01/10/14 Time:10:15  
CMNT:SIDEWALK NOT CLEARED ON CORNER LOT. TAGGED PROPERTY AND TOOK PICTURES.

Follow-up: No Action Tagged XOrdered Cleared Ordered Cleared/Cited  
Follow-up by:AFS Date:01/16/14 Time:09:05  
CMNT:SIDEWALK NOT CLEARED. ORDERED CLEARED.

Esc/Exit F1/Prev F2/Next F3/Add F4/Update F7/Print F10/Delete Enter/Cont[ ]

# Sidewalk Clearing

## Notice

City of Kenosha

Public Works

625 - 52<sup>nd</sup> Street, Room 305

Kenosha, WI 53140

(262) 653-4050

Common Council Item M4

July 21, 2014 Page 379

3800 14<sup>th</sup> Ave

Date: 2/12/14 Time: 11:35 AM

SIDEWALKS MUST BE CLEARED

FULL WIDTH

02.12.2014 12:31

3800

Common Council Item M4

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Finance Committee Agenda Item 3.  
Common Council Agenda Item I.2.

02.12.2014 12:33

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02.12.2014 12:33

Finance Committee Agenda Item 3.  
Common Council Agenda Item I.2.

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02.12.2014 12:33

Finance Committee Agenda Item 3.  
Common Council Agenda Item I.2.

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02.12.2014 12:33

JOB NUMBER 14054

DATE ORDERED 1-16-2014

ADDRESS 3800 19<sup>th</sup> ave

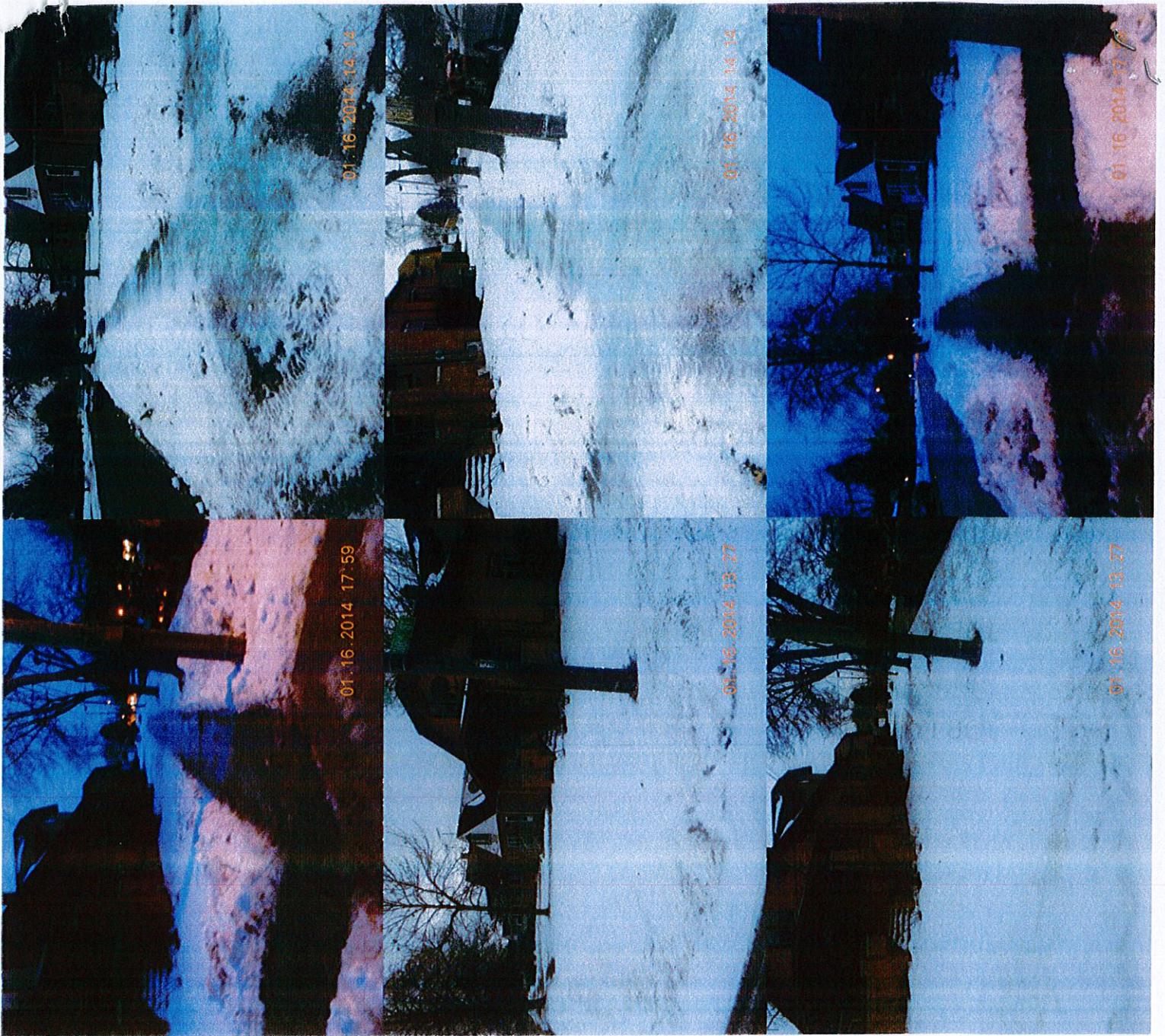
DATE SNOW REMOVED 1-17-2014

LINEAR FOOT 154

JOB COST 138<sup>60</sup>

JOB FOREMAN gm

copy of  
contractor  
invoice +  
before and  
after  
pictures



screen  
print of  
2nd complaint

SCOL1A 03 JUL 14 15:04 PKRISB  
Date:07/03/14 PUBLIC WORKS SNOW COMPLAINTS  
Complainant Name:CDI - ROOM 100  
Addr:00625 052 ST

Property Addr:03800 019 AV 3 Parcel:11-223-30-327-017 Status:C

CMNT:VACANT PROPERTY

Taken by:PKRISB Date:02/11/14 Time:13:45

Inspection: No Action XTagged Ordered Cleared Ordered Cleared/Cited

Inspected by:BK Date:02/12/14 Time:11:35

CMNT:SIDEWALK NOT CLEARED ON THIS CORNER LOT. TAGGED AND TOOK PICTURES.

Follow-up: No Action Tagged XOrdered Cleared Ordered Cleared/Cited

Follow-up by:AFS Date:02/14/14 Time:17:00

CMNT:AFS INSPECTED 2/14/14 13:08 PM SIDEWALK IS NOT CLEARED SO WILL ORDER CLEAR  
D. ORDERED CLEARED AT 17:00 PM

Esc/Exit F1/Prev F2/Next F3/Add F4/Update F7/Print F10/Delete Enter/Cont[ ]

Sidewalk Clearing

Notice

City of Kenosha  
Public Works

625 - 52<sup>nd</sup> Street, Room 303  
Kenosha, WI 53140

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July 21, 2014 Page 387

(262) 653-4050

3800 - 19<sup>th</sup> Ave

Date: 1/10/14 Time: 10:15 AM

SIDEWALKS MUST BE CLEARED

FULL WIDTH

Per City Ordinance, Section 5.11, the owner, occupant or party in charge of the property abutting or fronting the sidewalk shall remove and clear away or cause to remove or clear away snow and ice within 24 hours

01.10.2014 11:18

3800

01.10.2014 11:20



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July 21, 2014 Page 389

01.10.2014 11:21



Common Council Item M4  
July 21, 2014 Page 390

01.10.2014 11:22



Common Council Item M4  
July 21, 2014 Page 391

01.10.2014 11:22

JOB NUMBER 14147

DATE ORDERED 2-14-2014

ADDRESS 3800 19<sup>th</sup> Ave

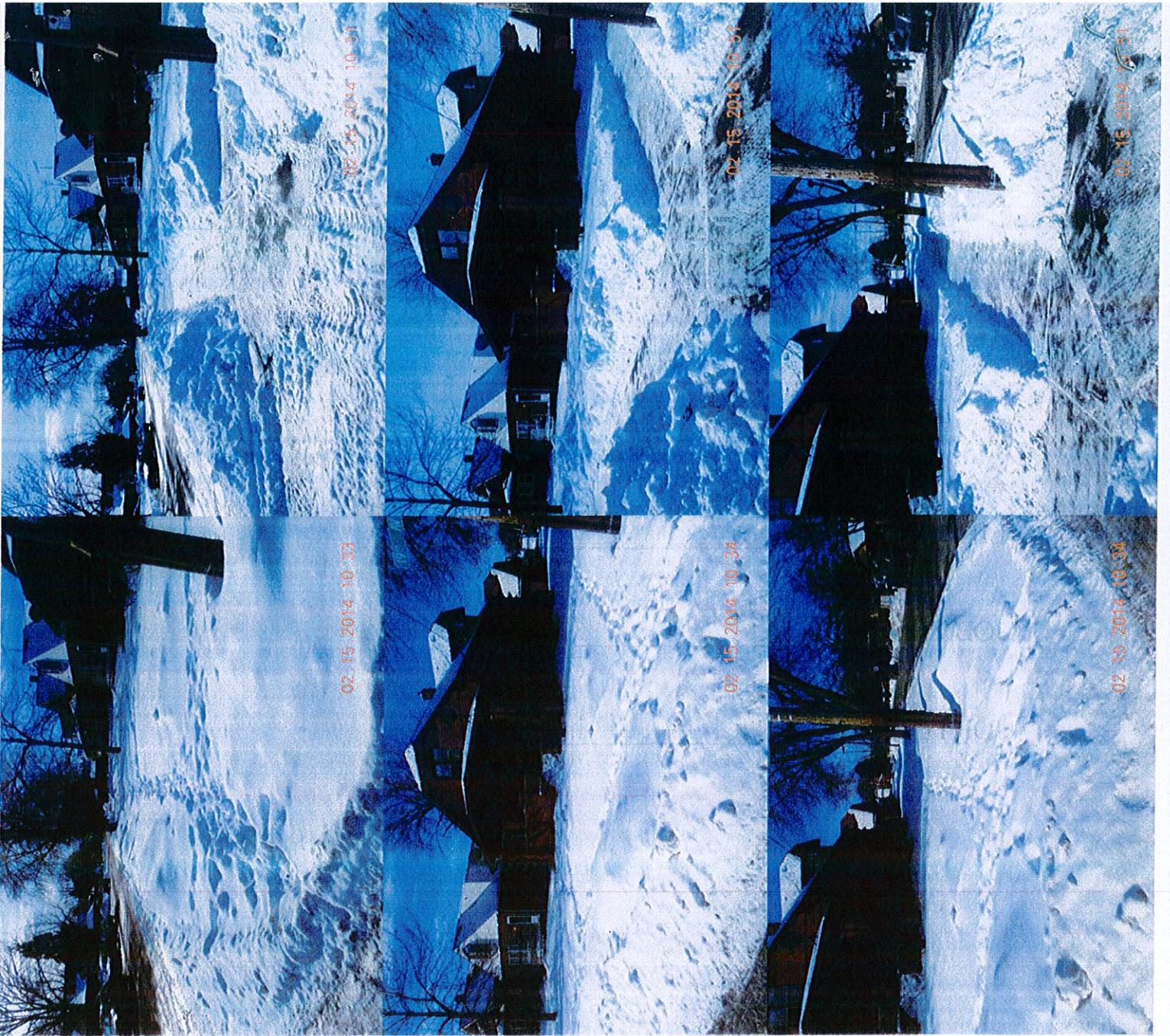
DATE SNOW REMOVED 2-15-2014

LINEAR FOOT 186

JOB COST 167<sup>40</sup>

JOB FOREMAN gm

copy of  
contractor  
invoice +  
before and  
after  
pictures



Resolution No. \_\_\_\_\_

By: the Mayor

RESOLUTION AWARDING THE SALE OF  
\$10,000,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2014

WHEREAS, the Common Council of the City of Kenosha, Kenosha County, Wisconsin (the "City") has, by a resolution adopted on July 21, 2014 (the "Initial Resolution"), authorized the issuance of general obligation promissory notes pursuant to Section 67.12(12) of the Wisconsin Statutes in an amount not to exceed \$10,000,000 for the public purpose of paying the cost of projects included in the City's adopted Capital Improvement Plans, including street improvement projects; storm water control projects; park and public works projects; police, fire, public works, parks and storm water utility equipment; City development and redevelopment projects; and airport, museum, fire department, municipal office building and library building improvements (the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, cities are authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes; and

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to sell its general obligation promissory notes (the "Notes") to Piper Jaffray & Co. (the "Purchaser"), pursuant to the terms and conditions of its note purchase proposal attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Sale of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of TEN MILLION DOLLARS (\$10,000,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted, and the Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. To evidence the obligation of the City, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, the Notes aggregating the principal amount of TEN MILLION DOLLARS (\$10,000,000) for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2014"; shall be issued in the aggregate principal amount of \$10,000,000; shall be dated August 18, 2014; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on June 1 of each year, in the years and principal amounts as set forth on

the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this reference. Interest is payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2015. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on June 1, 2024 shall be subject to redemption prior to maturity, at the option of the City, on June 1, 2023 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If the Proposal specifies that any of the Notes are subject to mandatory redemption, the terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2014 through 2023 for the payments due in the years 2015 through 2024 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted

accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$10,000,000 General Obligation Promissory Notes, Series 2014, dated August 18, 2014" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. The City Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the City and disbursed solely for the purposes for which borrowed or for the payment of the principal of and the interest on the Notes. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purposes for which the Notes have been issued

have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purposes shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and

acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by the City Clerk or City Treasurer (the "Fiscal Agent").

Section 12. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations previously executed on behalf of the City and on file in the City Clerk's office.

Section 15. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official

Statement and any addenda or Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 17. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 4th day of August, 2014.

Attest: \_\_\_\_\_, City Clerk  
Debra Salas

Dated: \_\_\_\_\_, 2014

Approved: \_\_\_\_\_, Mayor  
Keith G. Bosman

DRAFT

EXHIBIT A

Note Purchase Proposal

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS  
STATE OF WISCONSIN  
KENOSHA COUNTY  
NO. R- \_\_\_\_\_ CITY OF KENOSHA \$ \_\_\_\_\_  
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2014

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:  
June 1, \_\_\_\_\_ August 18, 2014 \_\_\_\_\_% \_\_\_\_\_

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: \_\_\_\_\_ THOUSAND DOLLARS  
(\$ \_\_\_\_\_)

FOR VALUE RECEIVED, the City of Kenosha, Kenosha County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2015 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$10,000,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purpose of paying the cost of projects included in the City's adopted Capital Improvement Plans, including street improvement projects; storm water control projects; park and public works projects; police, fire, public works, parks and storm water utility equipment; City development and redevelopment projects; and airport, museum, fire department, municipal office building and library building improvements, all as authorized by resolutions of the Common Council duly adopted by said governing body at meetings held on July 21, 2014 and August 4, 2014. Said resolutions are recorded in the official minutes of the Common Council for said dates.

The Notes maturing on June 1, 2024 are subject to redemption prior to maturity, at the option of the City, on June 1, 2023 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Kenosha, Kenosha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF KENOSHA,  
KENOSHA COUNTY, WISCONSIN

By: \_\_\_\_\_  
Keith G. Bosman  
Mayor

(SEAL)

By: \_\_\_\_\_  
Debra Salas  
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

\_\_\_\_\_  
(Name and Address of Assignee)

\_\_\_\_\_  
(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints \_\_\_\_\_, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

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

Signature Guaranteed:

\_\_\_\_\_  
(e.g. Bank, Trust Company  
or Securities Firm)

\_\_\_\_\_  
(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

\_\_\_\_\_  
(Authorized Officer)

CITY OF KENOSHA				07/08/14
CIP PROJECTS FINANCED TOTALLY OR PARTIALLY BY 2014 BORROWING		<b>DRAFT</b>		
		AUTHORIZED PROJECT AMOUNT		FINANCING AMOUNT
PROJECT				
<b>Infrastructure</b>				
Resurfacing	1,545,000			
Sidewalk Repairs	770,000			
Miscellaneous Right-of-Way purchases	40,000			
Pavement Markings	60,000			
Sheridan Road – 50 <sup>th</sup> Street – 7 <sup>th</sup> Ave.	764,500			
39 <sup>th</sup> Ave. - Washington Road – 45 <sup>th</sup> Street	1,400,000			
56 <sup>th</sup> Street – Sheridan Road – 13 <sup>th</sup> Aveue	270,000			
75 <sup>th</sup> Street – 43 <sup>rd</sup> Avenue – I-94	7,013,800			
Resurfacing – Cost Share with Town of Somers	770,000			
Prior Year Open Projects	2,403,306			
			15,036,606	
Less: Special Assessment & Interest Revenue				(150,000)
2014 Miscellaneous R-O-W not bonded				(40,000)
2014 Sher. Rd-50 <sup>th</sup> St-7 <sup>th</sup> Ave. not bonded				(168,620)
2014 39 <sup>th</sup> Ave.-Wash Rd. portion not bonded				(820,000)
Grant revenue for 2014 projects not bonded				(595,880)
Grant Revenue				(8,848,800)
Funds Available				(1,578,806)
				2,834,500
<b>Administration</b>				
Joint Services Project	900,000			
Classificatin & Compensation Study	75,000			
Prior Year Open Project	1,130,653			
			2,105,653	
Less: 2014 Joint Service portion not bonded				(900,000)
Prior year open projects				(350,000)
2013 Outside Funds				(50,000)
Funds Available				(573,453)
				232,200
<b>Airport</b>				
Crack Seal Slurry Seal				
Property Acquisition	550,000			
Airport Safety Enhancements	566,700			
Miscellaneous Maintance/updates	20,000			
Prior Year Open Projects	73,428			
			1,210,128	
Less: Grant Revenue				(1,060,865)
2014 Property Acquisition portion not bonded				(27,500)
Funds Available				(60,063)
				61,700
<b>City Development</b>				
Housing & Neighborhood Reinvestment	128,000			
Prior Year Open Projects	340,019			
			468,019	
Less: Prior year projects				(200,000)
Funds Available				(99,419)
				168,600
<b>Fire</b>				
Building & grounds improvements	75,000			
Engine company replacements (2)	890,400			
Fire System Study	50,000			
Prior Year Open Project	728,348			
			1,743,748	
Less: Funds Available				(394,648)
				1,349,100

CITY OF KENOSHA				07/08/14
CIP PROJECTS FINANCED TOTALLY OR PARTIALLY BY 2014 BORROWING		<b>DRAFT</b>		
		AUTHORIZED PROJECT		FINANCING
PROJECT		AMOUNT		AMOUNT
Other Public Works Projects				
Equipment		724,500		
Bike & Pedestrian plan Implementation		40,000		
Municipal Office Building Improvements		110,500		
Traffic Operations Bldg. Improvements		330,000		
Intersection Signal Control		200,000		
Site Remediation		1,842,826		
Overpass Painting		155,000		
Fuel Dispenser Card Reading System		60,000		
School Zone Signage		15,000		
Downtown Amenities		46,300		
Fuel Island Dispenser Upgrade		60,000		
74 <sup>th</sup> St. & 123 <sup>rd</sup> Avenue Street Lights		70,000		
Downtown Street Light upgrades		80,000		
Prior Year Open Projects		1,526,284		
			5,260,410	
Less: 2014 Bike & Pedestrian project not bonded				(25,000)
2014 Intersection Signal project not bonded				(200,000)
2014 Downtown Light project not bonded				(80,000)
2014 Site Remediation project not bonded				(500,000)
2014 Fuel Card project not bonded				(60,000)
2014 Fuel Island Upgrade project not bonded				(60,000)
Grant Funding				(1,342,826)
Prior year open projects				(200,000)
Funds Available				(1,400,484)
				1,392,100

CITY OF KENOSHA				07/08/14
CIP PROJECTS FINANCED TOTALLY OR PARTIALLY BY 2014 BORROWING		<b>DRAFT</b>		
		AUTHORIZED PROJECT AMOUNT		FINANCING AMOUNT
PROJECT				
<b>Police</b>				
Squad Cars		337,300		
Tasers		51,100		
Prior Year Open Projects		15,397		
			403,797	
Less: Funds Available				(28,097)
				375,700
<b>Park</b>				
Reforestation/Tree & Stump Removal/Ash Borer Program		305,000		
Equipment		182,000		
Mpark Master Plan		62,000		
Park Renovations - Various Parks		52,000		
Field office buildings		65,000		
Outdoor Rec Plan & Master Plan Implementation		684,320		
ADA Accessible Park		30,000		
Prior Year Projects		2,687,750		
			4,068,070	
Less: Outside Funding				(450,000)
2014 Field Office Project not bonded				(65,000)
2012/2013 CORP plan-portion not bonded				(1,000,000)
2014 Reforestation-portion not bonded				(25,000)
Funds Available				(1,402,170)
				1,125,900
<b>Library</b>				
Simmons Library Restoration		489,000		
Prior Year Open Project		82,422		
			571,422	
Less: Funds Available				(112,422)
				459,000
<b>Museum</b>				
Public Museum HVAC analysis & upgrade		150,000		
Prior Year Open Projects		99,885		
			249,885	
Less: Funds Available				(114,885)
				135,000
<b>Redevelopment Authority</b>				
General Acquisition/property maintenance		262,000		
Prior Year Open Project		65,721		
			327,721	
Less: Funds Available				(65,721)
				262,000
<b>Mass Transit</b>				
Parking Lot #3 Improvements		5,000		
Parking Lot #8 Improvements		10,000		
Streetcar expansion		10,057,710		
Prior Year Projects		707,587		
			10,780,297	
Less: 2014 Grant funds				(7,406,168)
2014 Streetcar Project not bonded				(2,651,542)
Prior year projects				(291,580)
Funds Available				(431,007)
				-
				-

CITY OF KENOSHA				07/08/14
CIP PROJECTS FINANCED TOTALLY OR PARTIALLY BY 2014 BORROWING		<b>DRAFT</b>		
		AUTHORIZED PROJECT AMOUNT		FINANCING AMOUNT
PROJECT				
Storm Water Utility				
Curb Gutter & Conveyance		125,000		
Storm Inlet Leads		1,035,000		
Equipment		366,000		
Multi-Plate Storm Sewer		50,000		
Wetland Mitigation Bank		100,000		
Recreational Water Quality Improvements		410,000		
Pollution Prevention		115,000		
Flood Control Management		1,821,000		
Stormwater Management Plan		250,000		
Detention Basin Dredging		240,000		
39 <sup>th</sup> Ave. - Washington Road – 45th Street		240,000		
Lincoln Lagoon		40,000		
Prior Year Projects		7,676,407		
			12,468,407	
Less: Prior year projects not bonded				(5,852,100)
2014 Flood Control Management not bonded				(1,821,000)
2014 Pollution Prevention not bonded				(115,000)
2014 Storm inlet/leads-portion not bonded				(1,035,000)
2014 Detention Basin Dredging not bonded				(240,000)
2014 Grant funds				(350,000)
Funds Available				(1,451,107)
				1,604,200
			54,694,163	
				10,000,000
				10,000,000
SHAREFIN/Bonding14/14 financed cip projects)				

## Kenosha Regional Airport Lease Summary

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### Bird's Roost Hangar Company Limited Partnership 9516 - 52nd Street

- 1.) **TERM:** 20 years; July 1, 2014 through and including June 30, 2034
- 2.) **RATE:** Annual Fee \$.20 = \$2,944.80  
Biannual Payments \$.20 = \$1,472.40
- 3.) **RENEGOTIATION:** Rental fees to be adjusted per Airport Commission review and Council approval.
- 4.) **LOCATION ON AIRPORT:** 9516 - 52nd St.
- 5.) **PROPERTY DESCRIPTION:** 14,724 sq. ft.
- 6.) **HANGAR DIMENSIONS:** 52' x 184.5'
- 7.) **USE OF HANGAR:** Aircraft storage and repairs.
- 8.) **OWNERSHIP OF IMPROVEMENTS:** Lessee retains ownership.
- 9.) **NOTE:** Lease Renewal

**LEASE**

**Between**

**THE CITY OF KENOSHA, WISCONSIN,  
A Municipal Corporation**

**And**

**BIRD'S ROOST HANGAR COMPANY LIMITED PARTNERSHIP,  
A Wisconsin Limited Partnership  
9516 52nd Street  
Kenosha, Wisconsin 53144**

**THIS LEASE** is entered into between the **CITY OF KENOSHA, WISCONSIN**, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, hereinafter referred to as "**CITY**", and **BIRD'S ROOST HANGAR COMPANY LIMITED PARTNERSHIP**, a Wisconsin limited partnership, with offices at 9516 52nd Street, Kenosha, Wisconsin 53144, hereinafter referred to as "**LESSEE**".

**WITNESSETH:**

**WHEREAS**, the **CITY** operates the Kenosha Regional Airport, and owns the land upon which the Airport is located; and,

**WHEREAS**, the **LESSEE'S** current Lease with the **CITY** expired April 30, 2014; and,

**WHEREAS**, the **LESSEE** timely requested that the **CITY** negotiate a new Lease with the **LESSEE**; and,

**WHEREAS**, the **LESSEE** and the **CITY** have negotiated the terms and conditions of a new Lease; and,

**WHEREAS**, the **LESSEE** desires to enter into this Lease to use land at the Airport for an existing airport T-hangar complex located at 9516 52nd Street consisting of one (1) building, approximately fifty-two (52') feet by one hundred eighty-four and five tenths (184.5') feet in size; and,

**WHEREAS**, it is to the mutual advantage of the parties to enter into this Lease.

**NOW, THEREFORE**, in consideration of the mutual undertakings, understandings and agreements hereinafter set forth, the **CITY** and the **LESSEE** agree as follows:

**ARTICLE 1 – PREMISES**

**1.1 LAND.** The **CITY** leases to the **LESSEE** Fourteen Thousand Seven

Hundred Twenty-Four (14,724) square feet of land located at 9516 52nd Street, Kenosha, Wisconsin, 53144, more particularly described on attached Exhibit "A", hereinafter referred to as the "PREMISES".

**1.2 ACCEPTANCE.** The LESSEE warrants that it has inspected the PREMISES and has found the PREMISES suitable for its intended purposes, as is, subject to the use limitations and obligations imposed by this Lease.

## ARTICLE 2 – TERM

**2.1 TERM.** The term of this Lease is for the period of July 1, 2014 through and including June 30, 2034, hereinafter referred to as the "TERM". Between six (6) months and one (1) year prior to the expiration date of this Lease, the LESSEE may request, in writing, that the CITY negotiate a new Lease. If timely notice is given to the CITY and the LESSEE is in full compliance with this Lease, the CITY shall meet with the LESSEE in good faith to negotiate a new Lease which may be for any TERM agreed to by the parties.

## ARTICLE 3 - RENT

**3.1 RENT.** Subject to Article 3.3, the LESSEE agrees to pay the CITY for the use and occupancy of the PREMISES rent in the annual sum of Two Thousand Nine Hundred Forty-Four Dollars and eighty cents (\$2,944.80) based upon a charge of Twenty Cents (\$0.20) per square foot for the PREMISES. The rent shall be payable in equal semiannual installments of One Thousand Four Hundred Seventy-Two Dollars and forty cents (\$1,472.40) on or before January 1 and July 1 of each year during the TERM of this Lease. Rent shall be payable at the office of the Airport Director, 9900 52<sup>nd</sup> Street, Kenosha, Wisconsin 53144-7430 or at such other place as may be directed in writing by the CITY.

**3.2 LATE PAYMENTS.** Late payment of rent shall be subject to interest on the unpaid balance due and payable at the rate of one and one-half (1-1/2%) percent per month, until paid in full.

