



FINANCE, LICENSE & REGULATION COMMITTEE

MONDAY, JANUARY 27, 2014 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL

AGENDA

1. Call to Order
2. Roll Call
3. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda except for public hearing items. Comments will be limited to 5 minutes
4. Approve the Finance, License and Regulation Committee Meeting minutes of January 13, 2014 meeting as distributed.
5. **LICENSES & PERMITS**
 - A. Original 2013-2014 Operator (Bartender) License applications filed by Alyxandra Barkwill and Kirsten Gardner
6. Discussion/ Recommendation on a proposal for the disc golf course signage
7. Discussion/ Recommendation on Lake Geneva Boat Line pier lease
8. Discussion/ Recommendation on Riviera shop leases
9. Discussion/ Recommendation on a maintenance contract for the LUKE parking system with APT in the amount of \$67,100
10. **Presentation of Accounts**
 - A. Purchase Orders. None
 - B. Prepaid Bills in the amount of \$5,576.60
 - C. Regular Bills in the amount of \$109,079.38
11. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

1/24/14 2:55 pm

cc: Committee Members, Mayor & remaining Council, Administrator, City Clerk, Attorney, Treasurer



FINANCE, LICENSE & REGULATION COMMITTEE

MONDAY, JANUARY 13, 2014 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Call to Order at 6:00

2. Roll Call

Present: Hill, Hougen, Mott, Kupsik, Lyon

Also Present: City Administrator Jordan, Director of Public Works Winkler, Comptroller Pollitt, Clerk Neubeck

3. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda except for public hearing items. Comments will be limited to 5 minutes

None

4. Approve the Finance, License and Regulation Committee Meeting minutes of December 23, 2013 meeting as distributed.

Motion #1: Alderman Kupsik moved to approve the Finance, License and Regulation Committee Meeting minutes of December 23, 2013 meeting as distributed, Alderman Hougen seconded, and the motion passed unanimously.

5. LICENSES & PERMITS

A. Original Class “B” Fermented Malt Beverage & “Class C” Wine License application filed by K&B Restaurant Group LLC, d/b/a The Original Chicago Pizza Company, Inc., 150 Center St., Lake Geneva, John Regester, Agent

Motion #2: Alderman Kupsik moved to recommend the City Council approve Original Class “B” Fermented Malt Beverage & “Class C” Wine License application filed by K&B Restaurant Group LLC, d/b/a The Original Chicago Pizza Company, Inc., 150 Center St., Lake Geneva, John Regester, Agent, Alderman Lyon seconded, and the motion passed unanimously.

Chairwoman Hill explained the Original Chicago Pizza Company has a new owner which necessitates this permit.

B. Original 2013-2014 Operator (Bartender) License application filed by Megan Kemper and Andrew Wisnowski

Motion #3: Alderman Kupsik moved to recommend the City Council approve original 2013-2014 Operator (Bartender) License applications filed by Megan Kemper and Andrew Wisnowski, Alderman Lyon seconded, and the motion passed unanimously.

C. Temporary Class “B” License application submitted by AnneMarie Janikowski on behalf of St. Francis Parish Life for the sale of fermented malt beverages at St. Francis Parish Life, 148 W. Main Street, Lake Geneva, for Annual Chili Cook-off on February 1, 2014

Motion #4: Alderman Kupsik moved to recommend the City Council approve a temporary Class “B” License application submitted by AnneMarie Janikowski on behalf of St. Francis Parish Life for the sale of fermented malt beverages at St. Francis Parish Life, 148 W. Main Street, Lake Geneva, for their Annual Chili Cook-off on February 1, 2014, Alderman Hougen seconded, and the motion passed unanimously.

6. Discussion/Recommendation of Cook & Main Streets traffic signal project bids

Director Winkler explained an alternate bid was done for a bump out island which has come in quite high. The low bid for installation for traffic is Outdoor Lighting of Milwaukee, and the island would be roughly \$130,000 which would be too much for an island and storm sewer. The cost for the equipment from TAPCO was \$53,133.

Chairwoman Hill asked why the equipment was not bid out as well.

Director Winkler explained TAPCO provided the rest of the equipment for other traffic lights. The purpose of the bump out was to shorten the walk for those crossing the street.

Chairwoman Hill asked what the all-in amount for this project

Director Winkler replied it is \$145,000 plus the cost of engineering in the following agenda item.

Alderman Mott asked if there are any other companies who can provide the equipment.

Director Winkler explained he is not aware of any locally; however, TAPCO is on the State bidding list which is why GAI selected the equipment.

Motion #5: Alderman Kupsik moved to recommend the City Council award the Cook & Main Streets traffic signal project to Outdoor Lighting in the amount of \$87,418.45 and the City's direct purchase of the signal poles, heads, and other equipment in the amount of \$53,133, Alderman Lyon seconded, and the motion passed unanimously.

Chairwoman Hill asked how this project will be funded.

Administrator Jordan replied it will be paid from TID #4.