**3.3 RENT ADJUSTMENT.** The annual rent may be adjusted from time to time during the TERM of this Lease based upon recommendation of the Airport Commission and approval by the Common Council. Annual rent adjustments shall not be inconsistent with other land leases at the Airport.

## ARTICLE 4 – IMPROVEMENTS

**4.1 DEFINITION. IMPROVEMENTS** shall include but shall not be limited to construction, reconstruction, alteration, modification, addition, expansion and replacement of buildings, structures, facilities, landscaping, and site modifications on the PREMISES.

**4.2 PLANS AND SPECIFICATIONS.** Plans and specifications for the construction of any IMPROVEMENTS shall be submitted to the Airport Commission and the CITY for approval. No work shall commence on the IMPROVEMENTS until all necessary approvals have been received and all required permits from the CITY have been obtained. All IMPROVEMENTS shall comply with the City Zoning Ordinance, Code of General Ordinances

and all applicable state and federal laws, rules and regulations.

**4.3 CONSTRUCTION INSURANCE REQUIREMENTS.** Prior to commencing the construction of any **IMPROVEMENTS**, the **LESSEE** shall procure and submit proof of the following insurance coverages to the Airport Director for approval by the Airport Commission:

a. Builder's All Risk Insurance in the amount of the full value of the **IMPROVEMENTS** insuring against loss or damage during the course of construction, including material delivered, but not attached to the site; and,

b. Liability Insurance protecting the **LESSEE** and the **CITY** from claims for death, personal injury or property damage arising during the course of construction of the **IMPROVEMENTS** in accordance with the coverage requirements specified in this Lease.

**4.4 CONSTRUCTION LIENS.** The **LESSEE**, in making **IMPROVEMENTS** upon the **PREMISES**, shall not grant permission for or permit any liens for labor or materials to attach to the **PREMISES** without the prior written consent of the **CITY**, nor allow any condition to exist or situation to develop whereby any party would be entitled, as a matter of law, to file or claim a lien against the **PREMISES**. In order to void such liens, the **LESSEE** shall promptly pay or cause to be paid all bills for labor and materials. In the event any involuntary lien attaches to the **PREMISES**, the **LESSEE** shall take such steps as shall cause the discharge of such lien within sixty (60) days after the filing thereof, or deposit a like amount in escrow with the City Clerk/Treasurer until the lien is discharged. Nothing contained herein shall prohibit the **LESSEE** from financing the **IMPROVEMENTS** subject to a security lien on the **IMPROVEMENTS**. However, the **LESSEE** shall not permit any security lien to attach to the real estate upon which the **IMPROVEMENTS** are situated. Nothing contained herein shall preclude the **LESSEE** or its contractor from, in good faith, defending against claims by labor or material suppliers which it believes are unwarranted.

**4.5 RISK OF LOSS.** The **LESSEE** assumes the risk of loss or damage to all of the construction work and the risk of loss or damage to all property of the **CITY** arising out of or in connection with the performance of the construction work. In the event of such loss or damage, the **LESSEE** shall forthwith repair, replace, restore and/or reconstruct the construction work and the property of the **CITY** without cost or expense to the **CITY**.

**4.6 INDEMNITY AND HOLD HARMLESS BY CONTRACTORS.** The **LESSEE** shall require its contractors who construct the **IMPROVEMENTS** to indemnify and hold harmless the **CITY**, and its officers, employees and agents against any and all claims, liability, loss, charges, damages, costs, expenses or attorneys' fees, which any of them may hereafter sustain, incur or be required to pay as a result of any act or omission of the **LESSEE** involving the construction of the **IMPROVEMENTS** by reason of which any person suffers personal injury, death or property loss or damage; provided, however, the provisions of this paragraph shall not apply to claims, liabilities, losses, charges, damages, costs, expenses or attorneys' fees caused or resulting from the acts or omissions of the **CITY**, or any of its officers, employees or agents.

**4.7 INSPECTION.** The **CITY** shall have the right, through its duly

designated representatives, to inspect the construction work, at any and all reasonable times during the progress thereof, and from time to time, in its discretion, to take samples and perform testing on any part of the construction work, provided the taking of samples and testing shall be conducted so as to minimize interference with the construction work, if such minimization of impact can be accomplished without diminishing the effectiveness or accuracy of the sampling and/or testing.

**4.8 NO CONTRACTOR'S RIGHTS AGAINST CITY.** Nothing contained herein shall grant or be deemed to grant to any contractor, architect, supplier, subcontractor or any other person engaged to perform, design or construct work any right of action or claims against the **CITY**, its officers and employees with respect to any labor or materials provided in connection with the construction work. Nothing contained herein shall create, or be deemed to create, any relationship between the **CITY** and any such contractor, architect, supplier, subcontractor or any other person engaged in any part of the construction work and the **CITY** shall not be responsible to any of the foregoing for any payments due or alleged to be due thereto for any work performed or materials supplied in connection with the construction work.

**4.9 UNAUTHORIZED IMPROVEMENTS.** Should the **LESSEE** make any **IMPROVEMENTS** without prior **CITY** approval, which are not satisfactory to the **CITY**, then, upon written notice to do so, the **LESSEE** shall remove the same, or if agreed upon by the **CITY**, cause the same to be changed, modified or reconstructed to the satisfaction of the **CITY**. Should the **LESSEE** fail to comply with such notice within sixty (60) days of receipt thereof, or should the **LESSEE** commence to comply therewith and fail to pursue such work diligently to completion, the **CITY** may effect the removal, change, modification or reconstruction thereof, and the **LESSEE** shall pay the cost thereof to the **CITY**, upon written demand together with interest at the highest rate permitted by law from the date of the **CITY'S** written demand until paid.

**4.10 OWNERSHIP, TRANSFER, SURRENDER OR REMOVAL OF IMPROVEMENTS.** The **LESSEE** shall own, have and retain title to all **IMPROVEMENTS** the **LESSEE** places upon the **PREMISES**. Upon expiration or termination of this Lease, the **LESSEE** shall have the option, subject to the approval of the Airport Commission and Common Council of:

- a. Transferring all **IMPROVEMENTS** to a third party at a fair market value subject to such third party entering into a new lease with the **CITY**;
- b. Surrendering all **IMPROVEMENTS** to the **CITY** at no cost to the **CITY**; or
- c. Removing all **IMPROVEMENTS** from the **PREMISES** within one hundred twenty (120) days of Lease termination.

## **ARTICLE 5 - USE OF PREMISES**

**5.1 USE OF PREMISES.** The **LESSEE** shall use the **PREMISES** for the storage of aircraft and repairs by the aircraft owners of aircraft housed in the T-hangar within the limits of Federal Aviation Administration Regulations and in compliance with the Minimum Standards for T-Hangar, Common Hangar and Tie-Down Aircraft Storage Operator set forth in

Chapter XXV of the Code of General Ordinances for the City of Kenosha as may be amended from time to time. The LESSEE shall store flammable materials in compliance with all city, state and federal laws, rules and regulations.

**5.2 NOISE STANDARDS FOR AIRCRAFT BASED ON PREMISES.** The LESSEE agrees that all aircraft used in conjunction with the PREMISES shall comply with the noise standards established under Part 36 of Title 14 of the Code of Federal Regulations ("FAR 36"), as may be amended from time to time, and with any lawful noise abatement plan which the CITY may promulgate.

**5.3 LIMITATION ON AIRCRAFT REPAIR WORK OUTSIDE OF A HANGAR.** All aircraft repair work must be done inside a hangar except for minor adjustments of aircraft engines or parts. No airplane shall be stored for more than twelve (12) hours outside of a hangar without the prior permission of the Airport Director.

**5.4 CHANGED USE.** Any change in the use of the PREMISES must have the prior written approval of the Airport Commission or be a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**5.5 PROHIBITED USE.** The LESSEE is prohibited from acting in the capacity of a fixed base operator, or commercial operator, and from selling or dispensing aviation fuel to any person or party.

**5.6 NONEXCLUSIVE AIRPORT RIGHTS.** Except for the exclusive right of the LESSEE to the use and possession of the PREMISES, no exclusive rights at the Airport are granted by this Lease. The LESSEE shall have no greater rights or privileges with respect to the use of the Airport, or any part thereof, than any other Airport lessee.

**5.7 COMMON AREA OF AIRPORT.** The LESSEE and its invitees shall have the right, in common with other authorized users, to use the common areas of the Airport, including runways, taxiways, aprons, roadways, public parking areas and other conveniences. The LESSEE, in common with other authorized users, shall have the right to use the Airport to taxi, take off and land aircraft owned or operated by the LESSEE.

## **ARTICLE 6 - INGRESS AND EGRESS**

The LESSEE shall have the right of ingress and egress to and from the PREMISES and the common areas of the Airport for the LESSEE, and its employees, guests, invitees and persons or parties supplying materials or furnishing services to the LESSEE. The LESSEE shall not park any vehicle or aircraft on any taxiway or runway or cause or permit any such act. The LESSEE shall obtain the approval of the Airport Director prior to the use of any Airport operations area, including runways, taxiways and aprons, as a means of ingress to or egress from the PREMISES for trucks or any other vehicle.

## **ARTICLE 7 – PARKING**

The LESSEE, at all times, shall park all vehicles used in connection with the LESSEE'S operations wholly on the PREMISES. Outdoor storage of the LESSEE'S personal

property, trailers, campers, boats, snowmobiles, all terrain vehicles, motorcycles, any other motor vehicles, irrespective of operating condition or license status, and any other property not attached to a building or the ground, is strictly prohibited.

#### ARTICLE 8 - AIRCRAFT LIST

The **LESSEE** shall provide the **CITY** Airport Director with a list of the aircraft N-numbers and types stored in the hangar, together with the names, addresses and telephone numbers for each aircraft owner, lessee or manager.

#### ARTICLE 9 - CARE, MAINTENANCE AND REPAIR OF PREMISES

**9.1 LESSEE'S RESPONSIBILITIES.** The **LESSEE**, at **LESSEE'S** expense, shall at all times be responsible for the care, maintenance and repair of the **PREMISES**, including the **IMPROVEMENTS** thereon, whether preexisting or placed thereon by the **LESSEE**, whether such work be ordinary, extraordinary, structural, or otherwise, irrespective of cause and nature, all to be performed in a good and workmanlike manner, and in accordance with the provisions of this Lease. The **LESSEE**, at **LESSEE'S** expense, shall at all times:

a. Keep the **PREMISES**, the **IMPROVEMENTS** and the personal property thereon, in a clean, neat and sanitary condition.

b. Provide and maintain on the **PREMISES** all obstruction lights and safety devices required by federal, state or local laws, rules or regulations.

c. Repair any damage arising from the operations of the **LESSEE** to the paving or other surface of the **PREMISES** or the Airport caused by oil, gasoline, lubricants, solvents or other flammable, corrosive or damaging liquids and substances.

d. Take measures to prevent erosion, including planting and replanting of grasses on portions of the **PREMISES** not paved or built upon, keep such areas free of noxious weeds, and keep grassy areas cut to a height not to exceed six (6") inches.

e. Maintain and repair all utility lines and equipment placed upon the **PREMISES**.

f. Maintain the **IMPROVEMENTS** and perform all repair work in accordance with federal, state and local laws, rules and regulations, upon receipt of permits and governmental approvals, where required.

g. Be responsible for any environmental cleanup required by any act or omission of the **LESSEE** or **LESSEE'S** employees, invitees or agents, or arising out of **LESSEE'S** operations on the **PREMISES** or at the Airport.

h. Be responsible for painting, decorating, routine maintenance, and care of the lawn and landscaping.

i. Be responsible for repair and maintenance of aprons constructed by the

**LESSEE.**

**9.2 TIME REQUIREMENTS FOR REPAIRS.** The LESSEE shall have thirty (30) days from the date on which the condition arose to repair any minor damage to the PREMISES, including the IMPROVEMENTS, and one hundred twenty (120) days from the date on which the condition arose to repair any major damage to the PREMISES, including the IMPROVEMENTS. As used herein, minor damage shall be damage to the PREMISES or the IMPROVEMENTS which would cost Five Hundred Dollars (\$500.00) or less to repair, and major damage shall be damage to the PREMISES or the IMPROVEMENTS which would cost in excess of Five Hundred Dollars (\$500.00) to repair. The LESSEE, for good cause, may request from the Airport Director an extension of time to complete repairs. Notwithstanding the above, emergency repairs shall be conducted by the LESSEE as soon as possible when required to preserve the PREMISES and the IMPROVEMENTS.

**9.3 LESSEE'S FAILURE TO MAINTAIN.** In the event the LESSEE fails to care for, maintain and repair the PREMISES or the IMPROVEMENTS within thirty (30) days following the receipt of written notice from the CITY describing the failure to care for, maintain and repair and any demand for curative action, or in the event the LESSEE, upon commencement of curative action, fails to diligently continue to complete the curative action required by the CITY, the CITY may, at its option, and in addition to any remedies otherwise available to it, enter the PREMISES or the IMPROVEMENTS without such entering causing or constituting a cancellation of this Lease or an interference with the LESSEE'S possession, and care for, maintain or repair all or any part of the PREMISES or the IMPROVEMENTS which are in need of care, maintenance or repair, and do all things necessary to accomplish the work required. In such an event, the LESSEE shall pay the CITY, upon written demand, all sums incurred by the CITY to care for, maintain or repair the PREMISES or the IMPROVEMENTS together with interest at the rate of eighteen percent (18%) per year from the date of the CITY'S written demand for payment until paid. The LESSEE'S failure to pay the CITY, upon written demand, all sums incurred by the CITY plus interest pursuant to this Article 9.3 shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. Furthermore, should the CITY undertake any work hereunder, the LESSEE waives any claims for damages, consequential or otherwise, against the CITY as a result therefrom, except claims for damages arising from the CITY'S negligence. The foregoing shall in no way affect or alter the continuing obligations of the LESSEE as set forth in this Lease and shall not impose or be construed to impose upon the CITY any obligation to care for, maintain or repair the PREMISES or the IMPROVEMENTS.

**ARTICLE 10 – PAINTING**

The LESSEE shall, within five (5) years of Lease execution, paint the exterior of its building. Paint shall be of a quality recommended by the manufacturer for metal buildings. Color is to be approved in writing by the Airport Director as determined by the Airport Commission.

**ARTICLE 11 - ACCESS TO PREMISES**

The LESSEE agrees to and shall permit the CITY, the State of Wisconsin and the United States Government to send their representatives and employees onto the PREMISES and any IMPROVEMENTS thereon, for the purpose of an inspection thereof. In nonemergency

situations, the **LESSEE** shall be provided with reasonable advance notice of an inspection if the **LESSEE** is available to receive such notice.

## **ARTICLE 12 - GOVERNMENTAL REGULATIONS**

**12.1 LAWS, RULES, REGULATIONS AND ORDERS.** From time to time, the **CITY** may adopt, amend and enforce minimum standards with respect to the occupancy and use of the Airport. These minimum standards are currently found in Chapter XXV of the Code of General Ordinances for the City of Kenosha and are incorporated herein by reference. The **LESSEE** agrees to observe and obey any and all such minimum standards and all other applicable federal, state and local laws, rules and regulations, as they now exist and as they may be enacted or amended in the future, and with every lawful order given by any public officer pursuant thereto, and to require the **LESSEE'S** officers, agents, employees, contractors, and suppliers to observe and obey the same. This provision will include compliance with the Airport's Noise Abatement Plan. The **CITY** reserves the right to deny access to the Airport and its facilities to the **LESSEE** or any person, party, firm or limited partnership that fails or refuses to obey and comply with any such laws, rules, regulations and orders.

**12.2 SAFETY.** The **LESSEE** shall provide all necessary safety equipment and apparatus in and on the buildings and structures as required by federal, state and local laws, rules and regulations. The **LESSEE** agrees to observe and obey all applicable federal, state and local safety related laws, rules or regulations with respect to use and operation of the **PREMISES** and the **IMPROVEMENTS** and to require the **LESSEE'S** officers, agents, employees, contractors, and suppliers to obey the same. The **CITY** reserves the right to deny access to the Airport and its facilities to the **LESSEE** or any person, firm, party or limited partnership that fails or refuses to comply therewith. In the event of any conflict or inconsistency in laws, rules and regulations, the order of priority thereof shall be federal, state and then local.

**12.3 LICENSES, CERTIFICATES AND PERMITS.** The **LESSEE**, at **LESSEE'S** expense, shall procure all licenses, certificates, permits and other authorizations required by any and all governmental authorities, including the **CITY**, having jurisdiction over the **PREMISES**, the **IMPROVEMENTS**, or the **LESSEE'S** operations at the **PREMISES**.

**12.4 TAXES AND FEES.** The **LESSEE** shall pay when due any and all lawful taxes, license, certification, permit, examination and use fees, excise taxes, and personal property taxes which may be assessed, levied, exacted or imposed on the **PREMISES**, the **IMPROVEMENTS**, or the **LESSEE'S** operations hereunder, and shall make all applications, reports and returns required in connection therewith. The **LESSEE** shall pay when due all stormwater management fees imposed on the **PREMISES**.

## **ARTICLE 13 – UTILITIES**

The **LESSEE** shall pay for all utilities furnished to the **PREMISES** including, but not limited to, electric, gas, telephone, cable television, sanitary sewer and water service. The **LESSEE** will connect directly with a source of electric power from WE Energy, and may, subject to prior written approval and reasonable conditions of the Airport Director, cross other **CITY** property with the utility pipes, wires and conduits. Unless otherwise required by WE Energy, the **CITY** requires all utility pipes, wires and conduits to be underground. The **LESSEE**

will obtain all necessary permits for any utility services, will pay any required connection fees, and will pay the cost and expense of bringing utility services to the building to be served. The **CITY** shall allow the providers of all utilities reasonable access to the boundaries of the **PREMISES** for the installation of utility service.

#### **ARTICLE 14 - REGULATORY SIGNS**

The **LESSEE**, at no charge, shall permit the **CITY** to place such regulatory signs on the **PREMISES** as the **CITY** shall deem appropriate at the **CITY'S** expense, but under no conditions shall said signs be attached to any building or structure of the **LESSEE** without the **LESSEE'S** advance written permission. The **LESSEE** shall not place or erect any signs on or about the **PREMISES** or the **IMPROVEMENTS** without the prior written approval of the Airport Director in compliance with the City Zoning Ordinance and Code of General Ordinances.

#### **ARTICLE 15 - SANITATION**

The **LESSEE** shall provide adequate and appropriate containers, which are not unsightly, for the temporary storage of trash, garbage and refuse, and provide, as necessary, for the regular pickup thereof, at **LESSEE'S** expense. The **LESSEE** shall not permit any unattractive or unsanitary accumulation of trash, garbage, refuse, debris or litter on the **PREMISES**. The piling of boxes, cartons, drums, tires, cans, parts or other similar items on or about the **PREMISES**, outside of a fully enclosed building or structure, is strictly prohibited.

#### **ARTICLE 16 - SNOW REMOVAL**

The **LESSEE**, at **LESSEE'S** expense, shall be responsible for removal of snow from the **PREMISES**. The **CITY** shall be responsible for the removal of snow from the runways, taxiways and aircraft parking ramps, service roads and public parking lots. The **CITY** shall incur no liability to the **LESSEE** by reason of any failure on the part of the **CITY** to meet its snow removal obligations when the **CITY** has made a good faith effort to do so.

#### **ARTICLE 17 - QUIET ENJOYMENT**

The **CITY** covenants and agrees, so long as the **LESSEE** shall duly and punctually perform and observe all the terms and conditions of this Lease, that the **LESSEE** shall peaceably and quietly have, hold and enjoy the **PREMISES**, subject to the right of the **CITY** to use and inspect the **PREMISES**, and to exercise any other rights provided and reserved to the **CITY** pursuant to this Lease.

#### **ARTICLE 18 - RIGHTS OF ENTRY RESERVED**

The **CITY**, by its officers, employees, agents, contractors and furnishers of utilities and other services, shall have the right, at **LESSEE'S** expense, to maintain existing and install future utility, mechanical, electrical and other systems, and the right to enter upon the **PREMISES** or the **IMPROVEMENTS**, at all reasonable times to make such repairs, replacements or alterations thereto as may, in the opinion of the **CITY**, be necessary or advisable, and use the **PREMISES** for access therefor to other parts of the Airport otherwise not

conveniently accessible; provided, however, that in the exercise of such rights, the CITY shall not unreasonably interfere with the use and occupancy of the PREMISES or the IMPROVEMENTS by the LESSEE. It is specifically understood and agreed that the reservation of such rights by the CITY pursuant to this Article 18 shall not impose or be construed to impose upon the CITY an obligation to construct, install, repair, replace or alter any utility service lines now or hereafter to be located thereon for the purpose of providing utility services to the PREMISES or the IMPROVEMENTS..

#### **ARTICLE 19 - CITY RESERVATION OF RIGHTS FOR PROTECTION OF PREMISES**

The CITY reserves the right to further expand, develop or improve the runways and taxiways at the Airport as the CITY sees fit together with the right to take any action the CITY considers necessary for the protection of the aerial approaches to the Airport from obstruction and encroachment. The CITY may prevent the LESSEE from erecting or permitting the erection of any IMPROVEMENTS on the PREMISES which, in the CITY'S opinion, would limit the usefulness of the Airport, prevent expansion, development or improvement of the Airport, or constitute a hazard to aircraft or persons using or frequenting the Airport and its facilities.

#### **ARTICLE 20 - INTERRUPTION IN USE OR ENJOYMENT**

The CITY shall not be liable to the LESSEE for money damages arising out of any interruption in the LESSEE'S use or enjoyment of the PREMISES or the IMPROVEMENTS by reason of any damage to the PREMISES or the IMPROVEMENTS, unless such damage is the result of an action by a CITY employee or agent performing a duty or task for the CITY, and, in that event, the CITY shall be liable only for the costs of repair or reconstruction. The annual rental fee, in such event, shall not abate unless a building or structure is damaged to such an extent that it is totally or partially unusable, in which event, the rental charge shall proportionately abate for the period of time the PREMISES is totally or partially unusable, computed by multiplying the annual rental charge by a fraction, the numerator of which is equal to the number of days needed to repair the building or structure, multiplied by the amount of unusable square footage and the denominator of which is equal to three hundred sixty-five (365) days multiplied by the total floor surface area of the building or structure.

#### **ARTICLE 21 - NATURAL DISASTER**

The LESSEE'S obligations during the term of this Lease shall neither abate nor be suspended by virtue of any damage to the PREMISES or the IMPROVEMENTS resulting from any natural disaster, except that if the Airport's runway equipment, runways, taxiways, parking ramps or roadways are damaged to such an extent that the LESSEE cannot fly aircraft in or out of the Airport due to such damage for a period of fifteen (15) consecutive days, the rent shall abate for the entire period the LESSEE cannot fly aircraft in or out of the Airport. Rental abatement, if applicable, shall be computed by multiplying the annual rental charge by a fraction, the numerator of which is equal to the number of whole days that the LESSEE cannot fly aircraft into or out of the Airport and the denominator of which is equal to three hundred sixty-five (365) days.

## ARTICLE 22 - NATIONAL EMERGENCY

During time of war, national emergency, riot or natural disaster, the **CITY** shall have the right to lease the entire Airport or any part thereof to the United States or State of Wisconsin governments for military or National Guard use. In such an event, the provisions of this Lease, insofar as they are inconsistent with the provisions of any lease to any such government, shall be suspended for the period of such government lease and the rent shall be decreased or abated to such extent as will reflect any decrease, if any, in the leasehold value.

## ARTICLE 23 – LIABILITY INSURANCE

**23.1 INSURANCE REQUIRED.** The **LESSEE** shall procure and maintain during the **TERM** of this Lease insurance policies hereinafter specified. The policies must be issued by an insurance company or companies authorized to do business in the State of Wisconsin and licensed by the Office of the Commissioner of Insurance.

**23.2 PROOF OF INSURANCE.** The **LESSEE**, prior to executing this Lease, shall furnish a Certificate of Insurance indicating compliance with this Article 23 including the naming of the **CITY** as an “additional insured”, and proof of payment of all premiums to the Airport Director for approval. At least thirty (30) days before the expiration date of any insurance policy required by this Article 23, the **LESSEE** shall deliver to the Airport Director a copy of the renewal Certificate of Insurance and policy. Within thirty (30) days after the premium on any insurance policy required by this Article 23 becomes due and payable, the **LESSEE** shall provide satisfactory evidence of its payment to the Airport Director. The insurance policy or policies shall contain a clause that in the event that any policy is canceled for any reason, or any material changes are made therein, the Airport Director will be notified, in writing, by the insurer at least thirty (30) days before any cancellation or change takes effect. If for any reason, the insurance coverage required by this Article 23 lapses, the lapse shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**23.3 INCREASED COVERAGE.** The **CITY** reserves the right to increase the minimum liability insurance requirements set forth herein upon furnishing thirty (30) days advance written notice to the **LESSEE** whenever the Airport Minimum Standards covering the **LESSEE'S** operations are enacted which adopt or increase the minimum insurance requirements, and the **LESSEE** shall comply with said request, upon being given such advance written notice thereof or be considered in material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. In the event of a conflict between this Lease and the Airport Minimum Standards, the provision requiring the greatest insurance coverage shall control.

**23.4 FAILURE TO MAINTAIN INSURANCE.** In the event the **LESSEE** fails to furnish, deliver and maintain the insurance coverage as required in this Article 23, the **CITY** in addition to any other remedies available to it, may obtain such insurance coverage and charge the **LESSEE** for the cost of such insurance coverage plus all appropriate administrative charges and incidental expenses associated with the transaction. The failure of the **LESSEE** to pay any such sums upon demand shall be considered a material breach of this Lease thereby

subjecting this Lease to termination pursuant to Article 27 of this Lease. The failure of the **LESSEE** to obtain and maintain the insurance required by this Article 23 shall not relieve the **LESSEE** from any liability under this Lease. The insurance requirements of this Article 23 shall not be construed to conflict with the obligations of the **LESSEE** in Article 25.

**23.5 REQUIRED MINIMUM COVERAGE.** The following minimum insurance coverages must be in effect and continue in effect during the **TERM** of this Lease:

**A. Commercial General Liability**

\$1,000,000.00 Each Occurrence having the following coverages where applicable:

- i. Premises and Operations including Hangarkeepers
- ii. Independent Contractor and Subcontractor
- iii. Products and Completed Operations
- iv. Contractual Liability
- v. Death and Personal Injury

**B. Worker's Compensation: Statutory Limits**

1. Employer's Liability

\$100,000.00 Each Accident

\$100,000.00 Disease, Each Employee

\$500,000.00 Disease, Policy Limit

**ARTICLE 24 - INSURANCE OF IMPROVEMENTS**

**24.1 INSURANCE REQUIRED.** The **LESSEE** shall procure and maintain during the **TERM** of this Lease insurance protection on all **IMPROVEMENTS** on the **PREMISES** to the extent of one hundred (100%) percent of the insurable replacement value of the **IMPROVEMENTS**. The policies must be issued by an insurance company or companies authorized to do business in the State of Wisconsin and licensed by the Office of the Commissioner of Insurance.

**24.2 PROOF OF INSURANCE.** The **LESSEE**, prior to executing this Lease, shall furnish a Certificate of Insurance indicating compliance with this Article 24 and proof of payment of all premiums to the Airport Director for approval. If no insurable **IMPROVEMENTS** exist on the **PREMISES** at the commencement of this Lease, the **LESSEE** shall furnish a Certificate of Insurance indicating compliance with this Article 24 and proof of payment of all premiums to the Airport Director for approval prior to the lapse of the Builder's All Risk Insurance Policy. At least thirty (30) days before the expiration date of any insurance policy required by this Article 24, the **LESSEE** shall deliver to the Airport Director a copy of the renewal Certificate of Insurance and policy. Within thirty (30) days after the premium of any insurance policy required by this Article 24 becomes due and payable, the **LESSEE** shall provide satisfactory evidence of the premium payment to the Airport Director. If for any reason the insurance coverage required by this Article 24 lapses, the lapse shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**24.3 FAILURE TO MAINTAIN INSURANCE.** In the event the **LESSEE** fails to furnish, deliver and maintain the insurance coverage as required in this Article 24, the **CITY**, in addition to any other remedies available to it, may obtain such insurance coverage and charge the **LESSEE** for the cost of such insurance coverage plus all appropriate administrative charges and incidental expenses associated with the transaction. The failure of the **LESSEE** to pay any such sums upon demand shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. The failure of the **LESSEE** to obtain and maintain the insurance required by this Article 24 shall not relieve the **LESSEE** from any liability under this Lease. The insurance requirements of this Article 24 shall not be construed to conflict with the obligations of the **LESSEE** in Article 25.

**24.4 DAMAGE ELECTION BY LESSEE.** Should any **IMPROVEMENTS** on the **PREMISES**, insurable or uninsurable, be damaged to the extent that they are not usable or are destroyed, the **LESSEE** shall have the election of repairing or reconstructing the **IMPROVEMENTS** substantially as they existed immediately prior to such casualty, or in a new or modified design, approved by the Airport Commission, or not to repair or reconstruct the **IMPROVEMENTS**. The **LESSEE** shall notify the **CITY** of its election within one hundred twenty (120) days after the occurrence of the casualty or the adjustment of the claim, whichever is later.

**24.5 LESSEE'S OBLIGATIONS.** In the event of damage or destruction to **IMPROVEMENTS** on the **PREMISES**, the **CITY** shall have no obligation to repair, replace or rebuild the **IMPROVEMENTS** or any fixtures, equipment or other personal property installed by the **LESSEE** on the **PREMISES** pursuant to this Lease. Nothing contained herein shall be deemed to release the **LESSEE** from any of the **LESSEE'S** repair, maintenance or rebuilding obligations under this Lease.

**24.6 ABATEMENT OF RENT.** In the event the **LESSEE** elects to repair, replace or rebuild the **IMPROVEMENTS**, during the period thereof, the rent shall be proportionately abated from the date of loss until the **IMPROVEMENTS** are repaired, restored or rebuilt, provided the **LESSEE** does not use the damaged **PREMISES**, with or without **IMPROVEMENTS**, for any purpose other than repairing, replacing or rebuilding. The proportional amount of abatement will be determined by the **CITY**. The **LESSEE** agrees to commence such work promptly and to prosecute it to completion with due diligence, except for delays beyond the **LESSEE'S** control.

**24.7 RESTORATION OF PREMISES.** In the event the **LESSEE** elects not to repair, replace or rebuild the damaged **IMPROVEMENTS**, the **LESSEE** shall remove all debris resulting from the damage, including foundations, concrete piers, pavements, etc., to a depth of one (1') foot below the grade thereof and restore the surface to a level condition at its original pre-Lease elevation. Upon completion of such debris removal and restoration, this Lease shall terminate, and the **LESSEE'S** and the **CITY'S** unaccrued obligations hereunder shall cease. If the **LESSEE** does not elect to repair, replace or rebuild the damaged **IMPROVEMENTS** within the above referenced one hundred twenty (120) day period of time, the **LESSEE** shall be deemed to have elected not to repair, replace or rebuild the damaged **IMPROVEMENTS**, and the **CITY** may elect to restore the **PREMISES** to their original condition at the cost and expense of the **LESSEE**, whereupon this Lease shall be deemed terminated.

## ARTICLE 25 - INDEMNITY AND HOLD HARMLESS

The **LESSEE** does hereby agree that it will, at all times, during the **TERM** of this Lease, indemnify and hold harmless the **CITY**, the Airport Commission, and their officers, employees and agents against any and all claims, liability, loss, charges, damages, costs, judgments settlement expenses and attorneys' fees, which any of them may hereafter sustain, incur or be required to pay as a result of incidents occurring on the **PREMISES**, the **IMPROVEMENTS**, or as a result of any operations, works, acts or omissions performed on the **PREMISES**, the **IMPROVEMENTS**, or on the Airport by the **LESSEE**, its officers, employees, contractors, subcontractors, agents, invitees or permitted users, or resulting from the **LESSEE'S** failure to perform or observe any of the terms, covenants and conditions of this Lease or resulting from any conditions of the **PREMISES** or the **IMPROVEMENTS** thereon by reason of which any person suffers personal injury, death or property loss or damage; provided, however, that the provisions of this paragraph shall not apply to claims, liabilities, losses, charges, damages, costs, expenses, or attorneys' fees caused or resulting from the negligent or intentional acts or omissions of the **CITY**, the Airport Commission, or any of their officers or employees. Upon the filing with the **CITY** of a claim for damages arising out of any incident(s) which the **LESSEE** herein agrees to indemnify and hold the **CITY** and others harmless, the **CITY** shall notify the **LESSEE** of such claim, and in the event that the **LESSEE** does not settle or compromise such claim, then the **LESSEE** shall undertake the legal defense of such claim both on behalf of the **LESSEE** and the **CITY**. It is specifically agreed, however that the **CITY**, at its own cost and expense, may participate in the legal defense of any such claim. Any judgment, final beyond all possibility of appeal, which may be rendered against the **CITY**, the Airport Commission, or any of their officers or employees for any cause for which the **LESSEE** is liable hereunder, shall be conclusive against the **LESSEE** as to liability and the amount of damages. This provision shall survive expiration or termination of this Lease to the extent necessary to effectuate its purpose.

## ARTICLE 26 – ASSIGNMENT/SUBLEASE

With the prior written approval of the Airport Commission and the **CITY** Common Council, the **LESSEE** may assign or sublease all or a portion of this Lease to a close limited partnership or limited liability company wholly owned by hangar owners. No other assignment or sublease is permitted without the prior written consent of the Airport Commission and the **CITY**. Any unauthorized assignment or sublease shall render this Lease null and void. Any assignment or sublease shall be conditioned upon the assignee or sublessee entering into a written agreement through which it agrees to be bound by all of the terms, conditions and obligations of this Lease. No assignment or sublease shall relieve the **LESSEE** of any of its obligations hereunder in the event of default by the assignee or sublessee. No assignment or sublease shall be inconsistent with the terms of this Lease. The assignee or sublessee shall have all rights, privileges and benefits as granted the **LESSEE** under this Lease.

## ARTICLE 27 - FAILURE TO OBSERVE TERMS OF LEASE

Failure on the part of the **LESSEE** to pay any of the sums due and owing under the terms and conditions of this Lease or to observe any of the other terms and conditions of this Lease shall be considered a material breach of this Lease thereby subjecting this Lease to

termination. Prior to termination of this Lease as provided for under this Article 27, the **LESSEE** shall have twenty (20) days following its receipt of written notice from the **CITY** to pay any of the sums due and owing under the terms and conditions of this Lease. Prior to termination of this Lease as provided for under this Article 27, the **LESSEE** shall have sixty (60) days following its receipt of written notice from the **CITY** to cure any other breach of the terms and conditions of this Lease to the satisfaction of the **CITY**. In the event the **LESSEE'S** breach is for other than the payment of any sums due and owing under the terms and conditions of this Lease and is of a type which cannot reasonably be cured within thirty (30) days following its receipt of the written notice from the **CITY** and the **LESSEE** acts within said thirty (30) days with due diligence to cure the breach, then the **LESSEE** shall not be deemed in default as long as the **LESSEE** is acting diligently to cure the breach. In the event the **LESSEE** fails to cure any breach within the time provided, the **CITY**, in addition to all other rights and remedies available to the **CITY** at law, in equity or by other provisions of this Lease, may terminate this Lease, enter the **PREMISES** and remove all persons and property and the **CITY** shall not be liable for damages or otherwise by reason of such re-entry. Upon termination of this Lease for any reason, the **LESSEE** shall have the option subject to the approval of the Airport Commission and the Common Council of:

- a. Transferring all **IMPROVEMENTS** to a third party at fair market value subject to such third party entering into a new lease with the **CITY**;
- b. Surrendering the **PREMISES** and all **IMPROVEMENTS** to the **CITY** at no cost to the **CITY**; or,
- c. Removing all **IMPROVEMENTS** from the **PREMISES** within one hundred twenty (120) days of termination of this Lease. The **LESSEE** shall be responsible for any damage to the **PREMISES** occurring in the course of such removal.

The **CITY** shall be entitled to collect from the **LESSEE** all attorneys fees and expenses incurred by the **CITY** in enforcing any of the terms and conditions of this Lease or any other rights or remedies of the **CITY**.

## **ARTICLE 28 – REVERSION OF PREMISES AND IMPROVEMENTS TO CITY**

In the event the options referred to in Article 27 are not approved upon termination of this Lease for any reason, the **PREMISES** and the **IMPROVEMENTS** shall revert to the **CITY** without further action of the Common Council. In the event the **LESSEE** ceases to exist, terminates its operations, or discontinues use of the **PREMISES** or the **IMPROVEMENTS** for six (6) months, this Lease shall be subject to termination by the **CITY**, absent a duly authorized and approved assignment or release of this provision by the **CITY**. Upon such termination, the **PREMISES** and the **IMPROVEMENTS** shall revert to the **CITY** without further action of the Common Council.

## **ARTICLE 29 - EFFECT OF BANKRUPTCY OR INSOLVENCY**

**29.1 PROHIBITION OF INVOLUNTARY ASSIGNMENT, TRANSFER OR SALE.** Neither this Lease, nor any interest of the **LESSEE** hereunder shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in

any manner whatsoever except through statutory merger or consolidation and any such attempt at involuntary assignment, transfer or sale shall be void and of no effect.

**29.2 EFFECT OF BANKRUPTCY.** Without limiting the generality of the provisions of the preceding Article 29.1, the **LESSEE** agrees that in the event any proceedings under the Bankruptcy Act or any amendment thereto be commenced by or against the **LESSEE** and if against the **LESSEE**, such proceedings shall not be dismissed before either an adjudication in bankruptcy or the confirmation of a composition, arrangement, or plan or reorganization, or in the event the **LESSEE** is adjudged insolvent or makes an assignment for the benefit of its creditors, or if a receiver is appointed in any proceedings or action to which the **LESSEE** is a party, with authority to take possession or control of the **PREMISES** or the **IMPROVEMENTS** of the business conducted thereon by the **LESSEE**, and such receiver is not discharged within a period of one hundred twenty (120) days after appointment, any such event or any involuntary assignment prohibited by the provisions of the preceding Article 29.1 shall be deemed to constitute a breach of this Lease by the **LESSEE** and shall, at the election of the **CITY**, but not otherwise, without notice or entry or other action of the **CITY** terminate this Lease and also all rights of the **LESSEE** under this Lease in and to the **PREMISES** and the **IMPROVEMENTS** and also all rights of any and all persons and parties claiming under the **LESSEE**.

## **ARTICLE 30 – NONDISCRIMINATION**

**30.1** In the event **IMPROVEMENTS** are constructed, maintained, or otherwise operated on the **PREMISES** for a purpose for which a United States Government program or activity is extended, the **LESSEE** shall maintain and operate such **IMPROVEMENTS** and services in compliance with all requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, as said regulations now exist and may be amended in the future.

**30.2** The **LESSEE** agrees that:

**30.2.1** No person shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the **PREMISES** or the **IMPROVEMENTS** contrary to federal, state or local law, rule or regulation.

**30.2.2** In the construction of any **IMPROVEMENTS** on, over, or under such land, or the furnishing of services thereon, no person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, contrary to federal, state or local law, rule or regulation.

**30.2.3** The **PREMISES** and the **IMPROVEMENTS** shall be used in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

**30.3** The **CITY** reserves the right to take whatever action it might be entitled by law to take in order to enforce this Article 30. This Article 30 is to be considered as a covenant on the part of the **LESSEE**, a breach of which, continuing after notice by the **CITY** to cease and desist and after a determination that a violation exists made in accordance with the procedure and appeals provided by law, will constitute a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**30.4** The **LESSEE** shall include the foregoing provisions in every agreement pursuant to which any person or persons other than the **LESSEE** operates any **IMPROVEMENT** at the **PREMISES** and shall include thereon a provision granting the **CITY** a right to take such action as the United States may direct to enforce such agreement.

**30.5** The **LESSEE** shall indemnify and hold harmless the **CITY** and the Airport Commission, their officers, employees, and agents from and against any claims and demands of third persons, including the United States of America, resulting from the **LESSEE'S** noncompliance with any of the provisions of this Article 30 and the **LESSEE** shall reimburse the **CITY** for any loss, expense or attorney fees incurred by reason of the **LESSEE'S** noncompliance.

**30.6** The **LESSEE** assures that it will undertake an Affirmative Action Program as required by 14 CFR, Part 152, Subpart E. The **LESSEE** assures that it will require that covered suborganizations provide assurances to the **LESSEE** that they similarly will undertake an Affirmative Action Program, and that they will require assurances from their suborganizations, as required by 14 CFR, Part 152, Subpart E., to the same effect.

#### **ARTICLE 31 – CONTRACTORS**

Contractors of the **LESSEE** shall comply with all applicable federal, state and local laws, rules and regulations applicable to the **PREMISES** and the **IMPROVEMENTS**.

#### **ARTICLE 32 – BENEFITS**

The terms and conditions of this Lease shall inure to the benefit of the parties and be binding upon their successors.

#### **ARTICLE 33 – SUBORDINATION**

This Lease shall be subordinate to the provisions of any existing or future agreement between the **CITY** and the United States or State of Wisconsin governments relative to the expansion, improvement, operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the provision of or expenditure of federal or state funds for the benefit of the Airport.

#### **ARTICLE 34 – INTEGRATION**

This Lease is fully integrated embodying the entire agreement between the parties and any written or oral understandings to the contrary shall be of no force or effect.

### ARTICLE 35 - NONWAIVER OF RIGHTS

The failure of either party to insist upon strict performance of any of the terms, covenants or conditions herein contained shall not be deemed a waiver of any subsequent breach or default.

### ARTICLE 36 - CONSTRUCTION

This Lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provision herein contained that is held to be invalid by a Court of competent jurisdiction shall be considered deleted from this Lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so long as such deletion does not materially prejudice the **CITY** or the **LESSEE** in its respective rights and obligations contained in the valid remaining covenants, conditions, or provisions of this Lease, and when such occurs, only such other covenants, conditions or provisions shall be deleted as are incapable of enforcement. The parties agree that each party has contributed substantially and materially to the preparation of this Lease and that as a result this Lease shall not be construed more strictly against one party or the other merely by virtue of the fact that it may have been prepared primarily by counsel for the **CITY**.

### ARTICLE 37 - TIME OF THE ESSENCE

Time is of the essence with respect to each and every provision of this Lease.

### ARTICLE 38 – NOTICE

Any notice required to be given in this Lease by any of the parties is to be by certified mail with return receipt or by personal service addressed to the **LESSEE** or the **CITY** as the case may be as set forth below. Either party may designate a different address by delivering, sending or serving written notice of such change of address upon the other party. Notice shall be effective as of the date of delivery, if by hand, or mailing, if by certified mail.

If to **LESSEE**:

Michael Ipsen  
General Partner  
Bird's Roost Hangar Company  
1033 29<sup>th</sup> Avenue  
Kenosha, Wisconsin 53140

With copies to:

Michael Saxton  
Bird's Roost Hangar Company  
41258 N. Westlake Avenue  
Antioch, Illinois 60002

If to **CITY**:

City Clerk/Treasurer  
City of Kenosha Municipal Building  
625 52<sup>nd</sup> Street, Room 105  
Kenosha, Wisconsin 53140

With copies to:

Airport Director  
Kenosha Regional Airport  
9900 52<sup>nd</sup> Street  
Kenosha, Wisconsin 53144-7430

Office of the City Attorney  
City of Kenosha Municipal Building  
625 52<sup>nd</sup> Street, Room 201  
Kenosha, Wisconsin 53140

#### **ARTICLE 39 – AUTHORITY**

The **CITY** enters into this Lease by authorization of action taken by the Airport Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, and by action taken by the Common Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The **LESSEE** represents to the **CITY** that the **LESSEE** is a Wisconsin limited partnership in good standing and that all acts which are a condition precedent entering into this Lease on behalf of Bird's Roost Hangar Company Limited Partnership have timely taken place.

***SIGNATURE PAGES FOLLOW***



**BIRD'S ROOST HANGAR COMPANY  
LIMITED PARTNERSHIP,  
A Wisconsin limited partnership**

BY: *Michael Ipsen*  
**MICHAEL IPSEN, General Partner**

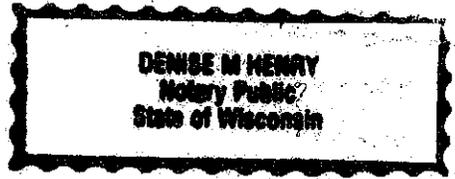
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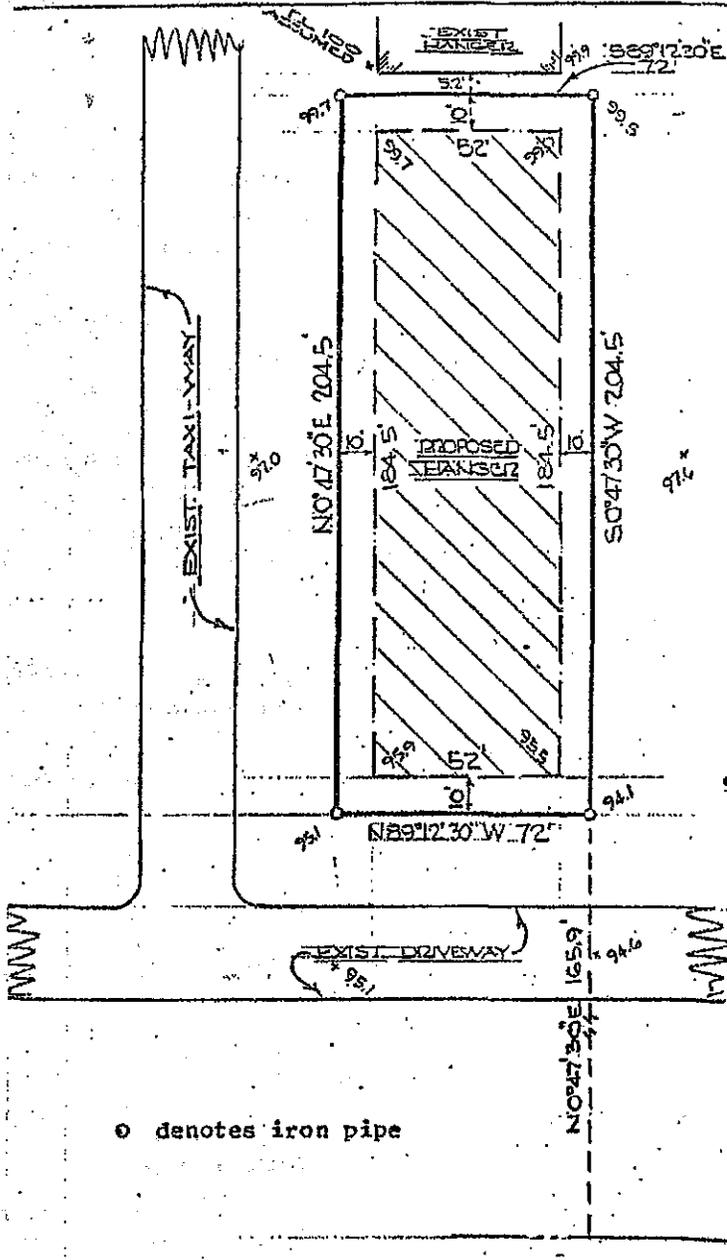
**STATE OF WISCONSIN)  
:SS.  
COUNTY OF KENOSHA)**

Personally came before me this 11<sup>th</sup> day June, 2014, **MICHAEL IPSEN, General Partner** of **BIRD'S ROOST HANGAR COMPANY LIMITED PARTNERSHIP**, to me known to be the General Partner of said limited partnership and acknowledged to me that he executed the foregoing instrument as the agreement of said limited partnership, by its authority.

*Dense M. Henry*  
Notary Public, Kenosha, WI County Kenosha  
My Commission expires/is: 1/31/2015

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

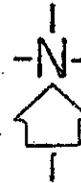




**LEGAL DESCRIPTION** Part of the NE $\frac{1}{4}$  of Section 32, Town 2 North, Range 22 East of the 4th Principal Meridian lying and being in the City of Kenosha, Kenosha County Wisconsin, and being more particularly described as: Commencing on the south line of said  $\frac{1}{4}$  section 2357.74 feet N 89°02'30"W from the southeast corner of said  $\frac{1}{4}$  section; thence N 0°47'30" 165.9 feet to the point of beginning of the property be herein described; thence N 89°12'30"W 72 feet; thence N 0°47'30"E 204.5 feet; thence S 89°12'30"E 72 feet; thence S 0°47'30"W 204.5 feet to the point of beginning.

**REFERENCE:** Prior survey by City of Kenosha Department of Public Works.

9516 - 52nd Street.



SCALE 1"=40'

o denotes iron pipe

COUNTY SURVEYOR'S OFFICE  
COURT HOUSE  
KENOSHA, WIS.



I hereby certify that I surveyed the property represented hereon and that this survey is correct to the best of my knowledge and belief. March, 1978.

Reg. Land Surveyor

Plat of Survey for

BIRD'S ROOST HANGAR CO.

AT

KENOSHA AIRPORT

in NE $\frac{1}{4}$  Sec. 32-2-22

CITY OF KENOSHA  
KENOSHA COUNTY, WIS.

ordered by:  
A.J. Esser



## MEMO

**DATE:** July 28, 2014  
**TO:** CITY CLERK  
**FROM:** KENOSHA REGIONAL AIRPORT  
**SUBJECT:** ITEMS PASSED BY AIRPORT COMMISSION TO BE PLACED  
ON THE AGENDAS FOR **FINANCE AND COUNCIL**

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Date of Meeting: July 23, 2014

**NEW LEASE (RENEWAL)** Approve Lease Renewal Agreement between City of Kenosha, Wisconsin and Bird's Roost Hangar Company Limited Partnership #9516

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**APPROVED BY AIRPORT COMMISSION (3-0) July 23, 2014**

## Kenosha Regional Airport Lease Summary

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**Hangar Fifty-One, Inc.**  
**10150 - 52nd Street**

- 1.) **TERM:** 20 years; July 1, 2014 through and including June 30, 2034
  
- 2.) **RATE:** Annual Fee \$.20 = \$4,420.00  
Biannual Payments \$.20 = \$2,210.00
  
- 3.) **RENEGOTIATION:** Rental fees to be adjusted per Airport Commission review and Council approval.
  
- 4.) **LOCATION ON AIRPORT:** 10150 - 52nd St.
  
- 5.) **PROPERTY DESCRIPTION:** 22,100 sq. ft./Constructed 1989.
  
- 6.) **HANGAR DIMENSIONS:** 65' x 242'
  
- 7.) **USE OF HANGAR:** Aircraft storage and repairs.
  
- 8.) **OWNERSHIP OF IMPROVEMENTS:** Lessee retains ownership.
  
- 9.) **NOTE:** Lease Renewal

**LEASE**

**Between**

**THE CITY OF KENOSHA, WISCONSIN,  
A Municipal Corporation**

**And**

**HANGAR FIFTY-ONE, INC.,  
A Wisconsin Corporation,  
10150 52nd Street,  
Kenosha, Wisconsin 53144**

**THIS LEASE** is entered into between the **CITY OF KENOSHA, WISCONSIN**, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, hereinafter referred to as "**CITY**", and **HANGAR FIFTY-ONE, INC.**, a Wisconsin corporation, with offices at 10150 52nd Street, Kenosha, Wisconsin 53144, hereinafter referred to as "**LESSEE**".

**WITNESSETH:**

**WHEREAS**, the **CITY** operates the Kenosha Regional Airport, and owns the land upon which the Airport is located; and,

**WHEREAS**, the **LESSEE'S** current Lease with the **CITY** expires June 30, 2014; and,

**WHEREAS**, the **LESSEE** timely requested that the **CITY** negotiate a new Lease with the **LESSEE**; and,

**WHEREAS**, the **LESSEE** and the **CITY** have negotiated the terms and conditions of a new Lease; and,

**WHEREAS**, the **LESSEE** desires to enter into this Lease to use land at the Airport for an existing airport T-hangar complex located at 10150 52nd Street consisting of one (1) building, approximately sixty-five (65') feet by two hundred forty-two (242') feet in size; and,

**WHEREAS**, it is to the mutual advantage of the parties to enter into this Lease.

**NOW, THEREFORE**, in consideration of the mutual undertakings, understandings and agreements hereinafter set forth, the **CITY** and the **LESSEE** agree as follows:

**ARTICLE 1 – PREMISES**

**1.1 LAND.** The **CITY** leases to the **LESSEE** Twenty-Two Thousand One Hundred (22,100) square feet of land located at 10150 52nd Street, Kenosha, Wisconsin, 53144,

more particularly described on attached Exhibit "A", hereinafter referred to as the "PREMISES".

**1.2 ACCEPTANCE.** The LESSEE warrants that it has inspected the PREMISES and has found the PREMISES suitable for its intended purposes, as is, subject to the use limitations and obligations imposed by this Lease.

## ARTICLE 2 – TERM

**2.1 TERM.** The term of this Lease is for the period of July 1, 2014 through and including June 30, 2034, hereinafter referred to as the "TERM". Between six (6) months and one (1) year prior to the expiration date of this Lease, the LESSEE may request, in writing, that the CITY negotiate a new Lease. If timely notice is given to the CITY and the LESSEE is in full compliance with this Lease, the CITY shall meet with the LESSEE in good faith to negotiate a new Lease which may be for any TERM agreed to by the parties.

## ARTICLE 3 - RENT

**3.1 RENT.** Subject to Article 3.3, the LESSEE agrees to pay the CITY for the use and occupancy of the PREMISES rent in the annual sum of Four Thousand Four Hundred Twenty Dollars (\$4,420.00) based upon a charge of Twenty Cents (\$0.20) per square foot for the PREMISES. The rent shall be payable in equal semiannual installments of Two Thousand Two Hundred Ten Dollars (\$2,210.00) on or before January 1 and July 1 of each year during the TERM of this Lease. Rent shall be payable at the office of the Airport Director, 9900 52<sup>nd</sup> Street, Kenosha, Wisconsin 53144-7430 or at such other place as may be directed in writing by the CITY.

**3.2 LATE PAYMENTS.** Late payment of rent shall be subject to interest on the unpaid balance due and payable at the rate of one and one-half (1-1/2%) percent per month, until paid in full.

**3.3 RENT ADJUSTMENT.** The annual rent may be adjusted from time to time during the TERM of this Lease based upon recommendation of the Airport Commission and approval by the Common Council. Annual rent adjustments shall not be inconsistent with other land leases at the Airport.

## ARTICLE 4 – IMPROVEMENTS

**4.1 DEFINITION. IMPROVEMENTS** shall include but shall not be limited to construction, reconstruction, alteration, modification, addition, expansion and replacement of buildings, structures, facilities, landscaping, and site modifications on the PREMISES.

**4.2 PLANS AND SPECIFICATIONS.** Plans and specifications for the construction of any IMPROVEMENTS shall be submitted to the Airport Commission and the CITY for approval. No work shall commence on the IMPROVEMENTS until all necessary approvals have been received and all required permits from the CITY have been obtained. All IMPROVEMENTS shall comply with the City Zoning Ordinance, Code of General Ordinances and all applicable state and federal laws, rules and regulations.