The motion passed unanimously.

7. Discussion/ Recommendation of GAI Construction Engineering Services Proposal for Cook & Main Streets traffic signal project

Director Winkler said this is an estimated amount and may be less if no survey work is needed. Costs are calculated hourly and will do his best to keep the cost down.

Chairwoman Hill wanted to verify the cost of engineering is not to exceed \$16,200.

Alderman Kupsik asked if GAI will coordinate all traffic signals in the vicinity.

Director Winkler said he thinks so as the equipment has accurate timers.

Motion #6: Alderman Kupsik moved to recommend the City Council approve a contract for construction engineering services with GAI Consultants, Inc. for the Cook & Main Streets traffic signal project not to exceed \$16,200, and Alderman Mott seconded.

Alderman Hill asked if this was being funded from TID #4 as well.

Administrator Jordan replied it is.

The motion passed unanimously.

8. Discussion/ Recommendation of 911 equipment upgrade/replacement

Motion #7: Alderman Hougen moved to suspend the rules to allow Chief Rasmussen to discuss the project, Chairwoman Hill seconded, and the motion to suspend the rules passed unanimously.

Chief Rasmussen explained the current 911 system is at its end and has been in the budget process for the past six years. He remarked two bids were received from AT&T and Intrado.

Chairwoman Hill said part of the funding will come from the \$90,000 levy for vehicles.

Alderman Kupsik asked if additional HVAC work will have to be done to accommodate the size of the equipment.

Chief Rasmussen replied it is smaller technology than before, so no accommodating HVAC work is necessary.

Chairwoman Hill asked what the life expectancy of this system will be.

Chief Rasmussen replied it will be in operation at least ten years.

Alderman Mott asked the difference between the AT&T Lifeline and the Intrado Viper systems.

Chief Rasmussen replied AT&T will install either; however, he recommended AT&T because they provide the system now, and it will be easier to interact with one company for parts and service.

Administrator Jordan said some changes will have to be done with the sprinkler system so it does not damage the new 911 system.

Chief Rasmussen added it is recommended to have a chemical rather than water based sprinkler system.

Alderman Hougen asked if it is the same system that handles cell phone 911 calls.

Chief Rasmussen replied the signal still bounces to the County first, and he plans to meet with the County after this is approved to discuss the nuances.

Alderman Kupsik voiced his concern of refitting the sprinkler system.

Administrator Jordan replied he is looking into an alarm system as well instead of a sprinkler system.

Chief Rasmussen said Intrado is based in Chicago which has a three hour response time while AT&T is in Milwaukee which will have a far better response time in the event of equipment problems.

Chairwoman Hill asked if the system has a warranty.

Chief Rasmussen replied it does.

Motion #8: Chairwoman Hill moved to recommend the City Council award the 911 equipment upgrade/replacement project to AT&T to be funded from 2014 capital equipment replacement and vehicle replacement funds in the amount of \$130,719.02, and Alderman Hougen seconded.

Chairwoman Hill added there is a 60-90 day delivery window.

The motion carried unanimously.

9. Resolution14-R01, establishing wages, salaries and benefits for non-represented employees for the 2014 budget year

Chairwoman Hill said this is a result of the budget, and positions like Clerk, Comptroller, and Building & Zoning Administrator are not in it because they have new contracts.

Motion #9: Alderman Kupsik moved to recommend the City Council approve Resolution14-R01, establishing wages, salaries and benefits for non-represented employees for the 2014 budget year, Alderman Lyon seconded, and the motion carried unanimously.

10. Presentation of Accounts

A. Purchase Orders

None

B. Prepaid Bills in the amount of \$19,616.68

Motion #10: Alderman Kupsik moved to approve Prepaid Bills in the amount of \$19,616.68, Alderman Lyon seconded, and the motion carried unanimously.

C. Regular Bills in the amount of \$649,520.20

Comptroller Pollitt read off the items over \$5,000

Alderman Mott asked if final inspection has been done for the new bathroom facility.

Director Winkler replied it is finished and looks good.

Alderman Kupsik asked when it will open to the public.

Director Winkler replied it will be opened in the spring unless something comes up. It is heated and the water needs to be recharged in the event it needs to be opened.

Chairwoman Hill asked about the Luke bill.

Comptroller Pollitt replied it is for parts, service, and the controller for the sixty-six Luke parking machines.

Chairwoman Hill said this did not come as a separate bill and wanted to know if this should have been decided on its own agenda item.

Alderman Mott asked if the Lukes were worked on during the past year to warrant this cost.

Administrator Jordan replied they have been worked on 15-20 times, and was under the assumption this was the route the Council wanted to take until someone in house came on to take on some of this responsibility.

Alderman Kupsik asked if a Parking Supervisor was hired in the next four months would the City be paying for someone as well as the system.

Administrator Jordan replied yes, and the first year of service has already been used.

Chairwoman Hill voiced her concern of paying this amount and thought repairs should be done piecemeal.