**4.3 CONSTRUCTION INSURANCE REQUIREMENTS.** Prior to commencing the construction of any **IMPROVEMENTS**, the **LESSEE** shall procure and submit proof of the following insurance coverages to the Airport Director for approval by the Airport Commission:

a. Builder's All Risk Insurance in the amount of the full value of the **IMPROVEMENTS** insuring against loss or damage during the course of construction, including material delivered, but not attached to the site; and,

b. Liability Insurance protecting the **LESSEE** and the **CITY** from claims for death, personal injury or property damage arising during the course of construction of the **IMPROVEMENTS** in accordance with the coverage requirements specified in this Lease.

**4.4 CONSTRUCTION LIENS.** The **LESSEE**, in making **IMPROVEMENTS** upon the **PREMISES**, shall not grant permission for or permit any liens for labor or materials to attach to the **PREMISES** without the prior written consent of the **CITY**, nor allow any condition to exist or situation to develop whereby any party would be entitled, as a matter of law, to file or claim a lien against the **PREMISES**. In order to void such liens, the **LESSEE** shall promptly pay or cause to be paid all bills for labor and materials. In the event any involuntary lien attaches to the **PREMISES**, the **LESSEE** shall take such steps as shall cause the discharge of such lien within sixty (60) days after the filing thereof, or deposit a like amount in escrow with the City Clerk/Treasurer until the lien is discharged. Nothing contained herein shall prohibit the **LESSEE** from financing the **IMPROVEMENTS** subject to a security lien on the **IMPROVEMENTS**. However, the **LESSEE** shall not permit any security lien to attach to the real estate upon which the **IMPROVEMENTS** are situated. Nothing contained herein shall preclude the **LESSEE** or its contractor from, in good faith, defending against claims by labor or material suppliers which it believes are unwarranted.

**4.5 RISK OF LOSS.** The **LESSEE** assumes the risk of loss or damage to all of the construction work and the risk of loss or damage to all property of the **CITY** arising out of or in connection with the performance of the construction work. In the event of such loss or damage, the **LESSEE** shall forthwith repair, replace, restore and/or reconstruct the construction work and the property of the **CITY** without cost or expense to the **CITY**.

**4.6 INDEMNITY AND HOLD HARMLESS BY CONTRACTORS.** The **LESSEE** shall require its contractors who construct the **IMPROVEMENTS** to indemnify and hold harmless the **CITY**, and its officers, employees and agents against any and all claims, liability, loss, charges, damages, costs, expenses or attorneys' fees, which any of them may hereafter sustain, incur or be required to pay as a result of any act or omission of the **LESSEE** involving the construction of the **IMPROVEMENTS** by reason of which any person suffers personal injury, death or property loss or damage; provided, however, the provisions of this paragraph shall not apply to claims, liabilities, losses, charges, damages, costs, expenses or attorneys' fees caused or resulting from the acts or omissions of the **CITY**, or any of its officers, employees or agents.

**4.7 INSPECTION.** The **CITY** shall have the right, through its duly designated representatives, to inspect the construction work, at any and all reasonable times

during the progress thereof, and from time to time, in its discretion, to take samples and perform testing on any part of the construction work, provided the taking of samples and testing shall be conducted so as to minimize interference with the construction work, if such minimization of impact can be accomplished without diminishing the effectiveness or accuracy of the sampling and/or testing.

**4.8 NO CONTRACTOR'S RIGHTS AGAINST CITY.** Nothing contained herein shall grant or be deemed to grant to any contractor, architect, supplier, subcontractor or any other person engaged to perform, design or construct work any right of action or claims against the **CITY**, its officers and employees with respect to any labor or materials provided in connection with the construction work. Nothing contained herein shall create, or be deemed to create, any relationship between the **CITY** and any such contractor, architect, supplier, subcontractor or any other person engaged in any part of the construction work and the **CITY** shall not be responsible to any of the foregoing for any payments due or alleged to be due thereto for any work performed or materials supplied in connection with the construction work.

**4.9 UNAUTHORIZED IMPROVEMENTS.** Should the **LESSEE** make any **IMPROVEMENTS** without prior **CITY** approval, which are not satisfactory to the **CITY**, then, upon written notice to do so, the **LESSEE** shall remove the same, or if agreed upon by the **CITY**, cause the same to be changed, modified or reconstructed to the satisfaction of the **CITY**. Should the **LESSEE** fail to comply with such notice within sixty (60) days of receipt thereof, or should the **LESSEE** commence to comply therewith and fail to pursue such work diligently to completion, the **CITY** may effect the removal, change, modification or reconstruction thereof, and the **LESSEE** shall pay the cost thereof to the **CITY**, upon written demand together with interest at the highest rate permitted by law from the date of the **CITY'S** written demand until paid.

**4.10 OWNERSHIP, TRANSFER, SURRENDER OR REMOVAL OF IMPROVEMENTS.** The **LESSEE** shall own, have and retain title to all **IMPROVEMENTS** the **LESSEE** places upon the **PREMISES**. Upon expiration or termination of this Lease, the **LESSEE** shall have the option, subject to the approval of the Airport Commission and Common Council of:

- a. Transferring all **IMPROVEMENTS** to a third party at a fair market value subject to such third party entering into a new lease with the **CITY**;
- b. Surrendering all **IMPROVEMENTS** to the **CITY** at no cost to the **CITY**; or
- c. Removing all **IMPROVEMENTS** from the **PREMISES** within one hundred twenty (120) days of Lease termination.

## **ARTICLE 5 - USE OF PREMISES**

**5.1 USE OF PREMISES.** The **LESSEE** shall use the **PREMISES** for the storage of aircraft and repairs by the aircraft owners of aircraft housed in the T-hangar within the limits of Federal Aviation Administration Regulations and in compliance with the Minimum Standards for T-Hangar, Common Hangar and Tie-Down Aircraft Storage Operator set forth in Chapter XXV of the Code of General Ordinances for the City of Kenosha as may be amended

from time to time. The **LESSEE** shall store flammable materials in compliance with all city, state and federal laws, rules and regulations.

**5.2 NOISE STANDARDS FOR AIRCRAFT BASED ON PREMISES.** The **LESSEE** agrees that all aircraft used in conjunction with the **PREMISES** shall comply with the noise standards established under Part 36 of Title 14 of the Code of Federal Regulations ("FAR 36"), as may be amended from time to time, and with any lawful noise abatement plan which the **CITY** may promulgate.

**5.3 LIMITATION ON AIRCRAFT REPAIR WORK OUTSIDE OF A HANGAR.** All aircraft repair work must be done inside a hangar except for minor adjustments of aircraft engines or parts. No airplane shall be stored for more than twelve (12) hours outside of a hangar without the prior permission of the Airport Director.

**5.4 CHANGED USE.** Any change in the use of the **PREMISES** must have the prior written approval of the Airport Commission or be a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**5.5 PROHIBITED USE.** The **LESSEE** is prohibited from acting in the capacity of a fixed base operator, or commercial operator, and from selling or dispensing aviation fuel to any person or party.

**5.6 NONEXCLUSIVE AIRPORT RIGHTS.** Except for the exclusive right of the **LESSEE** to the use and possession of the **PREMISES**, no exclusive rights at the Airport are granted by this Lease. The **LESSEE** shall have no greater rights or privileges with respect to the use of the Airport, or any part thereof, than any other Airport lessee.

**5.7 COMMON AREA OF AIRPORT.** The **LESSEE** and its invitees shall have the right, in common with other authorized users, to use the common areas of the Airport, including runways, taxiways, aprons, roadways, public parking areas and other conveniences. The **LESSEE**, in common with other authorized users, shall have the right to use the Airport to taxi, take off and land aircraft owned or operated by the **LESSEE**.

## **ARTICLE 6 - INGRESS AND EGRESS**

The **LESSEE** shall have the right of ingress and egress to and from the **PREMISES** and the common areas of the Airport for the **LESSEE**, and its employees, guests, invitees and persons or parties supplying materials or furnishing services to the **LESSEE**. The **LESSEE** shall not park any vehicle or aircraft on any taxiway or runway or cause or permit any such act. The **LESSEE** shall obtain the approval of the Airport Director prior to the use of any Airport operations area, including runways, taxiways and aprons, as a means of ingress to or egress from the **PREMISES** for trucks or any other vehicle.

## **ARTICLE 7 – PARKING**

The **LESSEE**, at all times, shall park all vehicles used in connection with the **LESSEE'S** operations wholly on the **PREMISES**. Outdoor storage of the **LESSEE'S** personal property, trailers, campers, boats, snowmobiles, all terrain vehicles, motorcycles, any other

motor vehicles, irrespective of operating condition or license status, and any other property not attached to a building or the ground, is strictly prohibited.

## ARTICLE 8 - AIRCRAFT LIST

The **LESSEE** shall provide the **CITY** Airport Director with a list of the aircraft N-numbers and types stored in the hangar, together with the names, addresses and telephone numbers for each aircraft owner, lessee or manager.

## ARTICLE 9 - CARE, MAINTENANCE AND REPAIR OF PREMISES

**9.1 LESSEE'S RESPONSIBILITIES.** The **LESSEE**, at **LESSEE'S** expense, shall at all times be responsible for the care, maintenance and repair of the **PREMISES**, including the **IMPROVEMENTS** thereon, whether preexisting or placed thereon by the **LESSEE**, whether such work be ordinary, extraordinary, structural, or otherwise, irrespective of cause and nature, all to be performed in a good and workmanlike manner, and in accordance with the provisions of this Lease. The **LESSEE**, at **LESSEE'S** expense, shall at all times:

a. Keep the **PREMISES**, the **IMPROVEMENTS** and the personal property thereon, in a clean, neat and sanitary condition.

b. Provide and maintain on the **PREMISES** all obstruction lights and safety devices required by federal, state or local laws, rules or regulations.

c. Repair any damage arising from the operations of the **LESSEE** to the paving or other surface of the **PREMISES** or the Airport caused by oil, gasoline, lubricants, solvents or other flammable, corrosive or damaging liquids and substances.

d. Take measures to prevent erosion, including planting and replanting of grasses on portions of the **PREMISES** not paved or built upon, keep such areas free of noxious weeds, and keep grassy areas cut to a height not to exceed six (6") inches.

e. Maintain and repair all utility lines and equipment placed upon the **PREMISES**.

f. Maintain the **IMPROVEMENTS** and perform all repair work in accordance with federal, state and local laws, rules and regulations, upon receipt of permits and governmental approvals, where required.

g. Be responsible for any environmental cleanup required by any act or omission of the **LESSEE** or **LESSEE'S** employees, invitees or agents, or arising out of **LESSEE'S** operations on the **PREMISES** or at the Airport.

h. Be responsible for painting, decorating, routine maintenance, and care of the lawn and landscaping.

i. Be responsible for repair and maintenance of aprons constructed by the **LESSEE**.

**9.2 TIME REQUIREMENTS FOR REPAIRS.** The **LESSEE** shall have thirty (30) days from the date on which the condition arose to repair any minor damage to the **PREMISES**, including the **IMPROVEMENTS**, and one hundred twenty (120) days from the date on which the condition arose to repair any major damage to the **PREMISES**, including the **IMPROVEMENTS**. As used herein, minor damage shall be damage to the **PREMISES** or the **IMPROVEMENTS** which would cost Five Hundred Dollars (\$500.00) or less to repair, and major damage shall be damage to the **PREMISES** or the **IMPROVEMENTS** which would cost in excess of Five Hundred Dollars (\$500.00) to repair. The **LESSEE**, for good cause, may request from the Airport Director an extension of time to complete repairs. Notwithstanding the above, emergency repairs shall be conducted by the **LESSEE** as soon as possible when required to preserve the **PREMISES** and the **IMPROVEMENTS**.

**9.3 LESSEE'S FAILURE TO MAINTAIN.** In the event the **LESSEE** fails to care for, maintain and repair the **PREMISES** or the **IMPROVEMENTS** within thirty (30) days following the receipt of written notice from the **CITY** describing the failure to care for, maintain and repair and any demand for curative action, or in the event the **LESSEE**, upon commencement of curative action, fails to diligently continue to complete the curative action required by the **CITY**, the **CITY** may, at its option, and in addition to any remedies otherwise available to it, enter the **PREMISES** or the **IMPROVEMENTS** without such entering causing or constituting a cancellation of this Lease or an interference with the **LESSEE'S** possession, and care for, maintain or repair all or any part of the **PREMISES** or the **IMPROVEMENTS** which are in need of care, maintenance or repair, and do all things necessary to accomplish the work required. In such an event, the **LESSEE** shall pay the **CITY**, upon written demand, all sums incurred by the **CITY** to care for, maintain or repair the **PREMISES** or the **IMPROVEMENTS** together with interest at the rate of eighteen percent (18%) per year from the date of the **CITY'S** written demand for payment until paid. The **LESSEE'S** failure to pay the **CITY**, upon written demand, all sums incurred by the **CITY** plus interest pursuant to this Article 9.3 shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. Furthermore, should the **CITY** undertake any work hereunder, the **LESSEE** waives any claims for damages, consequential or otherwise, against the **CITY** as a result therefrom, except claims for damages arising from the **CITY'S** negligence. The foregoing shall in no way affect or alter the continuing obligations of the **LESSEE** as set forth in this Lease and shall not impose or be construed to impose upon the **CITY** any obligation to care for, maintain or repair the **PREMISES** or the **IMPROVEMENTS**.

#### **ARTICLE 10 – PAINTING**

The **LESSEE** shall, within five (5) years of Lease execution, paint the exterior of its building. Paint shall be of a quality recommended by the manufacturer for metal buildings. Color is to be approved in writing by the Airport Director as determined by the Airport Commission.

#### **ARTICLE 11 - ACCESS TO PREMISES**

The **LESSEE** agrees to and shall permit the **CITY**, the State of Wisconsin and the United States Government to send their representatives and employees onto the **PREMISES** and any **IMPROVEMENTS** thereon, for the purpose of an inspection thereof. In nonemergency situations, the **LESSEE** shall be provided with reasonable advance notice of an

inspection if the **LESSEE** is available to receive such notice.

## **ARTICLE 12 - GOVERNMENTAL REGULATIONS**

**12.1 LAWS, RULES, REGULATIONS AND ORDERS.** From time to time, the **CITY** may adopt, amend and enforce minimum standards with respect to the occupancy and use of the Airport. These minimum standards are currently found in Chapter XXV of the Code of General Ordinances for the City of Kenosha and are incorporated herein by reference. The **LESSEE** agrees to observe and obey any and all such minimum standards and all other applicable federal, state and local laws, rules and regulations, as they now exist and as they may be enacted or amended in the future, and with every lawful order given by any public officer pursuant thereto, and to require the **LESSEE'S** officers, agents, employees, contractors, and suppliers to observe and obey the same. This provision will include compliance with the Airport's Noise Abatement Plan. The **CITY** reserves the right to deny access to the Airport and its facilities to the **LESSEE** or any person, party, firm or corporation that fails or refuses to obey and comply with any such laws, rules, regulations and orders.

**12.2 SAFETY.** The **LESSEE** shall provide all necessary safety equipment and apparatus in and on the buildings and structures as required by federal, state and local laws, rules and regulations. The **LESSEE** agrees to observe and obey all applicable federal, state and local safety related laws, rules or regulations with respect to use and operation of the **PREMISES** and the **IMPROVEMENTS** and to require the **LESSEE'S** officers, agents, employees, contractors, and suppliers to obey the same. The **CITY** reserves the right to deny access to the Airport and its facilities to the **LESSEE** or any person, firm, party or corporation that fails or refuses to comply therewith. In the event of any conflict or inconsistency in laws, rules and regulations, the order of priority thereof shall be federal, state and then local.

**12.3 LICENSES, CERTIFICATES AND PERMITS.** The **LESSEE**, at **LESSEE'S** expense, shall procure all licenses, certificates, permits and other authorizations required by any and all governmental authorities, including the **CITY**, having jurisdiction over the **PREMISES**, the **IMPROVEMENTS**, or the **LESSEE'S** operations at the **PREMISES**.

**12.4 TAXES AND FEES.** The **LESSEE** shall pay when due any and all lawful taxes, license, certification, permit, examination and use fees, excise taxes, and personal property taxes which may be assessed, levied, exacted or imposed on the **PREMISES**, the **IMPROVEMENTS**, or the **LESSEE'S** operations hereunder, and shall make all applications, reports and returns required in connection therewith. The **LESSEE** shall pay when due all stormwater management fees imposed on the **PREMISES**.

## **ARTICLE 13 – UTILITIES**

The **LESSEE** shall pay for all utilities furnished to the **PREMISES** including, but not limited to, electric, gas, telephone, cable television, sanitary sewer and water service. The **LESSEE** will connect directly with a source of electric power from WE Energy, and may, subject to prior written approval and reasonable conditions of the Airport Director, cross other **CITY** property with the utility pipes, wires and conduits. Unless otherwise required by WE Energy, the **CITY** requires all utility pipes, wires and conduits to be underground. The **LESSEE** will obtain all necessary permits for any utility services, will pay any required connection fees,

and will pay the cost and expense of bringing utility services to the building to be served. The **CITY** shall allow the providers of all utilities reasonable access to the boundaries of the **PREMISES** for the installation of utility service.

#### **ARTICLE 14 - REGULATORY SIGNS**

The **LESSEE**, at no charge, shall permit the **CITY** to place such regulatory signs on the **PREMISES** as the **CITY** shall deem appropriate at the **CITY'S** expense, but under no conditions shall said signs be attached to any building or structure of the **LESSEE** without the **LESSEE'S** advance written permission. The **LESSEE** shall not place or erect any signs on or about the **PREMISES** or the **IMPROVEMENTS** without the prior written approval of the Airport Director in compliance with the City Zoning Ordinance and Code of General Ordinances.

#### **ARTICLE 15 – SANITATION**

The **LESSEE** shall provide adequate and appropriate containers, which are not unsightly, for the temporary storage of trash, garbage and refuse, and provide, as necessary, for the regular pickup thereof, at **LESSEE'S** expense. The **LESSEE** shall not permit any unattractive or unsanitary accumulation of trash, garbage, refuse, debris or litter on the **PREMISES**. The piling of boxes, cartons, drums, tires, cans, parts or other similar items on or about the **PREMISES**, outside of a fully enclosed building or structure, is strictly prohibited.

#### **ARTICLE 16 - SNOW REMOVAL**

The **LESSEE**, at **LESSEE'S** expense, shall be responsible for removal of snow from the **PREMISES**. The **CITY** shall be responsible for the removal of snow from the runways, taxiways and aircraft parking ramps, service roads and public parking lots. The **CITY** shall incur no liability to the **LESSEE** by reason of any failure on the part of the **CITY** to meet its snow removal obligations when the **CITY** has made a good faith effort to do so.

#### **ARTICLE 17 - QUIET ENJOYMENT**

The **CITY** covenants and agrees, so long as the **LESSEE** shall duly and punctually perform and observe all the terms and conditions of this Lease, that the **LESSEE** shall peaceably and quietly have, hold and enjoy the **PREMISES**, subject to the right of the **CITY** to use and inspect the **PREMISES**, and to exercise any other rights provided and reserved to the **CITY** pursuant to this Lease.

#### **ARTICLE 18 - RIGHTS OF ENTRY RESERVED**

The **CITY**, by its officers, employees, agents, contractors and furnishers of utilities and other services, shall have the right, at **LESSEE'S** expense, to maintain existing and install future utility, mechanical, electrical and other systems, and the right to enter upon the **PREMISES** or the **IMPROVEMENTS**, at all reasonable times to make such repairs, replacements or alterations thereto as may, in the opinion of the **CITY**, be necessary or advisable, and use the **PREMISES** for access therefor to other parts of the Airport otherwise not conveniently accessible; provided, however, that in the exercise of such rights, the **CITY** shall

not unreasonably interfere with the use and occupancy of the **PREMISES** or the **IMPROVEMENTS** by the **LESSEE**. It is specifically understood and agreed that the reservation of such rights by the **CITY** pursuant to this Article 18 shall not impose or be construed to impose upon the **CITY** an obligation to construct, install, repair, replace or alter any utility service lines now or hereafter to be located thereon for the purpose of providing utility services to the **PREMISES** or the **IMPROVEMENTS**.

#### **ARTICLE 19 - CITY RESERVATION OF RIGHTS FOR PROTECTION OF PREMISES**

The **CITY** reserves the right to further expand, develop or improve the runways and taxiways at the Airport as the **CITY** sees fit together with the right to take any action the **CITY** considers necessary for the protection of the aerial approaches to the Airport from obstruction and encroachment. The **CITY** may prevent the **LESSEE** from erecting or permitting the erection of any **IMPROVEMENTS** on the **PREMISES** which, in the **CITY'S** opinion, would limit the usefulness of the Airport, prevent expansion, development or improvement of the Airport, or constitute a hazard to aircraft or persons using or frequenting the Airport and its facilities.

#### **ARTICLE 20 - INTERRUPTION IN USE OR ENJOYMENT**

The **CITY** shall not be liable to the **LESSEE** for money damages arising out of any interruption in the **LESSEE'S** use or enjoyment of the **PREMISES** or the **IMPROVEMENTS** by reason of any damage to the **PREMISES** or the **IMPROVEMENTS**, unless such damage is the result of an action by a **CITY** employee or agent performing a duty or task for the **CITY**, and, in that event, the **CITY** shall be liable only for the costs of repair or reconstruction. The annual rental fee, in such event, shall not abate unless a building or structure is damaged to such an extent that it is totally or partially unusable, in which event, the rental charge shall proportionately abate for the period of time the **PREMISES** is totally or partially unusable, computed by multiplying the annual rental charge by a fraction, the numerator of which is equal to the number of days needed to repair the building or structure, multiplied by the amount of unusable square footage and the denominator of which is equal to three hundred sixty-five (365) days multiplied by the total floor surface area of the building or structure.

#### **ARTICLE 21 - NATURAL DISASTER**

The **LESSEE'S** obligations during the term of this Lease shall neither abate nor be suspended by virtue of any damage to the **PREMISES** or the **IMPROVEMENTS** resulting from any natural disaster, except that if the Airport's runway equipment, runways, taxiways, parking ramps or roadways are damaged to such an extent that the **LESSEE** cannot fly aircraft in or out of the Airport due to such damage for a period of fifteen (15) consecutive days, the rent shall abate for the entire period the **LESSEE** cannot fly aircraft in or out of the Airport. Rental abatement, if applicable, shall be computed by multiplying the annual rental charge by a fraction, the numerator of which is equal to the number of whole days that the **LESSEE** cannot fly aircraft into or out of the Airport and the denominator of which is equal to three hundred sixty-five (365) days.

## ARTICLE 22 - NATIONAL EMERGENCY

During time of war, national emergency, riot or natural disaster, the CITY shall have the right to lease the entire Airport or any part thereof to the United States or State of Wisconsin governments for military or National Guard use. In such an event, the provisions of this Lease, insofar as they are inconsistent with the provisions of any lease to any such government, shall be suspended for the period of such government lease and the rent shall be decreased or abated to such extent as will reflect any decrease, if any, in the leasehold value.

## ARTICLE 23 – LIABILITY INSURANCE

**23.1 INSURANCE REQUIRED.** The LESSEE shall procure and maintain during the TERM of this Lease insurance policies hereinafter specified. The policies must be issued by an insurance company or companies authorized to do business in the State of Wisconsin and licensed by the Office of the Commissioner of Insurance.

**23.2 PROOF OF INSURANCE.** The LESSEE, prior to executing this Lease, shall furnish a Certificate of Insurance indicating compliance with this Article 23 including the naming of the CITY as an “additional insured”, and proof of payment of all premiums to the Airport Director for approval. At least thirty (30) days before the expiration date of any insurance policy required by this Article 23, the LESSEE shall deliver to the Airport Director a copy of the renewal Certificate of Insurance and policy. Within thirty (30) days after the premium on any insurance policy required by this Article 23 becomes due and payable, the LESSEE shall provide satisfactory evidence of its payment to the Airport Director. The insurance policy or policies shall contain a clause that in the event that any policy is canceled for any reason, or any material changes are made therein, the Airport Director will be notified, in writing, by the insurer at least thirty (30) days before any cancellation or change takes effect. If for any reason, the insurance coverage required by this Article 23 lapses, the lapse shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**23.3 INCREASED COVERAGE.** The CITY reserves the right to increase the minimum liability insurance requirements set forth herein upon furnishing thirty (30) days advance written notice to the LESSEE whenever the Airport Minimum Standards covering the LESSEE'S operations are enacted which adopt or increase the minimum insurance requirements, and the LESSEE shall comply with said request, upon being given such advance written notice thereof or be considered in material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. In the event of a conflict between this Lease and the Airport Minimum Standards, the provision requiring the greatest insurance coverage shall control.

**23.4 FAILURE TO MAINTAIN INSURANCE.** In the event the LESSEE fails to furnish, deliver and maintain the insurance coverage as required in this Article 23, the CITY in addition to any other remedies available to it, may obtain such insurance coverage and charge the LESSEE for the cost of such insurance coverage plus all appropriate administrative charges and incidental expenses associated with the transaction. The failure of the LESSEE to pay any such sums upon demand shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. The failure of the

**LESSEE** to obtain and maintain the insurance required by this Article 23 shall not relieve the **LESSEE** from any liability under this Lease. The insurance requirements of this Article 23 shall not be construed to conflict with the obligations of the **LESSEE** in Article 25.

**23.5 REQUIRED MINIMUM COVERAGE.** The following minimum insurance coverages must be in effect and continue in effect during the **TERM** of this Lease:

- A. Commercial General Liability  
\$1,000,000.00 Each Occurrence having the following coverages where applicable:
  - i. Premises and Operations including Hangarkeepers
  - ii. Independent Contractor and Subcontractor
  - iii. Products and Completed Operations
  - iv. Contractual Liability
  - v. Death and Personal Injury
  
- B. Worker's Compensation: Statutory Limits
  - 1. Employer's Liability
    - \$100,000.00 Each Accident
    - \$100,000.00 Disease, Each Employee
    - \$500,000.00 Disease, Policy Limit

#### **ARTICLE 24 - INSURANCE OF IMPROVEMENTS**

**24.1 INSURANCE REQUIRED.** The **LESSEE** shall procure and maintain during the **TERM** of this Lease insurance protection on all **IMPROVEMENTS** on the **PREMISES** to the extent of one hundred (100%) percent of the insurable replacement value of the **IMPROVEMENTS**. The policies must be issued by an insurance company or companies authorized to do business in the State of Wisconsin and licensed by the Office of the Commissioner of Insurance.

**24.2 PROOF OF INSURANCE.** The **LESSEE**, prior to executing this Lease, shall furnish a Certificate of Insurance indicating compliance with this Article 24 and proof of payment of all premiums to the Airport Director for approval. If no insurable **IMPROVEMENTS** exist on the **PREMISES** at the commencement of this Lease, the **LESSEE** shall furnish a Certificate of Insurance indicating compliance with this Article 24 and proof of payment of all premiums the Airport Director for approval prior to the lapse of the Builder's All Risk Insurance Policy. At least thirty (30) days before the expiration date of any insurance policy required by this Article 24, the **LESSEE** shall deliver to the Airport Director a copy of the renewal Certificate of Insurance and policy. Within thirty (30) days after the premium of any insurance policy required by this Article 24 becomes due and payable, the **LESSEE** shall provide satisfactory evidence of the premium payment to the Airport Director. If for any reason the insurance coverage required by this Article 24 lapses, the lapse shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**24.3 FAILURE TO MAINTAIN INSURANCE.** In the event the **LESSEE** fails to furnish, deliver and maintain the insurance coverage as required in this Article 24, the **CITY**, in addition to any other remedies available to it, may obtain such insurance coverage and charge the **LESSEE** for the cost of such insurance coverage plus all appropriate administrative charges and incidental expenses associated with the transaction. The failure of the **LESSEE** to pay any such sums upon demand shall be considered a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease. The failure of the **LESSEE** to obtain and maintain the insurance required by this Article 24 shall not relieve the **LESSEE** from any liability under this Lease. The insurance requirements of this Article 24 shall not be construed to conflict with the obligations of the **LESSEE** in Article 25.

**24.4 DAMAGE ELECTION BY LESSEE.** Should any **IMPROVEMENTS** on the **PREMISES**, insurable or uninsurable, be damaged to the extent that they are not usable or are destroyed, the **LESSEE** shall have the election of repairing or reconstructing the **IMPROVEMENTS** substantially as they existed immediately prior to such casualty, or in a new or modified design, approved by the Airport Commission, or not to repair or reconstruct the **IMPROVEMENTS**. The **LESSEE** shall notify the **CITY** of its election within one hundred twenty (120) days after the occurrence of the casualty or the adjustment of the claim, whichever is later.

**24.5 LESSEE'S OBLIGATIONS.** In the event of damage or destruction to **IMPROVEMENTS** on the **PREMISES**, the **CITY** shall have no obligation to repair, replace or rebuild the **IMPROVEMENTS** or any fixtures, equipment or other personal property installed by the **LESSEE** on the **PREMISES** pursuant to this Lease. Nothing contained herein shall be deemed to release the **LESSEE** from any of the **LESSEE'S** repair, maintenance or rebuilding obligations under this Lease.

**24.6 ABATEMENT OF RENT.** In the event the **LESSEE** elects to repair, replace or rebuild the **IMPROVEMENTS**, during the period thereof, the rent shall be proportionately abated from the date of loss until the **IMPROVEMENTS** are repaired, restored or rebuilt, provided the **LESSEE** does not use the damaged **PREMISES**, with or without **IMPROVEMENTS**, for any purpose other than repairing, replacing or rebuilding. The proportional amount of abatement will be determined by the **CITY**. The **LESSEE** agrees to commence such work promptly and to prosecute it to completion with due diligence, except for delays beyond the **LESSEE'S** control.

**24.7 RESTORATION OF PREMISES.** In the event the **LESSEE** elects not to repair, replace or rebuild the damaged **IMPROVEMENTS**, the **LESSEE** shall remove all debris resulting from the damage, including foundations, concrete piers, pavements, etc., to a depth of one (1') foot below the grade thereof and restore the surface to a level condition at its original pre-Lease elevation. Upon completion of such debris removal and restoration, this Lease shall terminate, and the **LESSEE'S** and the **CITY'S** unaccrued obligations hereunder shall cease. If the **LESSEE** does not elect to repair, replace or rebuild the damaged **IMPROVEMENTS** within the above referenced one hundred twenty (120) day period of time, the **LESSEE** shall be deemed to have elected not to repair, replace or rebuild the damaged **IMPROVEMENTS**, and the **CITY** may elect to restore the **PREMISES** to their original condition at the cost and expense of the **LESSEE**, whereupon this Lease shall be deemed terminated.

## **ARTICLE 25 - INDEMNITY AND HOLD HARMLESS**

The **LESSEE** does hereby agree that it will, at all times, during the **TERM** of this Lease, indemnify and hold harmless the **CITY**, the Airport Commission, and their officers, employees and agents against any and all claims, liability, loss, charges, damages, costs, judgments settlement expenses and attorneys' fees, which any of them may hereafter sustain, incur or be required to pay as a result of incidents occurring on the **PREMISES**, the **IMPROVEMENTS**, or as a result of any operations, works, acts or omissions performed on the **PREMISES**, the **IMPROVEMENTS**, or on the Airport by the **LESSEE**, its officers, employees, contractors, subcontractors, agents, invitees or permitted users, or resulting from the **LESSEE'S** failure to perform or observe any of the terms, covenants and conditions of this Lease or resulting from any conditions of the **PREMISES** or the **IMPROVEMENTS** thereon by reason of which any person suffers personal injury, death or property loss or damage; provided, however, that the provisions of this paragraph shall not apply to claims, liabilities, losses, charges, damages, costs, expenses, or attorneys' fees caused or resulting from the negligent or intentional acts or omissions of the **CITY**, the Airport Commission, or any of their officers or employees. Upon the filing with the **CITY** of a claim for damages arising out of any incident(s) which the **LESSEE** herein agrees to indemnify and hold the **CITY** and others harmless, the **CITY** shall notify the **LESSEE** of such claim, and in the event that the **LESSEE** does not settle or compromise such claim, then the **LESSEE** shall undertake the legal defense of such claim both on behalf of the **LESSEE** and the **CITY**. It is specifically agreed, however that the **CITY**, at its own cost and expense, may participate in the legal defense of any such claim. Any judgment, final beyond all possibility of appeal, which may be rendered against the **CITY**, the Airport Commission, or any of their officers or employees for any cause for which the **LESSEE** is liable hereunder, shall be conclusive against the **LESSEE** as to liability and the amount of damages. This provision shall survive expiration or termination of this Lease to the extent necessary to effectuate its purpose.

## **ARTICLE 26 – ASSIGNMENT/SUBLEASE**

With the prior written approval of the Airport Commission and the **CITY** Common Council, the **LESSEE** may assign or sublease all or a portion of this Lease to a close corporation or limited liability company wholly owned by hangar owners. No other assignment or sublease is permitted without the prior written consent of the Airport Commission and the **CITY**. Any unauthorized assignment or sublease shall render this Lease null and void. Any assignment or sublease shall be conditioned upon the assignee or sublessee entering into a written agreement through which it agrees to be bound by all of the terms, conditions and obligations of this Lease. No assignment or sublease shall relieve the **LESSEE** of any of its obligations hereunder in the event of default by the assignee or sublessee. No assignment or sublease shall be inconsistent with the terms of this Lease. The assignee or sublessee shall have all rights, privileges and benefits as granted the **LESSEE** under this Lease.

## **ARTICLE 27 - FAILURE TO OBSERVE TERMS OF LEASE**

Failure on the part of the **LESSEE** to pay any of the sums due and owing under the terms and conditions of this Lease or to observe any of the other terms and conditions of this Lease shall be considered a material breach of this Lease thereby subjecting this Lease to termination. Prior to termination of this Lease as provided for under this Article 27, the **LESSEE**

shall have twenty (20) days following its receipt of written notice from the **CITY** to pay any of the sums due and owing under the terms and conditions of this Lease. Prior to termination of this Lease as provided for under this Article 27, the **LESSEE** shall have sixty (60) days following its receipt of written notice from the **CITY** to cure any other breach of the terms and conditions of this Lease to the satisfaction of the **CITY**. In the event the **LESSEE'S** breach is for other than the payment of any sums due and owing under the terms and conditions of this Lease and is of a type which cannot reasonably be cured within thirty (30) days following its receipt of the written notice from the **CITY** and the **LESSEE** acts within said thirty (30) days with due diligence to cure the breach, then the **LESSEE** shall not be deemed in default as long as the **LESSEE** is acting diligently to cure the breach. In the event the **LESSEE** fails to cure any breach within the time provided, the **CITY**, in addition to all other rights and remedies available to the **CITY** at law, in equity or by other provisions of this Lease, may terminate this Lease, enter the **PREMISES** and remove all persons and property and the **CITY** shall not be liable for damages or otherwise by reason of such re-entry. Upon termination of this Lease for any reason, the **LESSEE** shall have the option subject to the approval of the Airport Commission and the Common Council of:

- a. Transferring all **IMPROVEMENTS** to a third party at fair market value subject to such third party entering into a new lease with the **CITY**;
- b. Surrendering the **PREMISES** and all **IMPROVEMENTS** to the **CITY** at no cost to the **CITY**; or,
- c. Removing all **IMPROVEMENTS** from the **PREMISES** within one hundred twenty (120) days of termination of this Lease. The **LESSEE** shall be responsible for any damage to the **PREMISES** occurring in the course of such removal.

The **CITY** shall be entitled to collect from the **LESSEE** all attorneys fees and expenses incurred by the **CITY** in enforcing any of the terms and conditions of this Lease or any other rights or remedies of the **CITY**.

## **ARTICLE 28 – REVERSION OF PREMISES AND IMPROVEMENTS TO CITY**

In the event the options referred to in Article 27 are not approved upon termination of this Lease for any reason, the **PREMISES** and the **IMPROVEMENTS** shall revert to the **CITY** without further action of the Common Council. In the event the **LESSEE** ceases to exist, terminates its operations, or discontinues use of the **PREMISES** or the **IMPROVEMENTS** for six (6) months, this Lease shall be subject to termination by the **CITY**, absent a duly authorized and approved assignment or release of this provision by the **CITY**. Upon such termination, the **PREMISES** and the **IMPROVEMENTS** shall revert to the **CITY** without further action of the Common Council.

## **ARTICLE 29 - EFFECT OF BANKRUPTCY OR INSOLVENCY**

**29.1 PROHIBITION OF INVOLUNTARY ASSIGNMENT, TRANSFER OR SALE.** Neither this Lease, nor any interest of the **LESSEE** hereunder shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in any manner whatsoever except through statutory merger or consolidation and any such attempt at

involuntary assignment, transfer or sale shall be void and of no effect.

**29.2 EFFECT OF BANKRUPTCY.** Without limiting the generality of the provisions of the preceding Article 29.1, the **LESSEE** agrees that in the event any proceedings under the Bankruptcy Act or any amendment thereto be commenced by or against the **LESSEE** and if against the **LESSEE**, such proceedings shall not be dismissed before either an adjudication in bankruptcy or the confirmation of a composition, arrangement, or plan or reorganization, or in the event the **LESSEE** is adjudged insolvent or makes an assignment for the benefit of its creditors, or if a receiver is appointed in any proceedings or action to which the **LESSEE** is a party, with authority to take possession or control of the **PREMISES** or the **IMPROVEMENTS** of the business conducted thereon by the **LESSEE**, and such receiver is not discharged within a period of one hundred twenty (120) days after appointment, any such event or any involuntary assignment prohibited by the provisions of the preceding Article 29.1 shall be deemed to constitute a breach of this Lease by the **LESSEE** and shall, at the election of the **CITY**, but not otherwise, without notice or entry or other action of the **CITY** terminate this Lease and also all rights of the **LESSEE** under this Lease in and to the **PREMISES** and the **IMPROVEMENTS** and also all rights of any and all persons and parties claiming under the **LESSEE**.

### **ARTICLE 30 – NONDISCRIMINATION**

**30.1** In the event **IMPROVEMENTS** are constructed, maintained, or otherwise operated on the **PREMISES** for a purpose for which a United States Government program or activity is extended, the **LESSEE** shall maintain and operate such **IMPROVEMENTS** and services in compliance with all requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, as said regulations now exist and may be amended in the future.

**30.2** The **LESSEE** agrees that:

**30.2.1** No person shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the **PREMISES** or the **IMPROVEMENTS** contrary to federal, state or local law, rule or regulation.

**30.2.2** In the construction of any **IMPROVEMENTS** on, over, or under such land, or the furnishing of services thereon, no person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, contrary to federal, state or local law, rule or regulation.

**30.2.3** The **PREMISES** and the **IMPROVEMENTS** shall be used in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

**30.3** The **CITY** reserves the right to take whatever action it might be entitled by

law to take in order to enforce this Article 30. This Article 30 is to be considered as a covenant on the part of the **LESSEE**, a breach of which, continuing after notice by the **CITY** to cease and desist and after a determination that a violation exists made in accordance with the procedure and appeals provided by law, will constitute a material breach of this Lease thereby subjecting this Lease to termination pursuant to Article 27 of this Lease.

**30.4** The **LESSEE** shall include the foregoing provisions in every agreement pursuant to which any person or persons other than the **LESSEE** operates any **IMPROVEMENT** at the **PREMISES** and shall include thereon a provision granting the **CITY** a right to take such action as the United States may direct to enforce such agreement.

**30.5** The **LESSEE** shall indemnify and hold harmless the **CITY** and the Airport Commission, their officers, employees, and agents from and against any claims and demands of third persons, including the United States of America, resulting from the **LESSEE'S** noncompliance with any of the provisions of this Article 30 and the **LESSEE** shall reimburse the **CITY** for any loss, expense or attorney fees incurred by reason of the **LESSEE'S** noncompliance.

**30.6** The **LESSEE** assures that it will undertake an Affirmative Action Program as required by 14 CFR, Part 152, Subpart E. The **LESSEE** assures that it will require that covered suborganizations provide assurances to the **LESSEE** that they similarly will undertake an Affirmative Action Program, and that they will require assurances from their suborganizations, as required by 14 CFR, Part 152, Subpart E., to the same effect.

#### **ARTICLE 31 – CONTRACTORS**

Contractors of the **LESSEE** shall comply with all applicable federal, state and local laws, rules and regulations applicable to the **PREMISES** and the **IMPROVEMENTS**.

#### **ARTICLE 32 – BENEFITS**

The terms and conditions of this Lease shall inure to the benefit of the parties and be binding upon their successors.

#### **ARTICLE 33 – SUBORDINATION**

This Lease shall be subordinate to the provisions of any existing or future agreement between the **CITY** and the United States or State of Wisconsin governments relative to the expansion, improvement, operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the provision of or expenditure of federal or state funds for the benefit of the Airport.

#### **ARTICLE 34 – INTEGRATION**

This Lease is fully integrated embodying the entire agreement between the parties and any written or oral understandings to the contrary shall be of no force or effect.

**ARTICLE 35 - NONWAIVER OF RIGHTS**

The failure of either party to insist upon strict performance of any of the terms, covenants or conditions herein contained shall not be deemed a waiver of any subsequent breach or default.

**ARTICLE 36 - CONSTRUCTION**

This Lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provision herein contained that is held to be invalid by a Court of competent jurisdiction shall be considered deleted from this Lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so long as such deletion does not materially prejudice the CITY or the LESSEE in its respective rights and obligations contained in the valid remaining covenants, conditions, or provisions of this Lease, and when such occurs, only such other covenants, conditions or provisions shall be deleted as are incapable of enforcement. The parties agree that each party has contributed substantially and materially to the preparation of this Lease and that as a result this Lease shall not be construed more strictly against one party or the other merely by virtue of the fact that it may have been prepared primarily by counsel for the CITY.

**ARTICLE 37 - TIME OF THE ESSENCE**

Time is of the essence with respect to each and every provision of this Lease.

**ARTICLE 38 – NOTICE**

Any notice required to be given in this Lease by any of the parties is to be by certified mail with return receipt or by personal service addressed to the LESSEE or the CITY as the case may be as set forth below. Either party may designate a different address by delivering, sending or serving written notice of such change of address upon the other party. Notice shall be effective as of the date of delivery, if by hand, or mailing, if by certified mail.

If to **LESSEE:** H. William Knauz  
President  
Hangar Fifty-One, Inc.  
10150 52<sup>nd</sup> Street  
Kenosha, Wisconsin 53144

If to **CITY:** City Clerk/Treasurer  
City of Kenosha Municipal Building  
625 52<sup>nd</sup> Street, Room 105  
Kenosha, Wisconsin 53140

With copies to: Airport Director  
Kenosha Regional Airport  
9900 52<sup>nd</sup> Street  
Kenosha, Wisconsin 53144-7430

Office of the City Attorney  
City of Kenosha Municipal Building  
625 52<sup>nd</sup> Street, Room 201  
Kenosha, Wisconsin 53140

**ARTICLE 39 – AUTHORITY**

The **CITY** enters into this Lease by authorization of action taken by the Airport Commission on the \_\_\_\_ day of \_\_\_\_\_, 2014, and by action taken by the Common Council on the \_\_\_\_ day of \_\_\_\_\_, 2014.

The **LESSEE** represents to the **CITY** that the **LESSEE** is a Wisconsin corporation in good standing and that all acts which are a condition precedent entering into this Lease on behalf of Hangar Fifty-One, Inc. have timely taken place.

***SIGNATURE PAGES FOLLOW***

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Lease on the dates below given.

**CITY OF KENOSHA, WISCONSIN,  
A Municipal Corporation**

BY: \_\_\_\_\_  
KEITH G. BOSMAN, Mayor  
Date: \_\_\_\_\_

BY: \_\_\_\_\_  
DEBRA SALAS  
City Clerk/Treasurer  
Date: \_\_\_\_\_

STATE OF WISCONSIN )  
                                  :SS.  
COUNTY OF KENOSHA )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, **KEITH G. BOSMAN, Mayor, and DEBRA SALAS, City Clerk/Treasurer,** of the **CITY OF KENOSHA, WISCONSIN,** a municipal corporation, to me known to be such Mayor and City Clerk/Treasurer of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the agreement of said City, by its authority.

\_\_\_\_\_  
Notary Public, Kenosha County, WI.  
My Commission expires/is: \_\_\_\_\_

**HANGAR FIFTY-ONE, INC.,  
A Wisconsin Corporation**

BY: H. William Knausz  
H. WILLIAM KNAUZ, President

Date: 7/21/14

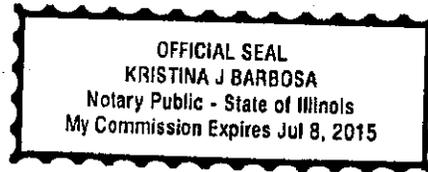
BY: Roger Rempert  
ROGER REMPERT, Secretary

Date: 7/21/14

STATE OF Illinois )  
                                  : SS.  
COUNTY OF Lake )

Personally came before me this 21 day July, 2014, H. WILLIAM KNAUZ, President and ROGER REMPERT, Secretary of HANGAR FIFTY-ONE, INC. to me known to be the President and Secretary of HANGAR FIFTY-ONE, INC. and acknowledged to me that they executed the foregoing instrument as the agreement of said corporation, by its authority.

Kristina J. Barbosa  
Notary Public, Lake County, IL  
My Commission expires/is: 7/8/15



Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# EXHIBIT A

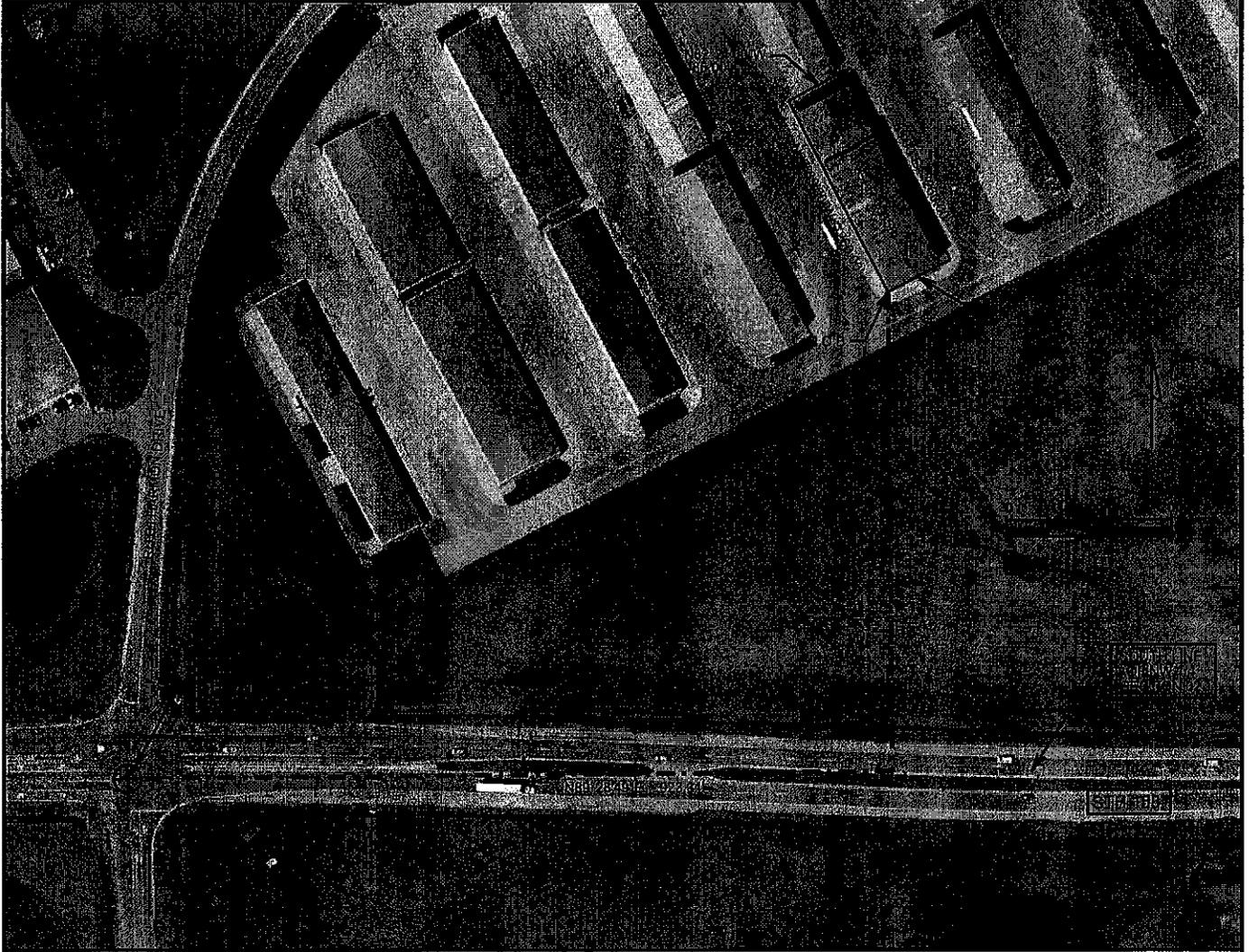
**NOTE:**  
DESCRIPTION WRITTEN FROM EXISTING MAPPING  
NO FIELD VERIFICATION HAS BEEN DONE

## HANGAR LEASE DESCRIPTION

A parcel of land located in the SW 1/4 of the NW 1/4 Section 32, T2N, R22E, City of Kenosha, Kenosha County, Wisconsin, more fully described as follows:

Commencing at the SW corner of the NW 1/4 of Section 29; thence N 89°-28'-49" E, along the south line of said NW 1/4 of Section 32, 923.31 feet;  
thence N 0°-31'-11" W, 578.22 feet to the point of beginning;  
thence N 27°-39'-00" W, 260.00 feet;  
thence N 62°-21'-00" W, 85.00 feet;  
thence S 27°-39'-00" E 260.00 feet  
thence S 62°-21'-00" W, 85.00 feet; back to the point of beginning.

Parcel contains 22,100 square feet, more or less.



# Mead & Hunt

Mead & Hunt, Inc.  
6501 Watts Road  
Madison, WI 53719  
phone: 608-273-6380  
meadhunt.com

KENOSHA REGIONAL AIRPORT  
LEASE DESCRIPTION  
Hangar No. 10150

03/14/2014
Sheet 1 of 1
Job No. 1108100-05001.01
Hangar 10150.DGN



## MEMO

**DATE:** July 28, 2014  
**TO:** CITY CLERK  
**FROM:** KENOSHA REGIONAL AIRPORT  
**SUBJECT:** ITEMS PASSED BY AIRPORT COMMISSION TO BE PLACED  
ON THE AGENDAS FOR **FINANCE AND COUNCIL**

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Date of Meeting: July 23, 2014

**NEW LEASE (RENEWAL)** Approve Lease Renewal Agreement between City  
of Kenosha, Wisconsin and Hangar Fifty-One Inc. #10150

---

**APPROVED BY AIRPORT COMMISSION (3-0) July 23, 2014**

**CITY OF KENOSHA  
SCHEDULES OF DISBURSEMENTS**

Disbursement Record 13

Approved by Council \_\_\_\_\_

The Finance Committee reviewed the attached listing of disbursements for the period from 07/01/14 through 07/15/14 and have approved the disbursements as follows:

1. Checks numbered from 139449 through 139891 as shown on attached listing consisting of:

a. Debt Service -0-

b. Investments -0-

c. All Other Disbursements 8,739,398.70

**SUBTOTAL** 8,739,398.70

PLUS:

2. City of Kenosha Payroll Wire Transfers from the same period: 1,274,638.80

**TOTAL DISBURSEMENTS APPROVED** 10,014,037.50

\_\_\_\_\_  
Daniel Prozanski Jr.

\_\_\_\_\_  
Anthony Kennedy

\_\_\_\_\_  
Dave Paff

\_\_\_\_\_  
Rocco LaMacchia Sr.

\_\_\_\_\_  
Bob Johnson

\_\_\_\_\_  
Curt Wilson

I have examined the vouchers listed on the attached sheets and have not found any unauthorized or improper payments. It must be understood that this statement in no way should be interpreted as a guarantee that errors do not exist. I have initially examined the attached vouchers for proper account classification. However, the account classifications as shown for the attached vouchers are subject to change upon subsequent review by both myself and respective department heads of the City of Kenosha.

Respectfully submitted,

*Carol L. Steneck*

**FISCAL NOTE  
CITY OF KENOSHA  
DEPARTMENT OF FINANCE**

**PREPARED FOR:** Finance Committee

**ITEM:** Disbursement Record #13

**ESTIMATED FINANCIAL IMPACT:**

No additional fiscal note needed.