Administrator Jordan said he wants to be sure the system has the proper maintenance because the Parking Supervisor may not at first provide the best support as the original manufacturer of the equipment.

Motion #11: Alderman Kupsik moved to recommend the City Council approve Regular Bills in the amount of \$649,520.20, Alderman Lyon seconded, and the motion passed 4-1 with Alderman Mott voting no.

11. Adjournment

Motion #12: Alderman Kupsik moved to adjourn, Alderman Lyon seconded, and the motion passed unanimously.

The meeting adjourned at 7:38pm.

Respectfully submitted by Tim Neubeck, City Clerk.

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED
BY THE FINANCE, LICENSE & REGULATION COMMITTEE**



REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 27, 2014 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL

AGENDA

1. Mayor Connors calls the meeting to order
2. Pledge of Allegiance – Alderman Kupsik
3. Roll Call
4. Awards, Presentations, and Proclamations
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.
7. Acknowledgement of Correspondence
8. Approve Regular City Council Meeting minutes of January 13, 2014, as prepared and distributed
9. **CONSENT AGENDA.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
 - A. Original 2013-2014 Operator (Bartender) License applications filed by Alyxandra Barkwill and Kirsten Gardner.
10. Items removed from the Consent Agenda
11. Update on probationary Operator licenses for Lori A. Hall and Christopher C. Cummings (no action required)
12. **First Reading Ordinance 14-02 amending Chapter 6, Alcohol Beverages of the Lake Geneva Municipal Code (prohibiting the consumption of fermented beverages on a commercial quadricycle)**
13. **Finance, License and Regulation Committee Recommendations – Alderman Hill**
 - A. Discussion/Action on a proposal for the disc golf course signage
 - B. Discussion/Action on Lake Geneva Boat Line pier lease
 - C. Discussion/Action on Riviera shop leases
 - D. Discussion/Action on a maintenance contract for the LUKE parking system with APT in the amount of \$67,100

14. Personnel Committee Recommendations – Alderman Kupsik

- A. Discussion/Action on changes to Employee Handbook pertaining to part-time employees, disability insurance, and Organizational Chart
- B. Discussion/Action on changes to organizational Chart
- C. Discussion/Action on hiring an Assistant Director of Public Works

15. Presentation of Accounts – Alderman Hill

- A. Purchase Orders. None
- B. Prepaid Bills in the amount of \$5,576.60
- C. Regular Bills in the amount of \$109,079.38

16. Mayoral Appointments (None) – Mayor Connors

17. Closed Session

Motion to go into Closed Session pursuant to Wis. Stat. 19.85 (1)(e) for competitive bargaining reasons for Fire union negotiations (Administrator Jordan)

18. Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in Closed Session

19. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

1/24/14 2:57PM

cc: Aldermen, Mayor, Administrator, Attorney, Department Heads, Media



REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 13, 2014 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL
MINUTES

- 1. Mayor Connors calls the meeting to order at 7:00pm**
- 2. Pledge of Allegiance – Alderman Kehoe**
- 3. Roll Call**
- 4. Awards, Presentations, and Proclamations**

Mayor Connors thanked all public safety staff for their work during a trying few weeks with fires and hazardous conditions.

 - A. Presentation of award to Donna Wisniewski for 33 years of service to the City of Lake Geneva**

Mayor Connors read a Proclamation in honor of Donna Wisniewski for her 33 years of service in the Lake Geneva Police Department and presented her with a watch.

Donna Wisniewski said she is much honored and thanked the City for the opportunity to serve the community.
- 5. Re-consider business from previous meeting**

None
- 6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.**

Terry O’Neil, 954 George Street, said he was concerned about Ordinance 14-01 on the authority granted to the City Council and staff. He suggested the Comptroller and Administrator are granted too much authority and recommended changing instances of the word authority to authorized action.

Jim Strauss, 246 Ridge, voiced his concern about alcohol-serving quadricycles due to the large quantity of traffic in the downtown. He compared it to the horse drawn carriages and the problems those have caused.
- 7. Acknowledgement of Correspondence**

Clerk Neubeck acknowledged a letter from Charlene Klein voicing her concern about a possible parking garage.
- 8. Approve Regular City Council Meeting minutes of December 23, 2013, as prepared and distributed**

Motion #1: Alderman Wall moved to approve Regular City Council Meeting minutes of December 23, 2013, as prepared and distributed, Alderman Kehoe seconded, and the motion passed unanimously.

9. **CONSENT AGENDA.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

- A. Original Class “B” Fermented Malt Beverage & “Class C” Wine License applications filed by K&B Restaurant Group LLC, d/b/a The Original Chicago Pizza Company, Inc., 150 Center St., Lake Geneva, John Register, Agent
- B. Original 2013-2014 Operator (Bartender) License applications filed by Megan Kemper and Andrew Wisnowski
- C. Temporary Class “B” License application submitted by AnneMarie Janikowski on behalf of St. Francis Parish Life for the sale of fermented malt beverages at St. Francis Parish Life, 148 W. Main Street, Lake Geneva, for Annual Chili Cook-off on February 1, 2014

Motion #2: Alderman Hougen moved to approve the Consent Agenda, Alderman Kupsik seconded, and the motion passed unanimously.