**Date Prepared:** 07/22/14

**Prepared By:** *MKS*

**Reviewed By:** *CEW*

START DATE FOR SUMMARY: 7/01 END DATE FOR SUMMARY: 7/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139449	7/03	WE ENERGIES	110-03-53109-221-000	06/14 STREET LIGHTS	62,185.13
			110-05-55109-221-000	06/14 STREET LIGHTS	234.27
				..... CHECK TOTAL	62,419.40
139450	7/03	VIKING ELECTRIC SUPPLY	110-03-53109-375-000	05/14-ST ELECTRICAL	30.16
139451	7/03	KENOSHA CO HEALTH DIVISION	110-04-54101-252-000	07/14 HEALTH SERVICE	45,404.08
139452	7/03	COMSYS, INCORPORATED	110-01-51102-215-000	7/08-8/07/14 SERVICE	40,773.03
			501-09-50101-215-000	7/08-8/07/14 SERVICE	10,193.26
				..... CHECK TOTAL	50,966.29
139453	7/03	WAUKESHA CO TECH COLLEGE	110-02-52107-264-000	2 REG FEES 5/21/14	32.44
139454	7/03	ICMA RETIREMENT TRUST	110-00-21572-000-000	06/16-30/14 COITRIB	48,934.96
			110-00-21599-000-000	06/16-30/14 CONTRIB	7,789.16
				..... CHECK TOTAL	56,724.12
139455	7/03	INTERSTATE ELECTRIC SUPPLY	110-05-55109-249-000	06/14 PA-ELECTRICAL	102.70
			110-03-53109-375-000	06/14 ST-ELECTRICAL	80.88
			110-03-53109-375-000	06/14 ST-ELECTRICAL	35.86
			110-05-55111-235-000	06/14 PA-ELECTRICAL	30.14
			110-03-53109-375-000	06/14 ST-ELECTRICAL	24.99
			110-03-53109-375-000	06/14 ST-ELECTRICAL	22.00
			110-05-55111-235-000	06/14 PA-ELECTRICAL	13.50
				..... CHECK TOTAL	310.07
139456	7/03	CARDINAL HEALTH	206-02-52205-318-000	06/14 MEDICAL SUPPLI	211.20
			206-02-52205-318-000	06/14 MEDICAL SUPPLI	164.58
			206-02-52205-318-000	06/14 MEDICAL SUPPLI	108.29
			206-02-52205-318-000	06/14 MEDICAL SUPPLI	107.85
				..... CHECK TOTAL	591.92
139457	7/03	KRANZ, INC.	630-09-50101-393-000	06/14-SE PRODUCTS/MA	798.70
139458	7/03	KENOSHA JOINT SERVICES	110-02-52111-251-000	07/14 JOINT SERVICES	222,155.07
			110-02-52202-251-000	07/14 JOINT SERVICES	55,538.77
				..... CHECK TOTAL	277,693.84

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139459	7/03	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000 110-00-21562-000-000	07/03/14 CITY HRLY 07/03/14 WATER HRLY ..... CHECK TOTAL	11,130.55 3,590.87 14,721.42
139460	7/03	KENOSHA COUNTY SHERIFF DEPT	110-02-52108-256-000	05/14 PRISONER MAINT	440.00
139461	7/03	KENOSHA NEWS	110-01-50101-321-000 110-01-50101-321-000 110-09-56501-259-565 501-09-50106-219-000 110-00-21104-000-000 110-01-50101-321-000	06/14 VACATE 66 ST 06/14 18.02DD OF Z 06/14 SCHULTZ RAZE 06/14 PW-BID SOLICT 06/14 LUMINARIES LIC 06/14 CT-1ST RD ORD ..... CHECK TOTAL	336.60 100.00 99.48 59.95 23.54 16.41 635.98
139462	7/03	KENOSHA UNIFIED SCHOOL	110-05-55109-221-000	05/14-AMECHE ELECTRI	148.37
139463	7/03	M A TRUCK PARTS	110-02-52203-344-000	05/14-FD MATERIALS &	2,455.45
139464	7/03	WINGFOOT COMMERCIAL TIRE	520-09-50106-346-000	05/14-TD TIRE REPAIR	638.44
139465	7/03	ROYALE HOUSE, INC.	724-00-21935-000-000	84 BRICKS- MEMORIAL	1,596.00
139466	7/03	TRAFFIC & PARKING CONTROL CO	402-11-51311-589-000	02/14 - WIS DOT	74.83
139467	7/03	OAKES & SON, INC., A. W.	402-11-51304-586-000 402-11-51204-586-000 403-11-51401-585-000	EST 1 THRU 6/01/14 EST 1 THRU 6/01/14 EST 1 THRU 6/01/14 ..... CHECK TOTAL	81,391.70 29,241.00 1,690.14 112,322.84
139468	7/03	PAYNE & DOLAN INC.	403-11-51102-588-000 110-03-53103-355-000	05/14-AGGREGATE MATE 05/14-ASPHALT MATERI ..... CHECK TOTAL	3,146.56 1,651.80 4,798.36
139586	7/03	REINDERS INC.	405-11-51420-579-000 110-05-55109-344-000 110-05-55109-344-000 630-09-50101-393-000	TORO GROUNDMASTER 06/14-PA#4212 PARTS/ 06/14-PA#2412 PARTS/ 06/14-CE#2681 PARTS/ ..... CHECK TOTAL	38,491.18 122.89 117.55 17.99 38,749.61
139587	7/03	STREICHER'S POLICE EQUIPMENT	110-02-52103-365-000	MARKING PAINT:	59.89

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139588	7/03	WEST GROUP	110-01-50301-322-000	06/14-LE SUBSCRIPTIO	412.69
			110-01-50301-322-000	06/14-LE SUBSCRIPTIO	256.99
				..... CHECK TOTAL	669.68
139589	7/03	WISCONSIN FUEL & HEATING	630-09-50101-392-000	06/14-CE DIESEL FUEL	23,828.38
139590	7/03	CURTIS INDUSTRIES, INC	630-09-50101-393-000	06/14-CE FASTENERS	387.42
139591	7/03	KENOSHA WATER UTILITY	110-00-21913-000-000	5/30/14 TEMP PERMITS	49,546.32
			110-00-21913-000-000	4/29/14 TEMP PERMITS	49,546.32
				..... CHECK TOTAL	99,092.64
139592	7/03	LARK UNIFORM, INC.	110-02-52103-367-000	06/14 #372 UNIFORM I	104.90
139593	7/03	FEDERAL SIGNAL CORP.	422-11-51405-561-000	SQUAD EQUIPMENT	2,300.00
139594	7/03	CHASE BANK KENOSHA	110-00-21513-000-000	07/03/14 HRLY DEDCT	21,466.14
			110-00-21511-000-000	07/03/14 HRLY DEDCT	11,389.04
			110-00-21612-000-000	07/03/14 HRLY DEDCT	11,388.88
			110-00-21614-000-000	07/03/14 HRLY DEDCT	3,381.95
			110-00-21514-000-000	07/03/14 HRLY DEDCT	3,381.39
				..... CHECK TOTAL	51,007.40
139595	7/03	KENOSHA AREA BUSINESS	761-09-50101-323-000	4/14-3/15 MEMBERSHP	300.00
139596	7/03	OFFICEMAX	110-02-52103-311-000	06/14 PD #2872 OFFC	345.10
			110-02-52103-311-000	06/14 PD #2871 OFFC	145.85
			110-01-51101-311-000	06/14 FN #2864 OFFC	87.75
			110-01-51301-311-000	STAPLER	69.28
			110-01-51301-311-000	06/14 AD #2870 OFFC	62.07
			631-09-50101-311-000	04/14 EN #2829 OFFC	15.84
			631-09-50101-311-000	04/14 EN #2829 OFFC	10.33
			110-01-52001-311-000	06/14 MC #2869 OFFC	3.89
			110-01-51301-311-000	06/14 AD #2870 OFFC	3.52
			110-01-52001-311-000	06/14 MC #2869 OFFC	3.42
			110-01-51101-311-000	06/14 FN #2864 RETN	14.75CR
				..... CHECK TOTAL	732.30
139597	7/03	INGLETNET BUSINESS SOLUTIONS	110-01-51102-233-000	TIP STUDIO TIER 4	20,800.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139598	7/03	KCJ LIGHTING	110-03-53109-374-000	STEEL LIGHT POLE	5,700.00
139599	7/03	SHERRY'S CUSTOM T'S	222-09-50101-295-000	PARADE SHIRTS	492.50
139600	7/03	INDUSTRIAL MARKETING	630-09-50101-393-000	06/14 SWEEPER PARTS	50.18
139601	7/03	LINCOLN CONTRACTORS SUPPLY	110-05-55109-361-000	05/14-PA TOOLS/SUPPL	160.45
139602	7/03	HOLLAND SUPPLY, INC.	630-09-50101-393-000	06/14-CE#2216 HYDRAU	1,010.24
			630-09-50101-393-000	06/14-CE#3009 HYDRAU	96.97
			630-09-50101-393-000	06/14-CE#3009 HYDRAU	45.26
			632-09-50101-389-000	06/14-SE HYDRAULIC F	21.65
			630-09-50101-393-000	06/14-CE#3009 HYDRAU	13.94
				..... CHECK TOTAL	1,188.06
139603	7/03	KENOSHA PROFESSIONAL POLICE	611-09-50101-155-000	06/14 WELLNESS PROJ	350.00
139604	7/03	PETCO	213-09-50101-381-000	05/14-PD PETFOOD/SUP	84.93
			213-09-50101-381-000	05/14-PD PETFOOD/SUP	69.95
				..... CHECK TOTAL	154.88
139605	7/03	CONCRETE SPECIALTIES CO.	403-11-51102-588-000	06/14 ST STRUCTURES/	375.00
			403-11-51102-588-000	06/14 ST STRUCTURES/	272.50
			403-11-51102-588-000	06/14 ST STRUCTURES/	225.00
			403-11-51102-588-000	06/14 ST STRUCTURES/	225.00
				..... CHECK TOTAL	1,097.50
139606	7/03	DOHENY'S WATER WAREHOUSE	110-05-55111-235-000	LADDER BUMPERS POOL	15.87
139607	7/03	SOUTHPORT HEATING & COOLING	633-09-50101-241-000	05/14 PREVENTATIVE M	1,615.00
139608	7/03	VERMEER SALES & SERVICE	205-03-53119-349-000	GRINDER SCREEN	1,875.00
			205-03-53119-349-000	GRINDER SCREEN	1,875.00
			630-09-50101-393-000	06/14-SE#3009 PARTS/	256.58
			630-09-50101-393-000	06/14-SE#3009 PARTS/	6.43
				..... CHECK TOTAL	4,013.01
139609	7/03	AECOM TECHNICAL SERVICES INC	227-09-50101-219-000	5/10-6/6 SW INVEST	63,534.94
139610	7/03	UNITED HOSPITAL SYSTEM	110-02-52102-219-000	RECORDS #13-111841	89.76
			110-02-52102-219-000	RECORDS #14-064501	62.61
			110-02-52102-219-000	RECORDS #14-065811	61.84
				..... CHECK TOTAL	214.21

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139611	7/03	BELLE COFFEE SERVICE	524-05-50101-397-000	06/14-GO COFFEE/SUPP	112.00
139612	7/03	MESSERLI & KRAMER P.A.	110-00-21581-000-000	07/03/14 DEDUCTION	245.72
139613	7/03	PACE ANALYTICAL	420-11-51210-589-847	3/21 LAB SERVICE	1,892.28
			420-11-51210-589-846	3/27 LAB SERVICE	1,100.08
			420-11-51210-589-846	4/2 LAB SERVICE	974.68
			420-11-51210-589-846	4/1 LAB SERVICE	696.97
			497-11-50101-219-000	3/27 LAB SERVICE	633.64
			420-11-51210-589-846	3/21 LAB SERVICE	573.19
			497-11-50101-219-000	4/2 LAB SERVICE	561.41
			420-11-51210-589-846	3/28 LAB SERVICE	543.59
			497-11-50102-219-847	3/21 LAB SERVICE	533.72
			420-11-51210-589-846	3/22 LAB SERVICE	443.48
			497-11-50101-219-000	4/1 LAB SERVICE	401.45
			497-11-50101-219-000	3/21 LAB SERVICE	330.15
			497-11-50101-219-000	3/28 LAB SERVICE	313.10
			497-11-50102-219-846	3/27 LAB SERVICE	310.28
			420-11-51210-589-846	3/25 LAB SERVICE	296.01
			497-11-50102-219-846	4/2 LAB SERVICE	274.91
			497-11-50101-219-000	3/22 LAB SERVICE	255.44
			497-11-50102-219-846	4/1 LAB SERVICE	196.58
			497-11-50101-219-000	3/25 LAB SERVICE	170.50
			497-11-50102-219-846	3/21 LAB SERVICE	161.66
			497-11-50102-219-846	3/28 LAB SERVICE	153.31
			497-11-50102-219-846	3/22 LAB SERVICE	125.08
			497-11-50102-219-846	3/25 LAB SERVICE	83.49
				..... CHECK TOTAL	11,025.00
139614	7/03	CICCHINI ASPHALT LLC	501-00-21128-000-000	ESCROW 5811 99 AVE	5,000.00
139615	7/03	HUMANA CLAIMS	611-09-50101-155-527	06/27/14 MED CLAIMS	138,204.43
			611-09-50101-155-527	07/01/14 MED CLAIMS	110,828.41
			611-09-50101-155-527	06/30/14 MED CLAIMS	101,195.43
			611-09-50101-155-527	06/27/14 PHARMACY	14,656.75
			611-09-50101-155-527	06/30/14 PHARMACY	9,401.52
			611-09-50101-155-527	07/02/14 PHARMACY	4,431.30
			611-09-50101-155-527	07/02/14 MED CLAIMS	1,672.95
			611-09-50101-155-527	07/01/14 PHARMACY	48.84
				..... CHECK TOTAL	380,439.63

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139616	7/03	PIIONEER COMMERCIAL CLEANING	110-01-51801-243-000	06/14 JANITORIAL SER	3,735.00
139617	7/03	US CELLULAR	631-09-50101-226-000	06/14 EN-CELL AIRTM	166.76
			206-02-52205-226-000	06/14 FD-DATA SERVC	141.42
			206-02-52205-226-000	06/10 FD-CELL SERVC	76.77
			110-02-52102-226-000	06/14 PD-CELL AIRTM	71.86
			206-02-52205-226-000	06/14 FD-CELL AIRTM	25.12
			110-02-52108-226-000	06/14 PD-CELL AIRTM	22.05
			110-05-55102-226-000	06/10 PA-CELL AIRTM	18.88
			110-02-52103-226-000	06/14 PD-CELL AIRTM	18.09
			110-05-55109-226-000	06/14 PA-CELL AIRTM	15.26
			520-09-50401-226-000	06/14 TD-CELL AIRTM	5.94
			110-05-55111-226-000	06/14 PA-CELL AIRTM	4.21
			205-03-53119-226-000	06/14 ST-CELL AIRTM	4.11
			110-03-53103-226-000	06/14 ST-CELL AIRTM	1.26
			110-02-52101-226-000	06/14 PD-CELL AIRTM	.61
				..... CHECK TOTAL	572.34
139618	7/03	NICK'S ROOFING OF KENOSHA	258-06-50513-259-000	#5703918 - ROOF	5,000.00
			258-06-50514-259-000	#5703921 - ROOF	3,760.00
			463-11-50601-589-000	7411 8TH AV REHAB	1,200.00
				..... CHECK TOTAL	9,960.00
139619	7/03	DIVERSIFIED COLLECTION SVCS	110-00-21581-000-000	07/03/14 DEDUCTION	25.23
139620	7/03	MALSACK, J	110-09-56501-259-570	6/14 7412 22ND AVE	530.61
			110-09-56501-259-570	6/14 1502 61ST ST	220.87
			110-09-56501-259-570	6/14 5103 28TH AVE	198.17
			110-09-56501-259-570	6/14 2018 45TH ST	191.33
			110-09-56501-259-570	6/14 7803 18TH AVE	151.14
			110-09-56501-259-570	6/14 9824 69TH ST	149.86
			110-09-56501-259-570	6/14 1413 61ST ST	123.89
			110-09-56501-259-570	6/14 1214 61ST ST	122.28
			110-09-56501-259-570	6/14 7206 26TH AVE	106.50
			110-09-56501-259-570	6/14 4417 29TH AVE	96.42
			110-09-56501-259-570	6/14 7134 28TH AVE	83.79
				..... CHECK TOTAL	1,974.86
139621	7/03	JENSEN TOWING	110-02-52103-219-000	06/14-#14-078875 TOW	45.00
			110-02-52103-219-000	06/14-#14-078875 TOW	45.00
				..... CHECK TOTAL	90.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139622	7/03	LETTERING MACHINE	110-02-52206-367-000	05/14-FD CLOTHING	34.00
139623	7/03	JOHNSON BANK	110-00-21532-000-000 110-00-21532-000-000	07/03/14 CITY HRLY 07/03/14 WATER HRLY ..... CHECK TOTAL	1,190.00 404.62 1,594.62
139624	7/03	ALIA, DUMEZ, DUNN & MCTERNAN	110-09-56402-219-000 110-09-56402-219-000 110-09-56402-219-000 110-09-56402-219-000	MILLER DOL 10/25/03 WILLIAMS DOL 6/11 WILSON DOL 5/11/11 CHILLUS DOL 9/9/10 ..... CHECK TOTAL	2,695.00 1,903.00 341.00 22.00 4,961.00
139625	7/03	FASTENAL COMPANY	630-09-50101-393-000 630-09-50101-393-000 630-09-50101-393-000 630-09-50101-393-000	06/14 SE TOOLS/MATER 06/14 SE TOOLS/MATER 06/14 SE TOOLS/MATER 06/14 SE TOOLS/MATER ..... CHECK TOTAL	850.75 646.81 18.54 9.27 1,525.37
139626	7/03	MET LIFE AUTO & HOME	110-09-56404-719-000	PITZ DOL 10/24/13	203.33
139627	7/03	MOORE OIL	520-09-50106-341-000	06/14-TD LUBRICATION	2,288.40
139628	7/03	CDW-G	110-02-52103-311-000	BLACK TONER	2,250.00
139629	7/03	NYBERG TROPHIES & AWARDS	524-05-50101-311-000	DAD'S DAY TROPHIES	30.00
139630	7/03	L & L CONCRETE	110-00-44107-000-000	PERMIT OVERCHARGE	10.00
139631	7/03	CHAPTER 13 TRUSTEE	110-00-21581-000-000 110-00-21581-000-000 110-00-21581-000-000	07/03/14 DEDUCTION 07/03/14 DEDUCTION 07/03/14 DEDUCTION ..... CHECK TOTAL	104.00 87.00 45.00 236.00
139632	7/03	CITY OF MADISON	110-02-52107-264-000	3 REG FEES 3/26-27	270.00
139633	7/03	LIFELINE TRAINING, LTD	110-02-52107-264-000	8/19-20 MILWAUKEE	954.00
139634	7/03	LOGISTICS PLUS	205-03-53118-219-000	06/14-TIRE RECYCLING	1,200.00
139635	7/03	MSC INDUSTRIAL SUPPLY	520-09-50201-347-000 520-09-50201-347-000	06/14-TD SHOP SUPPLI 05/14-TD SHOP SUPPLI ..... CHECK TOTAL	396.86 183.01 579.87

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139636	7/03	ARNOLD & O'SHERIDAN	412-11-51302-583-000	5/14 ENGINEERING SPC	300.00
139637	7/03	STATE BAR OF WISCONSIN	110-01-50301-322-000	06/14-LEGAL PUBLICAT	195.18
139638	7/03	MENARDS (KENOSHA)	501-09-50105-344-000	06/14-SW MERCHANDISE	249.90
			501-09-50105-344-000	06/14-ST MERCHANDISE	124.95
			521-09-50101-382-000	06/14-AR MERCHANDISE	75.49
			501-09-50105-344-000	06/14-SW MERCHANDISE	65.91
			110-03-53107-389-000	06/14-ST MERCHANDISE	64.63
			110-02-52103-365-000	06/14-PD MERCHANDISE	56.46
			524-05-50101-361-000	06/14-GO MERCHANDISE	54.27
			631-09-50101-311-000	06/14-EN MERCHANDISE	53.68
			110-05-55109-361-000	06/14-PA MERCHANDISE	25.39
				..... CHECK TOTAL	770.68
139639	7/03	DELL COMPUTERS	110-01-51102-539-000	DELL POWEREDGE R520	10,608.10
139640	7/03	DEVELOPMENT COUNSELLORS INT	411-11-51302-219-000	05/14 BRANDING PROJ	1,263.42
139641	7/03	PARKING LOT MAINTENANCE	405-11-51317-589-833	EST 1 THRU 6/27/14	95,924.52
139642	7/03	DYNAMIC RECYCLING, INC	110-03-53117-253-000	5/14 RECYCLE ELCTRNC	1,594.67
			110-03-53117-253-000	5/14 RECYCLE ELCTRNC	1,574.09
			110-03-53117-253-000	5/14 RECYCLE ELCTRNC	1,509.42
				..... CHECK TOTAL	4,678.18
139643	7/03	OUTSTANDING GRAPHICS	501-09-50101-311-000	SWU DOOR HANGERS	183.00
139644	7/03	NATIONAL TAX SEARCH LLC	110-00-21106-000-000	2013 TAX-6127 GBR	47.50
139645	7/03	HANSEN'S POOL & SPA INC	110-05-55111-361-000	THERMOMETER POOLS	14.99
139646	7/03	KASDORF, LEWIS & SWIETLIK	110-09-56402-219-000	FINLEY V CITY	1,488.50
			110-09-56402-219-000	THOMPkins V CITY	142.20
				..... CHECK TOTAL	1,630.70
139647	7/03	WIS SCTF	110-00-21581-000-000	07/03/14 HRLY DEDCT	1,496.45
139648	7/03	GRAINGER	110-01-51801-241-000	06/14-MB PARTS/MATER	138.64
			630-09-50101-393-000	06/14-CE#8500 PARTS/	54.48
			521-09-50101-344-000	06/14-AR PARTS/MATER	12.83
				..... CHECK TOTAL	205.95

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139649	7/03	TIME WARNER CABLE	110-01-51102-233-000	06/19-7/18-SE-RR	139.95
139650	7/03	LEXIS NEXIS DATA MGMT	110-02-52101-219-000	05/14 SEARCHES/LOCAT	186.00
139651	7/03	BOUND TREE MEDICAL, LLC	206-02-52205-318-000	06/14 FD MEDICAL SUP	451.74
139652	7/03	HAPPENINGS MAGAZINE	222-09-50101-295-000	6/14 PARADE/JULY 4TH	657.00
			222-09-50101-295-000	6/14 CELEBRATE USA	493.00
			222-09-50101-295-000	05/14 JULY 4TH EVNTS	446.00
			222-09-50101-295-000	06/14 PARADE ADS	412.00
			524-05-50101-326-000	GOLF COURSE COUPON	79.00
				..... CHECK TOTAL	2,087.00
139653	7/03	CLEANCO	633-09-50101-243-000	06/14 JANITORIAL SRV	970.25
139654	7/03	FOX VALLEY TECHNICAL COLLEGE	110-02-52107-264-000	3 REG FEES 6/16-18	525.00
139655	7/03	IAFF/NATIONWIDE	110-00-21574-000-000	06/16-30/14 CONTRIBS	20,600.15
139656	7/03	BRUCE MUNICIPAL EQUIPMENT	501-09-50105-361-000	MANHOLE COVER HOOKS	206.52
139657	7/03	PIEPER ELECTRIC	520-09-50401-344-000	06/14-TD MAINTENANCE	1,982.64
139658	7/03	AIRGAS NORTH CENTRAL	632-09-50101-393-000	06/14 SE INDUSTRIAL	155.50
			521-09-50101-344-000	06/14 AR INDUSTRIAL	149.18
			206-02-52205-389-000	06/14 FD #4 OXYGEN C	101.46
			110-03-53103-389-000	06/14 ST INDUSTRIAL	67.14
			632-09-50101-389-000	06/14 SE INDUSTRIAL	60.63
			521-09-50101-344-000	06/14 AR INDUSTRIAL	50.03
				..... CHECK TOTAL	583.94
139659	7/03	MAXIM REBUILDERS	524-05-50101-344-000	STARTER-FLT#2482	149.00
139660	7/03	RED THE UNIFORM TAILOR	110-02-52106-367-000	06/14 PD-UNIFORMS	443.38
			110-02-52106-367-000	05/14 PD-UNIFORMS	160.78
			110-02-52103-367-000	06/14 PD-UNIFORMS	143.90
			520-09-50101-367-000	05/14 TD-UNIFORM	139.32
			110-02-52106-367-000	06/14 PD-UNIFORMS	105.88
			110-02-52103-367-000	5/14 PD-UNIFORMS	91.90
				..... CHECK TOTAL	1,085.16

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139661	7/03	SUTPHEN TOWERS, INC	110-02-52203-344-000	06/14-FD MISC PARTS	426.87
139662	7/03	GREAT WEST RETIREMENT SERV.	110-00-21576-000-000	06/16-30/14 CONTRIBS	7,388.33
139663	7/03	CLARK DIETZ, INC	402-11-51406-219-000	05/14 39TH ST IMPRV	8,890.00
			402-11-51401-585-000	04/14 18TH AVE SURVY	8,342.50
			402-11-51201-585-000	04/14 18TH AVE-ENGN	4,650.00
			420-11-51416-219-000	05/14 ST LIGHT UPGR	2,000.00
			403-11-51416-219-000	05/14 LAGOON IMPRV	1,960.00
			403-11-51415-219-000	05/14 39TH AVE SEWR	1,920.00
			403-11-51208-589-000	05/14 ENG-OIL DROPOF	130.00
				..... CHECK TOTAL	27,892.50
139664	7/03	IOD INCORPORATED	110-02-52102-219-000	RECORDS #14-067950	55.70
			110-02-52102-219-000	RECORDS #14-080758	42.13
			110-09-56405-161-000	6/24/14 W/C	11.62
				..... CHECK TOTAL	109.45
139665	7/03	KENOSHA EMERGENCY PHYSICIANS	110-09-56405-161-000	5/19/14 W/C	288.90
139666	7/03	UNITED OCC MEDICINE	110-09-56405-161-000	5/13/14 W/C	850.85
			110-09-56405-161-000	5/12/14 W/C	152.15
				..... CHECK TOTAL	1,003.00
139667	7/03	AURORA HEALTH CARE	520-09-50101-161-000	4/1-30/14 W/C	3,140.86
139668	7/03	ENCORE UNLIMITED LLC	520-09-50101-161-000	6/27/14 W/C	28.30
139669	7/03	LGIP MUSEUM	110-00-21805-000-000	7/01/14 WIRE TRANS	133,000.00
139670	7/03	CASSIDY, ANNE	110-00-46394-000-000	APPLIANCE STICKER	15.00
139671	7/03	ENGLUND, CHRISTINA	110-00-21905-000-000	ORIBILETTI-6/22/14	100.00
139672	7/03	ROSMANN, MARSHA	110-00-21905-000-000	BEACH HOUSE-6/22/14	100.00
139673	7/03	MARTELL, LISA	110-00-21905-000-000	BEACH HOUSE-6/20/14	300.00
139674	7/03	TEW, STANLEY	110-09-56404-719-000	MAILBOX DMG 1/2/14	72.45