10. Items removed from the Consent Agenda

None

11. Second Reading of Ordinance 14-01 – an Ordinance to amend Chapter 2, ADMINISTRATION, Article V, BOARDS AND COMMISSIONS, Division 5, CEMETERY COMMISSION

Motion #3: Alderman Hill moved to approve Ordinance 14-01 – an Ordinance to amend Chapter 2, ADMINISTRATION, Article V, BOARDS AND COMMISSIONS, Division 5, CEMETERY COMMISSION, and Alderman Kupsik seconded.

Alderman Hill said this is a good move for the Cemetery as well as the City.

Alderman Kehoe asked the reason Oak Hill Cemetery does not want the change and whether it may have to do with historic preservation issues.

Alderman Taggart said that changing the structure and powers for the Cemetery Commission is a good thing as it clarifies roles and will not change the operations. He stressed the need for continuity and responsibility of service.

Alderman Hougen said he agrees with Mr. O’Neil’s idea of changing the wording of authority to authorized action.

Attorney Draper said that section reads the Comptroller and Administrator’s authority is limited by the Common Council, and changing the wording will not change the discretion given to them.

Alderman Taggart said this is a drastic change for one entity in the City, but this Ordinance is well put together and solves many issues now and those that may come.

Alderman Kupsik said it is a long time coming for the Cemetery Board to have a progression of duties.

The motion passed unanimously.

12. Discussion/Action on enacting an Ordinance to prohibit the consumption of fermented malt beverages by passengers on a commercial quadricycle

Mayor Connors said Alderman Mott brought this up as the Governor signed this into law in December.

Alderman Kupsik asked if the City was approached by an entity wishing to operate one.

Attorney Draper replied the law is written that it is permissible unless a municipality strictly prohibits it.

Alderman Kupsik said this may work in Madison; however, it may not work in Lake Geneva due to the close proximity of bars along with congesting traffic conditions.

Alderman Mott agreed and said it is a nifty idea, but it does not fit in the City.

Alderman Taggart said it may be a great idea, but the quadricycle would need room to maneuver.

Motion #4: Alderman Kupsik moved to instruct the City Attorney to draft an Ordinance to prohibit the consumption of fermented malt beverages by passengers on a commercial quadricycle, and Alderman Kehoe seconded.

Alderman Hill asked why a conditional use permit would not be needed to permit this kind of activity.

Attorney Draper explained public consumption of alcohol is not allowed; however, the State law gives a loophole that consumption is okay only on a quadricycle.

The motion passed unanimously.

13. Discussion of scheduling a date to discuss capital projects

Administrator Jordan explained staff has a list of capital projects for the City to prioritize such projects. Each of the dates is a Saturday and the workshop should last a couple hours.

Alderman Kupsik asked if one meeting will be sufficient.

Mayor Connors replied it may but it depends on discussion. He polled the Council, and determined January 25, 2014 from 9:00am to 1:00pm to be the date and time for the workshop.

14. Finance, License and Regulation Committee Recommendations – Alderman Hill

A. Discussion/Action of Cook & Main Streets traffic signal project bids

Alderman Hill explained the project will be funded from TID #4, and the low bidder was Outdoor Lighting in the amount of \$87,418.45.

Motion #5: Alderman Hill moved to award a contract for the Cook & Main Streets traffic signal project to Outdoor Lighting in the amount of \$87,418.45 and the City's direct purchase of the signal poles, heads, and other equipment in the amount of \$53,133, and Alderman Hougen seconded.

Alderman Hill explained the project further and elaborated an alternate bid was done for a small traffic island.

Alderman Mott voiced his concern the City may do the bump out in the future and suggested going ahead with the project.

Alderman Lyon said he is concerned about the benefit for the cost.

Alderman Kupsik said he would be comfortable to move ahead with the project as recommended if Director Winkler agrees.

Director Winkler said the only benefit is narrowing the crosswalk and thought it to be an excessive amount.

Alderman Taggart said the bump out may be a problem for snow plowing operations and asked if there will be enough of a safety benefit to do the bump out.

Director Winkler replied he does not think the bump out project is worth the extra \$40,000.

Administrator Jordan said the traffic light will make the intersection safer and the bump outs will cause a problem for snow plowing operations as the curbs would be almost constantly nicked by the plow.

Alderman Hill asked how much money is left in the line item for traffic signals for TID #4.

Administrator Jordan replied it is roughly \$160,000.

The motion passed 7-1, Alderman Taggart voting no

B. Discussion/Action of GAI Construction Engineering Services Proposal for Cook & Main Streets traffic signal project

Motion #6: Alderman Hill moved to approve a contract for construction engineering services with GAI Consultants, Inc. for the Cook & Main Streets traffic signal project not to exceed \$16,200, and Alderman Mott seconded.

Attorney Draper said the administration of liability is unacceptable, and he would need to change that provision.

Motion #7: Alderman Hill moved to have the contract modified so terms are acceptable by the City Attorney, and Alderman Hougen seconded.

Alderman Hill asked why this modification is necessary.

Mayor Connors said GAI purchased Crispell Snyder and gave the City a contract with language different than contracts the City has entered into as there are new provisions.

Motion #7 passes unanimously.

Alderman Lyon verified the approval is contingent upon the Attorney being satisfied and GAI agreeing.

Motion #6 passed 7-1 with Alderman Taggart voting no.

C. Discussion/Action of 911 equipment upgrade/replacement

Motion #8: Alderman Hill moved to award the 911 equipment upgrade/replacement project to AT&T to be funded from 2014 capital equipment replacement and vehicle replacement funds in the amount of \$130,719.02, and Alderman Lyon seconded.

Alderman Hill explained the current system is at end of life and is a necessary upgrade.

The motion passed unanimously.

D. Resolution14-R01, establishing wages, salaries and benefits for non-represented employees for the 2014 budget year

Motion #9: Alderman Hill moved to approve Resolution14-R01, establishing wages, salaries and benefits for non-represented employees for the 2014 budget year, and Alderman Lyon seconded.

Chairwoman Hill said this is a result of the budget, and positions like Clerk, Comptroller, and Building & Zoning Administrator are not in it because they have new contracts.

The motion passed unanimously.

15. Personnel Committee Recommendations – Alderman Kupsik

A. Discussion/Action on hiring a Parking Operations Supervisor

Alderman Kupsik explained this is a new position and would oversee the entire parking operation.

Motion #10: Alderman Hill moved to create a Parking Operations Supervisor and to direct staff to recruit for it with a salary range of \$40,000 to \$45,000, and Alderman Mott seconded.

Alderman Hill said this is necessary due to the issues surrounding parking in the community and having a person directly responsible will benefit the community.

Mayor Connors asked if knowing how to maintain the Luke system hardware should be in the job description.

Alderman Lyon said that particular skill set can be beneficial as it could mitigate some costs.

Mayor Connors added parts are needed but finding someone to repair the machines would be a bonus.

Alderman Wall asked why the City should enter a contract for repairs when it plans on hiring someone to repair.

Mayor Connors replied it may be difficult for the City to find such an individual with all the desired skills.

Alderman Kupsik agreed and said there will be a learning curve without any training.

Alderman Kehoe asked if one person is able to handle all the responsibilities.

Mayor Connors replied it centralizes the authority of the Parking Department due to all the part-time people involved in running this system.

The motion passed 7-1 with Alderman Wall voting no.

16. Presentation of Accounts – Alderman Hill

A. Purchase Orders

None

B. Prepaid Bills in the amount of \$19,616.68

Motion #11: Alderman Hill moved to approve Prepaid Bills in the amount of \$19,616.68, Alderman Lyon seconded, and the motion passed unanimously.

C. Regular Bills in the amount of \$649,520.20

Motion #12: Alderman Hill moved to approve Regular Bills in the amount of \$649,520.20, and Alderman Kupsik seconded.

Alderman Wall asked how many times the Luke Company had to come in to repair.

Administrator Jordan replied he does not know the exact amount but it is at least 15. He suggested the Council think about how repairs are done and repairs being done in a timely fashion.

Alderman Hill said this issue should have been discussed at a prior meeting rather than going straight to the City Council.

Alderman Mott questioned whether the yearly contract is necessary and if it could be done monthly instead.

Alderman Taggart said this is the wrong time to discuss the contract; if there are qualms, they should have been brought up earlier.

Mayor Connors suggested taking this item off the bills for more discussion and for the Attorney to review the terms.

Motion #13: Alderman Hill moved to remove the APT contract for the Luke parking meters, Alderman Wall seconded, and the motion passed unanimously.

Motion #12, with the adjusted total of \$582,420.20, passed unanimously.

17. Mayoral Appointments – Mayor Connors

None

18. Adjournment

Motion #14: Alderman Mott moved to adjourn, Alderman Lyon seconded, and the motion passed unanimously.

The meeting adjourned at 8:19pm.

Tim Neubeck, City Clerk.

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

City of Lake Geneva

Licenses Issued between 1/27/2014 and 1/27/2014

Date: 1/24/2014
Time: 12:42 PM
Page: 1

Operator's Regular

<u>Issued</u>	<u>License No</u>	<u>Customer</u>	<u>Address</u>		<u>Total</u>
1/27/2014	2013- 317	Alyxandra H. Barkwill Employer: The Cheese Box	643 Fellows Rd. Queso LLC	Genoa City, WI 53 801 Wells St.	30.00
1/27/2014	2013- 318	Kirsten B. Gardner Employer: Two Thumbs Up LLC	1332 Thistle Dr. D/B/A Thumbs Up	Genoa City, WI 53 260 Broad Street	50.00

Operator's Regular

Count: 2

Totals for this Type: 80.00

Memo

To: Timothy Neubeck

From: Chief Rasmussen

Date: January 23, 2014

Re: Liquor License

Please be advised that after performing a six month probationary background check on Lori A. Hall and Christopher C. Cummings there has been no contact within the last six months.