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139675	7/03	MEDINA, JOSEPH A	110-00-44702-000-000	TOW SERVICE LICENSE	100.00
139676	7/03	POSADA, GEORGINA	110-00-44203-000-000	CLASS B BEER/LIQUOR	575.00
139677	7/03	WARE, BRANDIE	110-00-21905-000-000	BEACH HOUSE 6/26-27	300.00
139678	7/03	MELENDEZ, DIANA	110-00-21905-000-000	ORIBILETTI 6/28/14	300.00
			110-00-46582-000-000	ORIBILETTI 6/28/14	150.00
				..... CHECK TOTAL	450.00
139679	7/03	WENBERG, JOHN D.	110-02-52107-263-000	06/16-18 APPLETON	63.00
			110-02-52102-341-000	06/16-18 APPLETON	15.00
			110-02-52107-261-000	06/16-18 APPLETON	6.00
				..... CHECK TOTAL	84.00
139680	7/03	DURKEE, MARY	524-05-50101-311-000	PRINTER INK	78.06
139681	7/03	MILLSAPS, NINA M.	611-09-50101-155-000	WELLNESS EXP/FIRE	36.58
139682	7/03	MOLINARO, DAVID	110-02-52107-263-000	LODGING PEORIA 6/19	185.92
			110-02-52107-263-000	6/19-20 PEORIA	42.00
				..... CHECK TOTAL	227.92
139683	7/03	VILLALOBOS, OSCAR	110-02-52107-263-000	6/16-18 APPLETON	63.00
139684	7/03	WEYRAUCH, DANIEL E.	110-02-52107-263-000	6/16-18 APPLETON	63.00
139685	7/03	GONZALEZ, REYNALDO	520-09-50101-367-000	2014 UNIFORM ALLOW	52.74
139686	7/03	CRUEY, EDWARD	110-01-50901-261-000	06/14 56 MILES	17.92
139687	7/03	WESTPHAL, RANDY	110-09-56405-166-000	06/21-07/31/14 PPD	1,395.33
139688	7/03	ARNEBERG, SCOTT M	110-01-51303-144-000	SPRING 2014 TUITION	432.00
139689	7/03	BALLARD, SCOTT	110-02-52103-263-000	6/23/14 WASH CO.	12.00
139690	7/03	FITZGERALD, TRAVIS A	110-02-52103-263-000	06/23/14 WASH CO.	12.00
139691	7/03	MALKUS, MICHELLE	110-02-52107-263-000	06/25-26 FRANKLIN	16.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139692	7/09	BINDELLI BROTHERS, INC	110-09-56501-259-569	06/14 4602 35 AVE	332.12
			110-09-56501-259-569	06/14 4618 35 AVE	80.00
			110-09-56501-259-569	06/14 4606 35 AVE	80.00
				..... CHECK TOTAL	492.12
139693	7/09	RNOW, INC.	630-09-50101-393-000	06/14-SE PARTS/MATER	3,345.01
			630-09-50101-393-000	06/14-SE PARTS/MATER	937.61
			630-09-50101-393-000	06/14-SE#2922 PARTS/	168.64
				..... CHECK TOTAL	4,451.26
139694	7/09	CLERK OF CIRCUIT COURT	110-01-50301-219-000	17 DOCKET FEES	85.00
139695	7/09	GENERAL COMMUNICATIONS, INC.	110-02-52103-231-000	KENWOOD TK5210	12,528.00
			110-02-52103-231-000	KENWOOD TK5710	7,056.00
			520-09-50201-231-000	7-12/14-TD RADIO MAI	3,885.00
			110-02-52203-231-000	7-12/14-FD RADIO MAI	2,142.00
			110-02-52103-231-000	M/ACOM P25 REPEATER	780.00
			110-02-52103-231-000	M/ACOM BASE STATION	630.00
				..... CHECK TOTAL	27,021.00
139696	7/09	KRANZ, INC.	630-09-50101-393-000	07/14 PRODUCTS/MTRL	180.00
139697	7/09	KENOSHA CO HUMANE SOCIETY	110-04-54102-254-000	07/14-ANIMAL CONTROL	12,066.84
139698	7/09	UNITED HOSPITAL SYSTEMS INC	206-02-52205-318-000	05/14 DRUGS	545.70
			110-02-52101-219-000	06/14 LAB 14-080863	99.20
			110-02-52101-219-000	06/14 LAB 14-076565	99.20
			110-02-52101-219-000	06/14 LAB 14-078875	99.20
				..... CHECK TOTAL	843.30
139699	7/09	KENOSHA NEWS	110-01-50101-321-000	06/14 COUNCIL MTG	431.81
			110-01-50101-321-000	06/14 CD-AMEND MAP	34.92
				..... CHECK TOTAL	466.73
139700	7/09	KENOSHA POPS BAND INC	222-09-50101-292-000	CONCERT SERIES	36,000.00
139701	7/09	FIRST SUPPLY CO.	501-09-50104-344-000	06/14 SW SUPPLIES AN	38.00
139702	7/09	RODE'S CAMERA	110-02-52206-388-000	05/14 FD SUPPLIES/PR	57.49

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139703	7/09	KENOSHA COUNTY	110-02-52105-283-000	07/14-RENT	11,566.67
139704	7/09	VAN'S ROOFING, INC	110-02-52203-245-000	ROOF REPAIRS	240.78
139705	7/09	WIS DEPT OF REVENUE	110-00-21512-000-000	06/16-30/14 DEDUCTS	107,198.02
139706	7/09	WE ENERGIES	633-09-50101-221-000	#26 04/29-05/29	2,392.46
			110-03-53109-221-000	#26 05/26-06/24	1,748.86
			110-05-55109-221-000	#26 04/24-06/24	1,649.46
			110-02-52203-221-000	#26 05/28-06/26	1,489.31
			110-03-53109-221-000	#26 05/22-06/23	1,428.34
			110-03-53109-221-000	#26 05/27-06/25	1,164.81
			632-09-50101-221-000	#26 04/29-05/29	1,082.40
			110-03-53103-221-000	#26 04/29-05/29	1,002.45
			522-05-50102-221-000	#26 05/20-06/19	831.11
			110-05-55109-221-000	#26 05/20-06/19	740.87
			110-03-53109-221-000	#26 05/21-06/22	720.80
			110-03-53116-221-000	#26 05/21-06/22	714.20
			110-05-55109-221-000	#26 05/21-06/22	415.53
			110-03-53109-221-000	#26 05/20-06/19	401.12
			110-05-55109-222-000	#26 04/28-05/28	395.67
			520-09-50202-221-000	#26 04/27-05/27	360.56
			110-03-53109-221-000	#26 04/28-05/28	160.04
			110-03-53103-221-000	#26 05/27-06/25	111.68
			520-09-50202-222-000	#26 04/27-06/25	82.46
			110-05-55106-222-000	#26 05/22-06/23	64.12
			519-09-50103-221-000	#26 05/27-06/25	57.94
			110-03-53117-221-000	#26 05/21-06/22	30.50
			110-05-55109-221-000	#26 05/22-06/23	29.37
			110-05-55109-222-000	#26 05/27-06/25	15.62
			110-05-55111-222-000	#26 05/23-06/23	14.29
			110-05-55109-221-000	#26 05/27-06/25	12.35
			522-05-50102-222-000	#26 05/20-06/19	10.61
			110-05-55109-222-000	#26 05/20-06/19	9.30
				..... CHECK TOTAL	17,136.23
139707	7/09	LEITCH PRINTING CORP.	110-01-52001-311-000	06/14 MC COURT CARDS	715.19
139708	7/09	PAYNE & DOLAN INC.	403-11-51102-588-000	06/14-AGGREGATE MATE	5,900.88
			110-03-53103-355-000	06/14-ASPHALT MATERI	1,880.81
				..... CHECK TOTAL	7,781.69

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139709	7/09	REINDERS INC.	630-09-50101-393-000	06/14-CE#2482 PARTS/	360.87
			630-09-50101-393-000	06/14-CE PARTS/SERVI	276.25
			630-09-50101-393-000	06/14-CE#2482 PARTS/	181.15
			110-05-55109-344-000	06/14-PA#3174 PARTS/	31.79
				..... CHECK TOTAL	850.06
139710	7/09	KENOSHA WATER UTILITY	110-00-46908-999-000	12/13 HYDRANT DEDCT	2,500.00
139711	7/09	WISCONSIN FUEL & HEATING	630-09-50101-391-000	06/14-CE UNLEADED GA	26,238.50
			630-09-50101-392-000	06/14-CE DIESEL FUEL	25,748.25
			520-09-50106-341-000	06/14-TD DIESEL FUEL	24,410.61
				..... CHECK TOTAL	76,397.36
139712	7/09	BATTERIES PLUS LLC	110-02-52103-385-000	06/14 PD BATTERIES &	215.00
			110-02-52203-382-000	06/14 FD #7 BATTERIE	11.50
				..... CHECK TOTAL	226.50
139713	7/09	AT&T	110-02-52203-225-000	6/22-7/21 REPEATER	413.26
139714	7/09	NATIONAL SPRING, INC.	110-02-52203-344-000	06/14 SPRINGS AND PA	2,598.52
139715	7/09	TDS	110-01-51801-227-000	07/14 PHONE SERVICE	5,263.26
			110-00-15202-000-000	07/14 PHONE SERVICE	2,134.44
			520-09-50301-227-000	07/14 PHONE SERVICE	771.73
			110-03-53103-227-000	07/14 PHONE SERVICE	563.68
			110-00-14401-000-000	07/14 PHONE SERVICE	447.96
			632-09-50101-227-000	07/14 PHONE SERVICE	393.81
			521-09-50101-227-000	07/14 PHONE SERVICE	345.06
			110-05-55109-227-000	07/14 PHONE SERVICE	338.73
			501-09-50101-227-000	07/14 PHONE SERVICE	225.31
			110-03-53116-227-000	07/14 PHONE SERVICE	203.93
			520-09-50401-227-000	07/14 PHONE SERVICE	142.04
			110-02-52108-225-000	07/14 PHONE SERVICE	132.06
			110-02-52110-227-000	07/14 PHONE SERVICE	102.51
			524-05-50101-227-000	07/14 PHONE SERVICE	95.73
			520-09-50202-227-000	07/14 PHONE SERVICE	70.52
			110-02-52203-227-000	07/14 PHONE SERVICE	68.67
			206-02-52205-227-000	07/14 PHONE SERVICE	67.40
			110-02-52108-225-000	07/14 PHONE CALLS	54.42
			110-05-55111-227-000	07/14 PHONE SERVICE	45.78
			110-02-52110-225-000	07/14 PHONE CALLS	34.81
			110-01-51801-225-000	07/14 PHONE CALLS	17.66
			524-05-50101-225-000	07/14 PHONE CALLS	7.99
			520-09-50301-225-000	07/14 PHONE CALLS	2.79
			110-03-53103-225-000	07/14 PHONE CALLS	1.59
			110-05-55111-225-000	07/14 PHONE CALLS	1.19
			110-05-55109-225-000	07/14 PHONE CALLS	1.19
			632-09-50101-225-000	07/14 PHONE CALLS	.92
			501-09-50101-225-000	07/14 PHONE CALLS	.59

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-03-53116-225-000	07/14 PHONE CALLS	.55
				..... CHECK TOTAL	11,536.32
139716	7/09	OFFICEMAX	110-02-52103-311-000	06/14 PD #2883 OFFC	1,160.84
			110-01-51601-311-000	06/14 CD #2874 OFFC	218.48
			110-02-52103-311-000	06/14 PD #2876 OFFC	116.30
			520-09-50106-311-000	06/14 TD #2879 OFFC	104.10
			110-01-50101-311-000	06/14 CT #2882 OFFC	84.97
			110-01-51303-311-000	06/14 HR #2877 OFFC	57.15
			110-02-52201-311-000	06/14 FD #2875 OFFC	45.63
			110-03-53101-311-000	06/14 PW #2873 OFFC	39.12
			110-01-51303-311-000	06/14 HR #2877 OFFC	38.10
			110-01-51303-311-000	06/14 HR #2878 OFFC	20.57
				..... CHECK TOTAL	1,885.26
139717	7/09	XEROX CORPORATION	110-02-52201-232-000	3/21-5/16/14 CHRGS	26.55
139718	7/09	HOLLAND SUPPLY, INC.	630-09-50101-393-000	06/14-SE HYDRAULIC F	294.56
			630-09-50101-393-000	06/14-SE HYDRAULIC F	72.23
			501-09-50105-344-000	06/14-SW HYDRAULIC F	37.74
			501-09-50105-344-000	06/14-SE HYDRAULIC F	25.16
				..... CHECK TOTAL	429.69
139719	7/09	TOP CHOICE RENTALS/TENTS	222-09-50101-295-000	PARADE TENTS/CHAIRS	824.71
139720	7/09	KENOSHA TROPHY COMPANY	222-09-50101-295-000	PARADE RIBBONS	97.50
139721	7/09	SERWE IMPLEMENT MUNICIPAL	630-09-50101-393-000	06/14-SE#8514 PARTS/	700.36
139722	7/09	PARKSIDE TRUE VALUE HARDWARE	110-02-52203-382-000	06/14-FD MERCHANDISE	67.94
			110-05-55109-249-000	06/14-PA MERCHANDISE	9.98
				..... CHECK TOTAL	77.92
139723	7/09	VERMEER SALES & SERVICE	630-09-50101-393-000	06/14-SE PARTS/SERVI	104.84
139724	7/09	US CELLULAR	521-09-50101-226-000	06/14 AR-CELL AIRTM	24.99
139725	7/09	LEE PLUMBING, INC.	420-11-51301-579-000	LABOR/MATERIALS	7,086.00
139726	7/09	UNISOURCE WORLDWIDE	630-09-50101-393-000	06/14 CE PAPER PRODU	5,506.78
			630-09-50101-393-000	06/14 CE PAPER PRODU	2,629.44
				..... CHECK TOTAL	8,136.22

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139727	7/09	PAUL CONWAY SHIELDS	110-02-52206-367-000	06/14 TURNOUT GEAR	4,159.40
			110-02-52206-367-000	05/14 TURNOUT GEAR	335.00
				..... CHECK TOTAL	4,494.40
139728	7/09	US CELLULAR	501-09-50103-226-000	06/14 SW-CELL AIRTM	15.20
			501-09-50106-226-000	06/14 SW-CELL AIRTM	3.05
				..... CHECK TOTAL	18.25
139729	7/09	EMERGING COMMUNITIES CORP	420-11-51310-589-000	7/14 SERVICES	2,500.00
139730	7/09	MID-STATE EQUIPMENT	521-09-50101-344-000	06/14-AR SERVICE/PAR	295.00
139731	7/09	VERIZON WIRELESS	110-03-53103-226-000	07/14 PHONE SERV/AIR	1,378.08
			110-01-51801-226-000	07/14 CELL SERVICE	184.01
			110-02-52201-226-000	07/14 CELL SERVICE	121.26
			110-01-50301-226-000	07/14 CELL SERVICE	116.72
			631-09-50101-226-000	07/14 CELL SERVICE	115.36
			110-01-51301-226-000	07/14 CELL SERVICE	115.36
			631-09-50101-226-000	07/14 DATA PLAN	80.02
			501-09-50103-226-000	07/14 DATA PLAN	80.02
			110-01-51601-226-000	07/14 CELL SERVICE	77.49
			110-01-50901-226-000	07/14 CELL SERVICE	62.99
			110-01-51201-226-000	07/14 CELL SERVICE	62.67
			521-09-50101-226-000	07/14 CELL SERVICE	61.43
			110-05-55101-226-000	07/14 CELL SERVICE	60.67
			110-02-52101-226-000	07/14 CELL SERVICE	58.50
			520-09-50301-226-000	07/14 CELL SERVICE	58.36
			110-01-51101-226-000	07/14 CELL SERVICE	58.36
			501-09-50103-226-000	07/14 CELL SERV/AIRT	57.73
			501-09-50101-226-000	07/14 CELL SERVICE	57.70
			110-03-53101-226-000	07/14 CELL SERVICE	57.68
			110-01-51303-226-000	07/14 CELL SERVICE	57.68
			110-05-55109-226-000	07/14 PHONE SERV/AIR	57.68
			110-05-55101-226-000	07/14 PHONE SERV/AIR	57.68
			110-02-52102-226-000	07/14 CELL SERVICE	51.99
			501-09-50106-226-000	07/14 DATA PLAN	40.01
			501-09-50106-226-000	07/14 DATA PLAN	40.01
			110-01-51901-226-000	07/14 CELL SERVICE	36.01
			206-02-52205-226-000	07/14 DATA PLAN	36.01
			110-02-52103-226-000	07/14 CELL AIR CHGS	35.46
			110-02-52103-226-000	07/14 CELL SERVICE	30.26
				..... CHECK TOTAL	3,307.20

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139732	7/09	PALMEN MOTORS	630-09-50101-393-000	05/14-CE REPAIR/REPA	210.20
139733	7/09	MALSACK, J	461-11-51401-581-000	6/14 WEED/GRASS - C	1,671.21
			463-11-51202-219-000	6/14 WEED/GRASS B	1,037.87
			463-11-51302-219-000	6/14 PARCELS MTN- A	891.48
			463-11-51302-219-000	6/14 WEED/GRASS - D	798.79
			110-09-56501-259-570	6/14 4001 33RD AVE	385.70
			110-09-56501-259-570	6/14 5210 58TH ST	368.58
			110-09-56501-259-570	6/14 6415 28TH AVE	251.21
			110-09-56501-259-570	6/14 5416 PERSHING	231.82
			110-09-56501-259-570	6/14 1712 55TH ST	209.85
			110-09-56501-259-570	6/14 4420 53RD ST	161.10
			110-09-56501-259-570	6/14 6706 26TH AVE	151.14
			463-11-51002-219-000	6/14 PARCELS MTN- A	137.37
			110-09-56501-259-570	6/14 6103 23RD AVE	117.24
			110-09-56501-259-570	6/14 1410 74TH ST	92.21
			110-09-56501-259-570	6/14 4001 35TH AVE	89.77
			110-09-56501-259-570	6/14 4817 25TH AVE	74.24
			110-09-56501-259-570	6/14 4101 45TH AVE	64.84
			110-09-56501-259-570	6/14 4055 25TH AVE	64.84
			110-09-56501-259-570	614 4013 35TJ AVE	63.30
			110-09-56501-259-570	6/14 4221 35TH AVE	60.85
			110-09-56501-259-570	6/14 2502 54TH ST	57.70
			110-09-56501-259-570	6/14 5107 24TH AVE	39.61
			110-09-56501-259-570	6/14 2231 63RD ST	32.50
			463-11-51302-219-000	6/14 ADL 5814 19 AV	29.79
			463-11-51302-219-000	6/14 711/15 56TH ST	21.94
			110-09-56501-259-570	6/14 4007 35TH AVE	9.97
			110-09-56501-259-570	6/14 2410 61ST ST	6.65
				..... CHECK TOTAL	7,121.57
139734	7/09	T & A INDUSTRIAL, LTD.	630-09-50101-393-000	SAFETY PRODUCTS,	1,303.91
			630-09-50101-393-000	06/14 CE #3820 SAFET	728.20
				..... CHECK TOTAL	2,032.11
139735	7/09	CRICKET COMMUNICATIONS	110-02-52102-219-000	DETAIL REC 14-082253	69.50
139736	7/09	AUTUMN SUPPLY	520-09-50201-246-000	06/14 PARTS/MATERLS	310.08
139737	7/09	FIFTY STATES DIST.	110-02-52203-259-000	05/14-FD LAUNDRY SER	3,783.20

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139738	7/09	FASTENAL COMPANY	630-09-50101-393-000	06/14 SE TOOLS/MATER	9.44
			110-03-53103-389-000	06/14 ST TOOLS/MATER	7.58
				..... CHECK TOTAL	17.02
139739	7/09	GOVERNMENT FINANCE OFFICERS	110-01-51101-322-000	GAAFR 9/14-8/15	50.00
139740	7/09	AMERICAN HYDRAULICS	630-09-50101-393-000	06/14 SE #1006 PARTS	613.00
139741	7/09	CENTRAL SAW AND MOWER	110-05-55109-344-000	06/14 PA PARTS & SER	85.25
139742	7/09	GLEASON REDI-MIX	403-11-51102-588-000	06/14 CONCRETE MTRL	616.00
			403-11-51102-588-000	06/14 CONCRETE MTRL	437.50
			110-05-55109-355-000	06/14 PA-MATERIALS	400.00
			403-11-51102-588-000	06/14 CONCRETE MTRL	380.00
			403-11-51102-588-000	06/14 CONCRETE MTRL	367.50
			110-05-55109-355-000	05/14 PA-6 BAG AWR	350.00
			403-11-51102-588-000	06/14 CONCRETE MTRL	280.00
			403-11-51102-588-000	06/14 CONCRETE MTRL	190.00
				..... CHECK TOTAL	3,021.00
139743	7/09	MENARDS (KENOSHA)	501-09-50105-353-000	06/14-SW MERCHANDISE	209.93
			501-09-50103-361-000	06/14-EN MERCHANDISE	203.68
			631-09-50101-361-000	06/14-EN MERCHANDISE	188.86
			110-05-55111-361-000	06/14-ANDERSON POOL	99.87
			110-05-55109-361-000	06/14-PA MERCHANDISE	87.38
			110-05-55111-249-000	06/14-PA MERCHANDISE	57.36
			110-05-55109-344-000	06/14-PA MERCHANDISE	19.49
			110-03-53103-389-000	06/14-ST MERCHANDISE	17.58
			110-05-55109-244-000	06/14-ROOSEVELT PK	10.54
				..... CHECK TOTAL	894.69
139744	7/09	SOUTHERN COMPOSITES, INC.	241-09-50101-365-000	RIFLE MOUNT	375.00
			241-09-50101-365-000	GUN LOCK	120.00
				..... CHECK TOTAL	495.00
139745	7/09	MECHANICAL ASSOCIATES OF WIS	110-03-53103-241-000	REPLACE GAS LINE	4,967.00
139746	7/09	MAGNET FORENSICS	717-09-50101-316-000	1 YR SMS FOR IEF ADV	550.00
139747	7/09	ILLINOIS ASSOC OF CODE	110-01-51601-264-000	7/9 QRTRLY TRAINING	135.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139748	7/09	LET FREEDOM SING, INC	222-09-50101-259-908	PB&J SPONSORSHIP	1,000.00
139749	7/09	UKE'S HARLEY-DAVIDSON/BUELL	110-02-52103-365-000	GLOVE	49.50
139750	7/09	BELLE CITY FIRE EXTINGUISHER	110-02-52103-389-000	06/14 PD EXTINGUISHE	151.60
139751	7/09	PLATINUM SYSTEMS	110-02-52101-316-000	AVG	3,460.00
139752	7/09	BRUCE MUNICIPAL EQUIPMENT	630-09-50101-393-000	06/14 SE #1006 PARTS	517.91
139753	7/09	RED THE UNIFORM TAILOR	110-02-52206-367-000	06/14 FD-UNIFORMS	326.90
			110-02-52206-367-000	06/14 FD-UNIFORMS	183.90
			110-02-52206-367-000	06/14 FD-UNIFORMS	183.90
			110-02-52206-367-000	06/14 FD-UNIFORMS	183.90
			110-02-52103-367-000	06/14 PD-UNIFORMS	87.98
			520-09-50101-367-000	06/14 TD-UNIFORMS	49.90
				..... CHECK TOTAL	1,016.48
139754	7/09	AVI SYSTEMS, INC	761-09-50101-230-000	6/14 CAMERA REPAIRS	387.00
139755	7/09	LABAHN, JEFFREY B	110-01-51601-219-000	07/14 REPLENISH	90.00
			110-01-51601-311-000	07/14 REPLENISH	44.94
				..... CHECK TOTAL	134.94
139756	7/09	KOEHLER, GERARD	110-00-45103-000-000	REISSUE CK 139067	7.93
			110-00-21901-000-000	REISSUE CK 139067	2.07
				..... CHECK TOTAL	10.00
139757	7/09	OLSON, DOUG	110-00-21905-000-000	BEACH HOUSE 6/28/14	300.00
139758	7/09	EISENHAUER, CANDY	222-09-50101-295-000	DRIVER CIVIC PARADE	20.00
139759	7/09	COVELLI, ELIO	222-09-50101-295-000	DRIVER CIVIC PARADE	20.00
139760	7/09	ME ENTERPRISES	110-00-21119-000-000	ESCROW 4611 GRN BAY	2,000.00
139761	7/09	MARVIN, MICHAEL A	110-00-21904-000-000	BOND U121800	56.70
139762	7/09	YANUZZI, LESA	110-00-21905-000-000	BEACH HOUSE-6/29/14	300.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139763	7/09	SALAS, DEBRA	110-01-50401-263-000	BOR EXPENSES	101.51
139764	7/09	WITT, JERALD	110-02-52103-263-000	6/28/14 WINNEBAGO	8.00
139765	7/09	GALLEY, JEFFREY	110-02-52103-263-000	6/28/14 WINNEBAGO	8.00
139766	7/09	BOSMAN, KEITH	110-01-51301-341-000	GAS/MAYOR'S VAN	36.35
139767	7/09	KOCHMAN, KRIS	222-09-50101-295-000	PARADE EXPENSES	62.56
139768	7/09	HILL, RYAN	110-02-52103-263-000	07/02/14 WINNEBAGO	12.00
139769	7/09	TETRICK, JASON R	110-02-52103-263-000	07/02/14 WINNEBAGO	12.00
139770	7/09	BALTES, JO	110-01-51306-312-000	POSTAGE	9.60
139771	7/09	KRUSE, JACALYN	631-09-50101-261-000	6/13-7/03 140 MILES	78.40
139772	7/11	VIKING ELECTRIC SUPPLY	110-03-53109-375-000	06/14 ST ELECTRICAL	132.20
			110-03-53109-375-000	06/14 ST ELECTRICAL	9.20
				..... CHECK TOTAL	141.40
139773	7/11	KENOSHA AREA CONVENTION &	110-00-41204-999-000	3RD PYMT PROJ 2014	108,355.23
139774	7/11	BURR OAKS GREENHOUSE	222-09-50101-259-000	10 BARRELS PLANTED	5,000.00
139775	7/11	HWY C SERVICE	110-03-53113-353-000	06/14 ST-SERVC/PARTS	83.91
			630-09-50101-393-000	05/14 CE-SERVC/PARTS	62.09
			630-09-50101-393-000	06/14 CE-RETURN PRT	54.43CR
				..... CHECK TOTAL	91.57
139776	7/11	INTERSTATE ELECTRIC SUPPLY	110-03-53109-361-000	06/14 ST-ELECTRICAL	13.27
139777	7/11	JANTZ TOWING SERVICE	110-02-52103-219-000	06/14 14-087534 TOW	15.00
139778	7/11	CARDINAL HEALTH	206-02-52205-318-000	05/14 MEDICAL SUPPL	1,162.59
			206-02-52205-318-000	06/14 MEDICAL SUPPL	548.49
			206-02-52205-318-000	05/14 MEDICAL SUPPL	474.83
			206-02-52205-318-000	06/14 MEDICAL SUPPL	435.34
			206-02-52205-318-000	05/14 MEDICAL SUPPL	231.92
			206-02-52205-318-000	06/14 MEDICAL SUPPL	28.76
				..... CHECK TOTAL	2,881.93

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139779	7/11	WIS DEPT OF REVENUE	110-09-56507-259-999	06/14 SALES TAX	3,708.77
139780	7/11	LAKESIDE STEEL & MFG. CO.	630-09-50101-393-000	06/14 CE #2503 LABOR	82.63
139781	7/11	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000 110-00-21562-000-000	07/11/14 CITY HRLY 07/11/14 WATER HRLY ..... CHECK TOTAL	11,100.55 3,590.87 14,691.42
139782	7/11	UNITED HOSPITAL SYSTEMS INC	110-09-56405-161-000 110-09-56405-161-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000	5/19/14 W/C 5/7/14 W/C 05/14 LAB 14-071509 06/14 LAB 14-071148 06/14 LAB 14-081913 06/14 LAB 14-083366 06/14 LAB 14-085653 04/14 LAB 14-051947 06/14 LAB 14-084115 05/14 LAB 14-066002 ..... CHECK TOTAL	4,270.44 201.34 99.20 99.20 99.20 99.20 99.20 49.60 49.60 49.60 5,116.58
139783	7/11	KENOSHA NEWS	110-01-50101-321-000 110-01-50101-321-000	06/14 CD-AMEND MAP 06/14 2ND READ ORDS ..... CHECK TOTAL	34.92 30.77 65.69
139784	7/11	PALMEN BUICK	630-09-50101-393-000	06/14 CE PARTS & MAT	22.79
139785	7/11	AMERICAN PLANNING ASSOC	110-01-51601-323-000	PLAN ADVISORY SRV	845.00
139786	7/11	WILLKOMM INC., JERRY	521-09-50101-341-000 521-09-50101-341-000 521-09-50101-341-000	06/14 AR DIESEL FUEL 06/14 AR OCTANE 06/14 AR OIL AND ANT ..... CHECK TOTAL	2,687.46 1,230.23 58.29 3,975.98
139787	7/11	DON'S AUTO PARTS	110-02-52203-344-000	06/14 FD PARTS & MAT	58.99
139788	7/11	KENOSHA WATER UTILITY	110-00-21913-000-000 110-00-21914-000-000	06/14 TEMP PERMITS 06/14 BILL COLLECT ..... CHECK TOTAL	40,755.28 14,929.00 55,684.28
139789	7/11	LARK UNIFORM, INC.	110-02-52103-367-000	06/14 #497 UNIFORM I	141.90