Michael S. Rasmussen
Chief of Police

6/10/13 meeting: Hill/Taggart motion to approve the renewal Operator (Bartender) License application filed by Christopher C. Cummings with a six-month probationary period.
Unanimously carried.

6/24/13 meeting: Taggart/Kupsik motion to approve the renewal Operator (Bartender) License application filed by Lori Anne Hall with a six month review caveat.

ORDINANCE 14-02

**AN ORDINANCE AMENDING CHAPTER 6, ALCOHOL BEVERAGES OF THE LAKE
GENEVA MUNICIPAL CODE**

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. That the Municipal Code of the City of Lake Geneva, Wisconsin, is hereby amended by adding a section to be numbered 6-4 which section reads as follows:

Section 6-4. Prohibition against fermented malt beverages on commercial quadricycles.

(a) Definitions:

(1) "Commercial quadricycle" has the meaning given in s. 340.01(8m) Wis. Stats.

(2) "Alcohol beverages" has the meaning given in s. 125.02(1) Wis. Stats.

(3) "Fermented malt beverages" has the meaning given in s. 125.02(6) Wis. Stats.

(b) No person shall carry any open can, bottle, or other container of alcohol beverages which by definition include fermented malt beverages or drink from the same on a commercial quadricycle in the City of Lake Geneva.

2. This ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this ____ day of _____, 2014.

JAMES R. CONNORS, Mayor

Attest:

Tim Neubeck, City Clerk

First Reading: 1-27-14
Second Reading: _____
Adoption: _____
Published: _____



Public Works Committee

Alderman Bill Mott Chairman

Alderman Jeff Wall

Alderman Gary Hougen

Alderman Al Kupsik

Alderman Sarah Hill

Director of Public Works Daniel S. Winkler, P.E.

City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147-1914

www.cityoflakegeneva.com

Phone: (262) 248-3673

DATE: January 22, 2014

MEMORANDUM

TO: Dennis Jordan, City Administrator

FROM: Daniel S. Winkler, P.E. 
Director of Public Works & Utilities

SUBJECT: Disc Golf Course Signage Recommendation from Park Commission

BACKGROUND

The DPW has been working with various parties on different aspects of the disc golf course project. Signage was among the matters discussed. This memorandum discusses sign pricing.

DISCUSSION

The minutes excerpt from the January 16, 2014 Park Commission meeting appear below:

Disc Golf Course Signage Donation Discussion –Dan Winkler (taken out of order first)

DPW Winkler provided a memorandum with attachments updating the Commission on several aspects of the disc golf course, including items which require action by the Commission. Mr. Buelter appeared to explain his signage proposal including the donation of 46 carved wood signs and a large entry sign. He also offered to install them all for free. There is \$3400 left in the designer's contract of signage. The DB Enterprises quotation is \$3,950 (actually \$3,980) to complete for everything. The quote for just providing the entryway sign by Timberline Signs is \$1,775.00. It was moved by Commissioner Kupsik to approve the DB proposal with the difference paid by Park funds for 46 tee boxes and 1 entryway carved wood signs furnished and installed.

(This item needs to go to Finance and Council).

To restate the point, the City will receive 46 carved wood high quality redwood signs as a donation to the project from Mr. Buelter of D.B. Event Signage of Lake Geneva. Of these, 36 customized signs will be used at the tee boxes and the remaining 8 signs for wayfaring, directing people to the next hole to eliminate any confusion. He will also include the construction of a large disc golf course welcome sign included the price. And as the cliché goes, that's not all, he also offered to install the signage for free. The \$3,980.00 price is mostly for his sign supplier to create the custom tee box and wayfaring graphics on vinyl substrate to be mounted to the donated carved redwood signs.

In contrast, the price quote to furnish 36 aluminum bladed signs from Watch-It-Bend in his present contract is \$3,400, and to make and furnish a wood carved entry sign from Timberline Signs has been quoted at \$1,775. Under these options, the City would still have had to install all 37 signs themselves. The DB proposal calls for 47 signs, all custom fabricated and installed by Mr. Buelter.

RECOMMENDATION

It was the recommendation of the Park Commission to accept the donation of 46 carved redwood signs from DB Event Signage of Lake Geneva, and accept the proposal to create 46 tee box and wayfaring signs and 1 large wood entry sign, all installed for \$3,980 as bid. The roughly \$600 difference between what is in the designer's contract for signs and the total recommended cost was recommended to come from Park funds.

All related information about the D.B. Event Signage bid and Mr. Buelter's impressive resume' are attached.

Cc: Mayor Jim Connors
Peg Pollitt
File

VENDOR PROFILE

Dale Buelter
DB Event Signage

Project: Lake Geneva Disc Golf Course / Signage

Vendor Information / Current

- Geneva Lake Museum / VP and Exhibits
- PGA Supplier / DB Event Signage

Vendor Background / Product Service

- Design, Prototypes, Production

Vendor On-Site Service

- Planning, Installation, Maintenance

Successfully Completed Events

- PGA Championships (17)
- Ryder Cup Matches (5)
- Senior PGA Championships (7)
- Men's US Open (5)
- Masters (2)
- GMO / Milwaukee (13)

- Other Major Work Activities
 - Super Bowl (6)
 - NCAA Final Four (12)
 - NBA All Star Game (11)
 -Among Others



Dale Buelter

Dan Winkler

DISC GOLF

From: Dale Buelter <dbeventsignage@genevaonline.com>
Sent: Monday, January 13, 2014 2:06 PM
To: Dan Winkler
Subject: Disc Golf cost bid

Dan.....I was in a rush this AM when I stopped, and dropped off the cost sheet. The total cost number needs a little clarity.

1. There are zero dollars in the figure for the sampled redwood substrate, and there are 46 total units in the bid. It is a donation to the Course.

2. The quality of the 46 will be at least as good as the sample you have. To get them to that level of quality there is a lot of cleaning, cutting, sanding and painting That expense is in the bid cost.

3. There are no dollars in the bid for my on-site installation. The weather should be nice, and that will be fun.

4. The sign vinyl decalling, and the substrate for that, plus my shop time to lay down the vinyl was a fairly large portion of the bid dollars.

5.and lastly, I want the main entrance welcome sign to be special, so the bid has \$650 for the re-designed sign.

Dan, any other clarity that I can add, please call.Thanks Dale Buelter

TOTAL BID \$3980⁰⁰

LAKE GENEVA
DISC GOLF
COURSE

A **Bid / Proposal** by
DB Event Signage for
design, production and
installation of the
attached list of signage
for the new Lake Geneva
Disc Golf Course, and
the cost for that signage.
Additionally, a vendor
profile of experience
is attached.
(Drawings/pages 1 to 7)

DB Event Signage
Dale Buelter
253 Center St.
January 13, 2014

Bid / Proposal

DB Event Signage
Dale Buelter
W3147 Geneva Bay Drive
Lake Geneva, WI
262-248-0890

Project: Lake Geneva Disc Golf Course / Signage
(Reference to sketches)

Material: The following list is considered complete as of this date. Additional signs (page 6) may be determined to be necessary once the course becomes playable spring. (See sketches, page 1 through page 7). All signs and collateral hardware are included for installation.

Signage:

Page 1 - **Tee Substrate Detail** Redwood substrate, 1-5/8" thick, engraved face for 1/4" Sintra (PVC) overlay. White painted smooth surface, charcoal color / engraved area. Backside painted white.

Page 2 – Tee Sign

36 units as shown including:

- Redwood substrate
- 5" logo
- Hole data / hole sketch (by DBES).
- Sponsor appliqué
- Hardware

Page 2A- **Type font**.....Times New Roman.

Gerber sign system used for vinyl letter production, using their "infinite adjustment" process.

Page 3 – 5" Round Logo (Design by others)

Quantity to produce on 3MM PVC:

- Tee signs 36
- Trailblazers 10
- Entrance Sign 2
- Contingency 10

Page 4 – Sponsor appliqué

36 units / 3" x 8" on 1/4" PVC

(Per list from city) 2 each of 18

Page 5 – Existing 5" Oval (contingency)

Vinyl type applied if hole is not sponsored. 12 sets

Bid / Proposal

DB Event Signage

Page 6 – Alternate substrates used as a trailblazer.

This item is to complete the course signage system.

All items are for “As Needed”:

- Trailblazers (as shown on Page 6)
- Directionals to holes 10 – 18. (back nine)
- Safety statement(s)
- Honor system box on post and substrate
- Rules of play (2)

This group of redwood substrates may total 10 units.

Page 7 – Entrance Sign (Designs in process)

A custom wood sign, with vinyl copy. Painted MDO face. ¾”.

Cedar posts, cedar architectural enhancements.

This sign will delineate the location of the course entrance, and be in junction with a course map, rules of play and a fee system pylon. (TBD)

Installation:

DB Event Signage will install, on site, all material listed above.

The installation date will be determined by the Lake Geneva

Department of Public Works.

For posts on page 6, the LG DPW will provide.

Posts on page 7, by DBES.

Hardware for the installation supplied by DBES, and will be stainless steel and tamper proof.

Cost for above signage¹\$3,980.00

¹ Line-item costs available, if required.

Thank you for the opportunity to quote this exciting Lake Geneva project.