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139790	7/11	MEDICAL COLLEGE OF WISCONSIN	206-02-52205-219-000	06/14 MED DIRECTOR S	5,712.75
139791	7/11	CHASE BANK KENOSHA	110-00-21513-000-000	07/11/14 HRLY DEDCT	22,736.52
			110-00-21511-000-000	07/11/14 HRLY DEDCT	11,903.09
			110-00-21612-000-000	07/11/14 HRLY DEDCT	11,903.08
			110-00-21614-000-000	07/11/14 HRLY DEDCT	3,413.74
			110-00-21514-000-000	07/11/14 HRLY DEDCT	3,413.51
				..... CHECK TOTAL	53,369.94
139792	7/11	DREAMSCAPE LAWN CARE	633-09-50101-249-000	SPRING/FALL CLEAN UP	195.00
			633-09-50101-249-000	4/14 FERTILIZE/WEED	45.00
			633-09-50101-249-000	04/14 LAWN CARE	40.00
				..... CHECK TOTAL	280.00
139793	7/11	KENOSHA ACHIEVEMENT CENTER	520-09-50301-258-000	07/14 SPECL TRANSIT	19,250.00
			520-09-50301-258-000	07/14 WKND DISPATCH	750.00
				..... CHECK TOTAL	20,000.00
139794	7/11	OFFICEMAX	110-02-52201-311-000	06/14 FD #2885 OFFC	148.67
			110-01-50101-311-000	06/14 CT #2886 OFFC	143.20
			110-03-53101-311-000	06/14 PW #2887 OFFC	127.09
			110-01-51301-311-000	06/14 AD #2859 OFFC	21.90
			110-03-53101-311-000	06/14 PW #2880 MISC	18.90
			110-02-52201-311-000	06/14 FD #2885 OFFC	5.69
				..... CHECK TOTAL	465.45
139795	7/11	ZAK, PAUL	110-02-52203-165-000	07/14 BENEFITS	861.97
139796	7/11	PAT'S SERVICES, INC.	205-03-53119-282-000	5/20-6/16 PORTABLE T	84.00
139797	7/11	LINCOLN CONTRACTORS SUPPLY	501-09-50105-361-000	06/14 SW TOOLS AND S	279.00
			631-09-50101-361-000	06/14 EN TOOLS AND S	263.28
			501-09-50105-361-000	06/14 SW TOOLS AND S	238.53
			501-09-50103-361-000	06/14 EN TOOLS AND S	106.18
			631-09-50101-361-000	06/14 EN TOOLS AND S	76.15
			501-09-50105-389-000	06/14 SW TOOLS AND S	61.46
			110-03-53103-389-000	06/14 ST TOOLS AND S	49.42
				..... CHECK TOTAL	1,074.02
139798	7/11	EMS MEDICAL BILLING ASSOC.	206-02-52205-219-000	06/14 BILLING FEE	12,920.15
			206-02-52205-219-000	06/14 C.C. FEES	192.69
			110-00-46209-999-000	06/14 SERVICES	153.83
				..... CHECK TOTAL	13,266.67

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139799	7/11	ACCURATE PRINTING CO., INC.	110-01-51901-311-000	06/14 CT-BALLOT ITMS	626.00
			110-02-52103-311-000	06/14 PD-EPS,LOG,OT	522.00
				..... CHECK TOTAL	1,148.00
139800	7/11	GREAT LAKES FIRE PROTECTION	110-02-52203-246-000	HOOD CLEANING	460.00
139801	7/11	HARRIS GOLF CARS	222-09-50101-295-000	PARADE GOLF CARTS	1,265.00
139802	7/11	CONNEY SAFETY PRODUCTS	501-09-50105-382-000	EYE WASH SOLUTION	254.88
			501-09-50105-382-000	EYEWEAR CLEANING	33.92
				..... CHECK TOTAL	288.80
139803	7/11	MESSERLI & KRAMER P.A.	110-00-21581-000-000	07/11/14 DEDUCTION	196.36
139804	7/11	MANDLIK & RHODES	501-09-50102-219-000	06/14 YW COUPON PRG	79.21
139805	7/11	CICCHINI ASPHALT LLC	402-11-51302-589-000	EST 6 THRU 5/28/14	36,473.12
			403-11-51314-588-000	EST 6 THRU 5/28/14	6,408.95
			110-03-53103-219-000	06/14 ASPHALT INSTL	748.25
				..... CHECK TOTAL	43,630.32
139806	7/11	CAPT JAMES LOVELL FHCC	206-00-13107-000-000	10/5/13 A JONES	240.06
139807	7/11	JAMES IMAGING SYSTEMS, INC.	110-01-50101-232-000	06/14 CT-OVERAGES	1,224.84
			110-02-52103-232-000	7-12/14 PD-SERVICE A	1,065.80
			110-01-51601-232-000	7-9/14 CD-COPIER AGR	869.80
			110-01-51601-232-000	4-6/14 CD-OVERAGES	593.21
			110-01-50101-232-000	07/14 CT-COPIER MNT	539.82
			110-02-52201-232-000	07/14 MANGD PRINTER	308.02
			110-02-52101-232-000	07/14 PD-SERVICE AGR	227.69
			110-01-51101-232-000	7-9/14 FN-COPIER AGR	200.86
			110-01-51601-232-000	07/14 MANGD PRINTER	164.16
			631-09-50101-232-000	07/14 PW-COPIER CHGS	162.40
			110-03-53101-232-000	07/14 PW-COPIER CHGS	162.40
			501-09-50101-232-000	07/14 PW-COPIER CHGS	162.39
			520-09-50301-232-000	07/14 MANGD PRINTER	102.60
			110-05-55101-232-000	07/14 MANGD PRINTER	102.60
			110-01-52001-232-000	07/14 MANGD PRINTER	102.60
			110-01-51101-232-000	07/14 MANGD PRINTER	102.60
			110-01-50101-232-000	07/14 MANGD PRINTER	102.60
			110-02-52201-232-000	07/14 FD-COPIER MNT	101.69
			632-09-50101-232-000	07/14 MANGD PRINTER	82.08
			110-03-53103-232-000	07/14 MANGD PRINTER	82.08
			110-01-51303-232-000	07/14 MANGD PRINTER	82.08
			110-01-51102-232-000	07/14 MANGD PRINTER	82.08
			110-01-51303-232-000	06/14 HR-OVERAGES	77.41
			110-01-50901-232-000	07/14 MANGD PRINTER	61.56
			110-01-50301-232-000	07/14 MANGD PRINTER	61.56
			110-01-51303-232-000	07/14 HR-SERVICE AGR	59.14

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-01-51601-232-000	07/14 CD-COPIER MNT	50.22
			110-01-50301-232-000	07/14 LE-COPIER MNT	45.49
			632-09-50101-232-000	07/14 SE-COPIER MNT	45.00
			631-09-50101-232-000	07/14 MANGD PRINTER	41.04
			521-09-50101-232-000	07/14 MANGD PRINTER	41.04
			110-03-53116-232-000	07/14 MANGD PRINTER	41.04
			110-02-52103-232-000	07/14 MANGD PRINTER	41.04
			110-01-51301-232-000	07/14 MANGD PRINTER	41.04
			520-09-50301-232-000	07/14 TD-SERVICE AGR	36.45
			501-09-50105-232-000	06/14 ST-OVERAGES	35.06
			110-05-55101-232-000	07/14 PA-COPIER MNT	33.75
			110-02-52101-232-000	06/14 PD-OVERAGES	29.88
			110-02-52103-232-000	1-6/14 PD-OVERAGES	26.99
			110-01-51301-232-000	06/14 AD-OVERAGES	25.17
			110-01-50901-232-000	07/14 AS-COPIER MNT	22.74
			501-09-50105-232-000	07/14 ST-COPIER SRV	22.45
			110-03-53101-232-000	07/14 MANGD PRINTER	20.52
			110-02-52201-232-000	07/14 MANGD PRINTER	20.52
			110-01-51301-232-000	07/14 AD-SERVICE AGR	14.34
			521-09-50101-232-000	07/14 AR-COPIER MNT	14.04
			110-03-53103-232-000	07/14 ST-COPIER MNT	13.94
			110-01-51601-232-000	06/14 CD-OVERAGES	12.22
			110-01-50901-232-000	06/14 AS-OVERAGES	5.05
				..... CHECK TOTAL	7,563.10
139808	7/11	LEE PLUMBING, INC.	412-11-51302-583-000	EST 3 THRU 6/19/14	15,202.00
			521-09-50101-241-000	05/14 AR HVAC, PLUMB	512.00
				..... CHECK TOTAL	15,714.00
139809	7/11	KESSINGER, NANCY	110-01-51301-311-000	07/14 REPLENISH	59.91
			453-11-51301-217-000	07/14 REPLENISH	30.00
			110-01-51303-311-000	07/14 REPLENISH	30.00
			110-01-50101-321-000	07/14 REPLENISH	30.00
			110-01-51306-312-000	07/14 REPLENISH	15.20
			110-01-50901-311-000	07/14 REPLENISH	3.37
				..... CHECK TOTAL	168.48
139810	7/11	HUMANA CLAIMS	611-09-50101-155-527	07/07/14 MED CLAIMS	88,566.94
			611-09-50101-155-527	07/08/14 MED CLAIMS	57,667.41
			611-09-50101-155-527	07/03/14 MED CLAIMS	50,089.95
			611-09-50101-155-527	07/09/14 MED CLAIMS	24,101.70
			611-09-50101-155-527	07/07/14 PHARMACY	12,438.90
			611-09-50101-155-527	07/09/14 PHARMACY	10,033.58
			611-09-50101-155-527	07/03/14 PHARMACY	6,100.05
			611-09-50101-155-527	07/08/14 PHARMACY	2,054.10
				..... CHECK TOTAL	251,052.63

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139811	7/11	PAGEL HYDRAULIC SERVICE	630-09-50101-393-000	06/14 SERVICES/PART	1,620.00
139812	7/11	RUEKERT & MIELKE, INC.	403-11-51212-589-000	2/22-5/16 TASK 2	4,164.74
139813	7/11	WASTE MANAGEMENT OF WI	110-03-53117-253-416	06/14 1290.68 TONS	31,234.46
			110-03-53117-253-416	06/14 WDNR TONNAGE	16,778.84
			501-09-50104-253-000	06/14 287.95 TONS	6,968.39
			501-09-50104-253-000	06/14 WDNR TONNAGE	3,743.35
			110-03-53117-253-416	06/14 FUEL SURCHARGE	2,791.80
			110-03-53117-253-417	06/14 94/75 TONS	2,292.95
			110-03-53117-253-417	06/14 12 CMPCT PULLS	2,085.60
			110-03-53117-253-417	06/14 WDNR TONNAGE	1,231.75
			110-03-53117-253-417	06/14 COMPACTOR RENT	718.41
			501-09-50104-253-000	06/14 FUEL SURCHARGE	625.76
			110-03-53117-253-417	06/14 FUEL SURCHARGE	393.76
			110-03-53117-253-416	06/14 ENVIRO SURCHG	312.00
			501-09-50104-253-000	06/14 ENVIRO SURCHG	150.00
			110-03-53117-253-417	06/14 ENVIRO SURCHG	72.00
				..... CHECK TOTAL	69,399.07
139814	7/11	MID-STATE EQUIPMENT	521-09-50101-344-000	06/14 AR SERVICE/PAR	83.55
139815	7/11	DIVERSIFIED COLLECTION SVCS	110-00-21581-000-000	07/11/14 DEDUCTION	31.31
139816	7/11	MALSACK, J	110-09-56501-259-570	07/14 6217 69TH ST	571.57
			110-09-56501-259-570	07/14 6118 54TH AVE	565.85
			110-09-56501-259-570	06/14 6317 86TH AVE	347.26
			110-09-56501-259-570	06/14 1339 57TH ST	217.06
			110-09-56501-259-570	06/14 6205 PERSHING	183.07
			110-09-56501-259-570	07/14 6333 29TH AVE	181.13
			110-09-56501-259-570	07/14 704 75TH ST	174.50
			110-09-56501-259-570	06/14 1500 60TH ST	168.08
			110-09-56501-259-570	07/14 6518 18TH AVE	162.23
			110-09-56501-259-570	07/14 2308 ROOSEVLT	155.32
			110-09-56501-259-570	07/14 7409 7TH AVE	149.62
			110-09-56501-259-570	06/14 1903 60TH ST	116.99
			110-09-56501-259-570	07/14 3712 16TH AVE	90.85
			110-09-56501-259-570	06/14 1616 67TH ST	87.15
			110-09-56501-259-570	06/14 3327 44TH ST	80.30
			110-09-56501-259-570	06/14 4119 56TH ST	66.01
			110-09-56501-259-570	06/14 3410 44TH ST	60.85
			110-09-56501-259-570	06/14 3404 44TH ST	37.41
			110-09-56501-259-570	06/14 6409 11TH AVE	23.27
				..... CHECK TOTAL	3,438.52

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139817	7/11	KIEFT BROTHERS INC.	403-11-51102-588-000	6/14 STORM SWR PIPE	2,312.00
139818	7/11	STARK ASPHALT	402-11-51201-585-000 402-11-51301-585-000	EST 5 THRU 6/13/14 EST 5 THRU 6/13/14 ..... CHECK TOTAL	89,001.60 23,263.78 112,265.38
139819	7/11	INSTY-PRINTS	724-00-21935-000-000	06/14 YOUTH MRL BRK	248.00
139820	7/11	WIS DEPT OF REVENUE	761-00-21512-000-000	06/14 KCM DEDUCTS	263.20
139821	7/11	JOHNSON BANK	110-00-21532-000-000 110-00-21532-000-000	07/11/14 CITY HRLY 07/11/14 WATER HRLY ..... CHECK TOTAL	1,190.00 404.62 1,594.62
139822	7/11	FIFTY STATES DIST.	110-02-52103-259-000	06/14 CLEAN #403	21.90
139823	7/11	FASTENAL COMPANY	501-09-50105-367-000 110-03-53103-389-000	06/14 SW TOOLS/MATER 05/14 ST TOOLS/MATER ..... CHECK TOTAL	100.16 18.30 118.46
139824	7/11	CARQUEST AUTO PARTS	630-09-50101-393-000	06/14 SE PARTS/MATER	120.10
139825	7/11	CDW-G	110-01-51102-539-000 110-01-51102-539-000 110-01-51102-539-000	05/14 COMPUTER EQUIP 06/14 COMPUTER EQUIP 06/14 COMPUTER EQUIP ..... CHECK TOTAL	309.03 186.94 182.08 678.05
139826	7/11	FOSTER COACH SALES, INC.	206-02-52205-344-000	05/14 FD REPAIR PART	841.51
139827	7/11	CHAPTER 13 TRUSTEE	110-00-21581-000-000 110-00-21581-000-000 110-00-21581-000-000	07/11/14 DEDUCTION 07/11/14 DEDUCITON 07/11/14 DEDUCTION ..... CHECK TOTAL	104.00 87.00 45.00 236.00
139828	7/11	INTERSTATE EMERGENCY VEHICLE	110-02-52203-344-000 110-02-52203-344-000 110-02-52203-344-000 110-02-52203-344-000 110-02-52203-344-000	05/14 PARTS/EQUIPMT 05/14 PARTS/EQUIPMT 05/14 PARTS/EQUIPMT 05/14 PARTS/EQUIPMT 05/14 PARTS/EQUIPMT ..... CHECK TOTAL	303.50 225.82 125.43 118.53 58.37 831.65

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139829	7/11	CARLSON MUSIC PRODUCTIONS	110-05-55108-219-000	SOUND SYSTEM	750.00
139830	7/11	LOGISTICS PLUS	205-03-53118-219-000	06/14 TIRE RECYCLING	1,200.00
139831	7/11	BRICKYARD INC, THE	405-00-46907-713-000	6/14 CLEAN/STACK BRK	5,640.00
139832	7/11	CITY OF MILWAUKEE	110-03-53103-355-000	6/14 ASPHALT EMULSN	682.50
139833	7/11	MSC INDUSTRIAL SUPPLY	520-09-50201-347-000	06/14 CHEMICALS	264.36
			206-02-52205-344-000	06/14 FD SUPPLIES/RE	229.89
			520-09-50201-347-000	06/14 SHOP SUPPLIES	202.26
			110-02-52203-344-000	06/14 FD SUPPLIES/RE	111.39
			206-02-52205-344-000	06/14 FD SUPPLIES/RE	111.38
				..... CHECK TOTAL	919.28
139834	7/11	WASTE MANAGEMENT	633-09-50101-253-000	6-7/14 LI WEEKLY PIC	164.73
			110-01-51801-246-000	07/14 MB PULL CHARGE	55.70
				..... CHECK TOTAL	220.43
139835	7/11	LAND SERVICES USA, INC.	455-11-51401-296-000	DRAW #2 TID #16-2	3,872,240.20
139836	7/11	DELL COMPUTERS	241-09-50101-363-000	LAPTOP COMPUTERS	12,700.20
139837	7/11	MOODY'S INVESTORS SERVICE	457-11-51401-217-000	4.275M ISSUE COST	8,925.00
139838	7/11	KENALL MANUFACTURING	457-11-51401-296-000	FINAL DRAW - TID #8	1,173,304.00
139839	7/11	HANSEN'S POOL & SPA INC	110-01-51801-382-000	6/14 SUPPL/FOUNTAIN	254.91
139840	7/11	PLATINUM SYSTEMS	110-02-52103-385-000	06/14 PD SUPPLIES	129.05
139841	7/11	WIS SCTF	110-00-21581-000-000	07/11/14 HRLY DEDCT	1,496.45
139842	7/11	MOTION INDUSTRIES	630-09-50101-393-000	06/14 CE MERCHANDISE	562.47
139843	7/11	ALARM DETECTION SYSTEMS INC	524-05-50101-219-000	ALARM MONITORING	448.20
139844	7/11	CARE-PLUS DENTAL PLANS, INC	611-09-50101-155-525	08/14 PREMIUM	50,489.76
139845	7/11	GRAINGER	521-09-50101-361-000	06/14 AR-PARTS/MATL	93.66
			110-05-55109-344-000	06/14 PARTS/MATERLS	19.78
				..... CHECK TOTAL	113.44

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139846	7/11	ARBITRAGE REBATE COMPANY	307-12-50101-259-000	07 ARB	2,000.00
139847	7/11	TIME WARNER CABLE	520-09-50301-233-000 110-01-51102-233-000 521-09-50101-219-000	07/14 TRANSIT-ROADRU 07/14 AIRPORT-ROADRU 07/14 CABLE CONTRACT ..... CHECK TOTAL	139.95 139.95 10.96 290.86
139848	7/11	LYNCH TRUCK CENTER	630-09-50101-393-000	06/14 #2494 REPAIR P	52.11
139849	7/11	GATEWAY TECH COLLEGE	110-02-52107-264-000	7 OFFICERS 3/31/14	1,400.00
139850	7/11	BOUND TREE MEDICAL, LLC	206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000	05/14 MEDICAL SUPPL 06/14 MEDICAL SUPPL 06/14 MEDICAL SUPPL 06/14 MEDICAL SUPPL ..... CHECK TOTAL	490.72 456.34 347.01 10.96 1,305.03
139851	7/11	GILLIG CORPORATION	520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000	06/14 BUS PARTS 06/14 BUS PARTS 05/14 BUS PARTS RTN ..... CHECK TOTAL	1,900.40 100.60 266.68CR 1,734.32
139852	7/11	SHAFFER ELECTRIC INC.	414-11-51302-583-000 110-02-52203-246-000	GENERATOR TRANSFER SWITCH ..... CHECK TOTAL	6,778.00 1,185.00 7,963.00
139853	7/11	RIMKUS, JASON	761-09-50101-111-000 761-00-21514-000-000 761-00-21512-000-000 761-00-21599-000-000 761-00-21511-000-000 761-00-21513-000-000	07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE ..... CHECK TOTAL	1,933.04 28.03CR 95.80CR 96.65CR 119.85CR 220.00CR 1,372.71
139854	7/11	PIRO, RALPH	761-09-50101-111-000 761-00-21514-000-000 761-00-21599-000-000 761-00-21512-000-000 761-00-21511-000-000 761-00-21513-000-000	07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE 07/01-15/14 SERVICE ..... CHECK TOTAL	916.45 13.29CR 25.00CR 30.80CR 56.82CR 76.00CR 714.54

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139855	7/11	AIRGAS NORTH CENTRAL	206-02-52205-389-000	06/14 FD #3 OXYGEN C	86.51
			206-02-52205-389-000	06/14 FD #4 OXYGEN C	75.21
			206-02-52205-389-000	05/14 FD #4 OXYGEN C	69.49
			206-02-52205-389-000	06/14 FD #5 OXYGEN C	50.09
			206-02-52205-344-000	05/14 FD #4 OXYGEN C	32.07
			206-02-52205-389-000	05/14 FD #5 OXYGEN C	30.74
			206-02-52205-389-000	05/14 FD #3 OXYGEN C	30.74
			206-02-52205-389-000	05/14 FD #7 OXYGEN C	27.39
			206-02-52205-344-000	05/14 FD #7 OXYGEN C	16.04
					..... CHECK TOTAL
139856	7/11	UNITED HEALTHCARE INSURANCE	110-00-21534-000-000	07/14 DEDUCTIONS	1,384.90
139857	7/11	ERO-TEX	403-11-51102-588-000	06/14 ST EROSION SUP	3,060.00
			403-11-51102-588-000	06/14 ST EROSION SUP	3,060.00
				..... CHECK TOTAL	6,120.00
139858	7/11	COMPREHENSIVE ORTHOPAEDICS	110-09-56405-161-000	4/23/14 W/C	221.40
			110-09-56405-161-000	5/21/14 W/C	207.00
				..... CHECK TOTAL	428.40
139859	7/11	GREAT LAKES PATHOLOGISTS SC	110-09-56405-161-000	4/11/14 W/C	74.11
139860	7/11	BYKOWSKI, JAMES, D.C.	110-09-56405-161-000	7/1/14 W/C	35.00
139861	7/11	BROWN, DENNIS, M.D.	110-09-56405-161-000	7/2/14 W/C	1,200.00
139862	7/11	IHC - KENOSHA RADIOLOGY LLC	110-09-56405-161-000	5/19/14 W/C	460.80
139863	7/11	UNITED OCC MEDICINE	110-09-56405-161-000	5/12/14 W/C	249.30
			110-09-56405-161-000	5/20/14 W/C	161.10
			110-09-56405-161-000	5/15/14 W/C	161.10
				..... CHECK TOTAL	571.50
139864	7/11	AURORA HEALTH CARE	520-09-50101-161-000	5/6-22/14 W/C	1,941.41
			110-09-56405-161-000	4/11/14 W/C	1,282.64
			110-09-56405-161-000	5/30/14 W/C	170.85
			110-09-56405-161-000	5/23/14 W/C	170.85
			110-09-56405-161-000	4/28/14 W/C	170.85
			110-09-56405-161-000	4/21/14 W/C	170.85
			110-09-56405-161-000	4/11/14 W/C	51.85
				..... CHECK TOTAL	3,959.30

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139865	7/11	COMPREHENSIVE CLINICAL AND	110-09-56405-161-000	5/21/14 W/C	102.37
139866	7/11	EQUIAN LLC	110-09-56405-161-000	4/11-17/14 W/C	117.63
139867	7/11	SPORTS MEDICINE & ORTHOPEDIC	110-09-56405-161-000	7/2/14 W/C	8.40
139868	7/11	WORTH, ROSEMARY	110-00-21106-000-000	2013 RE TAX-OVERPAY	20.75
139869	7/11	HEIDE, FLORENCE & DAVID	110-00-21106-000-000	2013 RE TAX-OVERPAY	55.90
139870	7/11	LANE, FLOYD	110-00-21106-000-000	2013 RE TAX-OVERPAY	744.40
139871	7/11	MONROE, SHIRLEY & SHARON	110-00-21106-000-000	2013 RE TAX-OVERPAY	78.52
139872	7/11	BRUNETTE, MARY E	110-00-21106-000-000	2013 RE TAX-OVERPAY	22.69
139873	7/11	FFC, LLC	110-00-21106-000-000	2013 RE TAX-OVERPAY	94.16
139874	7/11	SLOBODIANUK, MARK	206-00-13107-000-000	TRANSPORT 3/18/14	198.20
139875	7/11	KENNEDY, T J	206-00-13107-000-000	B GERLACK 11/21/13	250.00
139876	7/11	ANTARAMIAN, EDWARD	110-01-50301-261-000 110-01-50301-263-000	6/18-20 WIS DELLS 6/18-20 WIS DELLS	157.92 43.00
				..... CHECK TOTAL	200.92
139877	7/11	ZENTMYER, JENNIFER	501-09-50103-261-000	06/14 193 MILES	108.08
139878	7/15	ICMA RETIREMENT TRUST	110-00-21572-000-000 110-00-21599-000-000	07/01-15/14 CONTRIB 07/01-15/14 CONTRIB	48,364.96 7,889.16
				..... CHECK TOTAL	56,254.12
139879	7/15	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000 110-00-21562-000-000 110-00-21562-000-000	07/15/14 CITY SAL 07/15/14 WATER SAL 07/15/14 LIBRARY SAL	38,681.02 6,169.00 5,480.89
				..... CHECK TOTAL	50,330.91
139880	7/15	UNITED WAY OF KENOSHA COUNTY	110-00-21541-000-000 110-00-21541-000-000 110-00-21541-000-000	07/15/14 CITY SAL 07/15/14 LIBRARY SAL 07/15/14 WATER SAL	810.70 230.00 183.92
				..... CHECK TOTAL	1,224.62

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
139881	7/15	KENOSHA POLICE & FIREMEN'S	110-00-21563-000-000	07/15/14 CITY SAL	84,250.00
			110-00-21563-000-000	07/15/14 WATER SAL	40.00
				..... CHECK TOTAL	84,290.00
139882	7/15	AMERICAN STUDENT ASSISTANCE	110-00-21581-000-000	07/15/14 DEDUCTION	226.36
139883	7/15	CHASE BANK KENOSHA	110-00-21513-000-000	07/15/14 SAL DEDUCT	206,600.51
			110-00-21511-000-000	07/15/14 SAL DEDUCT	73,089.36
			110-00-21612-000-000	07/15/14 SAL DEDUCT	73,089.26
			110-00-21514-000-000	07/15/14 SAL DEDUCT	23,252.18
			110-00-21614-000-000	07/15/14 SAL DEDUCT	23,251.91
				..... CHECK TOTAL	399,283.22
139884	7/15	KENOSHA FIREFIGHTER C.A.R.E.	110-00-21564-000-000	07/15/14 SAL DEDUCT	830.00
139885	7/15	PELION BENEFITS, INC.	110-00-21517-000-000	07/01-15/14 DEDUCTS	7,601.22
139886	7/15	JOHNSON BANK	110-00-21532-000-000	07/15/14 CITY SAL	25,488.54
			110-00-21532-000-000	07/15/14 WATER SAL	2,814.41
			110-00-21532-000-000	07/15/14 LIBRARY SAL	1,375.00
				..... CHECK TOTAL	29,677.95
139887	7/15	CHAPTER 13 TRUSTEE	110-00-21581-000-000	07/15/14 DEDUCTION	743.00
			110-00-21581-000-000	07/15/14 DEDUCTION	419.00
			110-00-21581-000-000	07/15/14 DEDUCTION	400.00
				..... CHECK TOTAL	1,562.00
139888	7/15	WIS SCTF	110-00-21581-000-000	07/15/14 SAL DEDUCT	12,052.27
139889	7/15	ILLINOIS DEPT OF PUBLIC AID	110-00-21581-000-000	07/15/14 DEDUCTION	375.00
139890	7/15	IAFF/NATIONWIDE	110-00-21574-000-000	07/01-15/14 CONTRIB	20,800.15
139891	7/15	GREAT WEST RETIREMENT SERV.	110-00-21576-000-000	07/01-15/14 CONTRIB	7,463.33
GRAND TOTAL FOR PERIOD *****					8,739,398.70