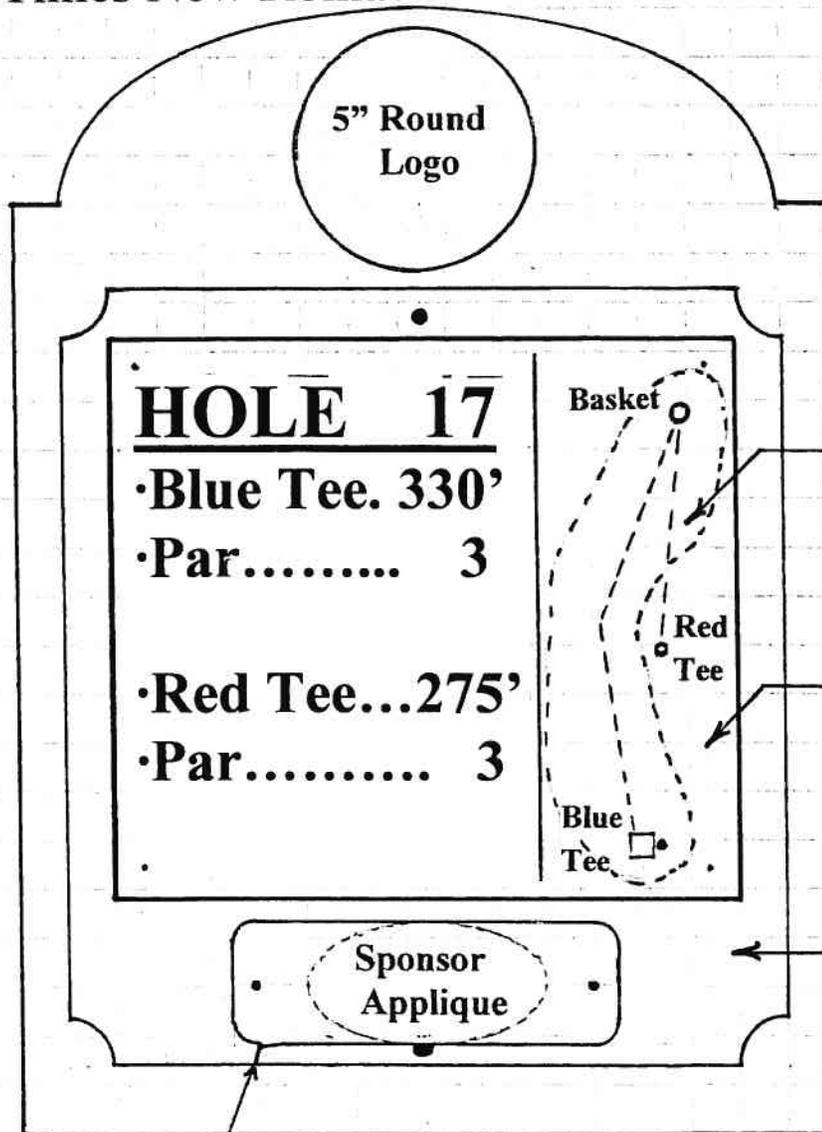


Dale Buelter

TEE SIGN

- 2 per hole
- See page 1
- Font...Times New Roman

**LAKE GENEVA
DISC GOLF**



Hole by Hole Graphic
• By DBES

Substrate
13" x 11.5"
• By DBES

1 5/8" Redwood
Substrate

Substrate 3" x 8"

4 x 4
Post

2 Units Req'd
Each Hole

**FIRST
DRAFT**
for
discussion

REVISIONS

1-10-14 TYPE

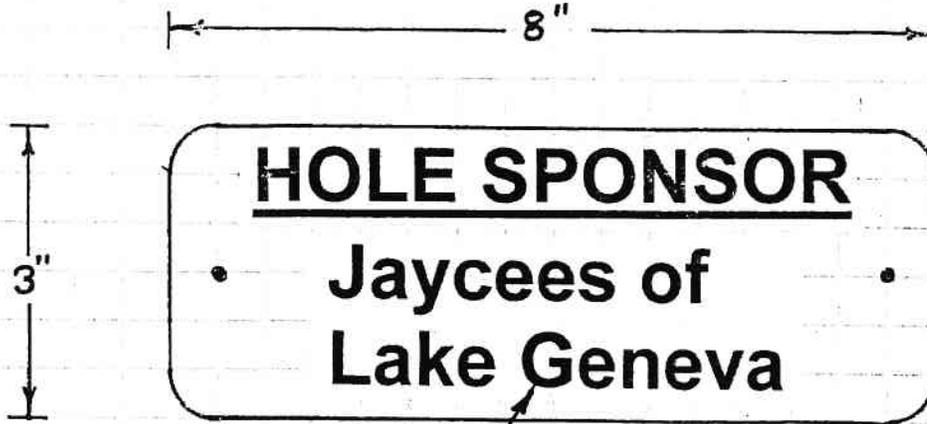
HOLE-BY-HOLE

Lake Geneva Disc Golf
Jan. 2014 Buelter
DB Event Signage

SPONSOR APPLIQUE

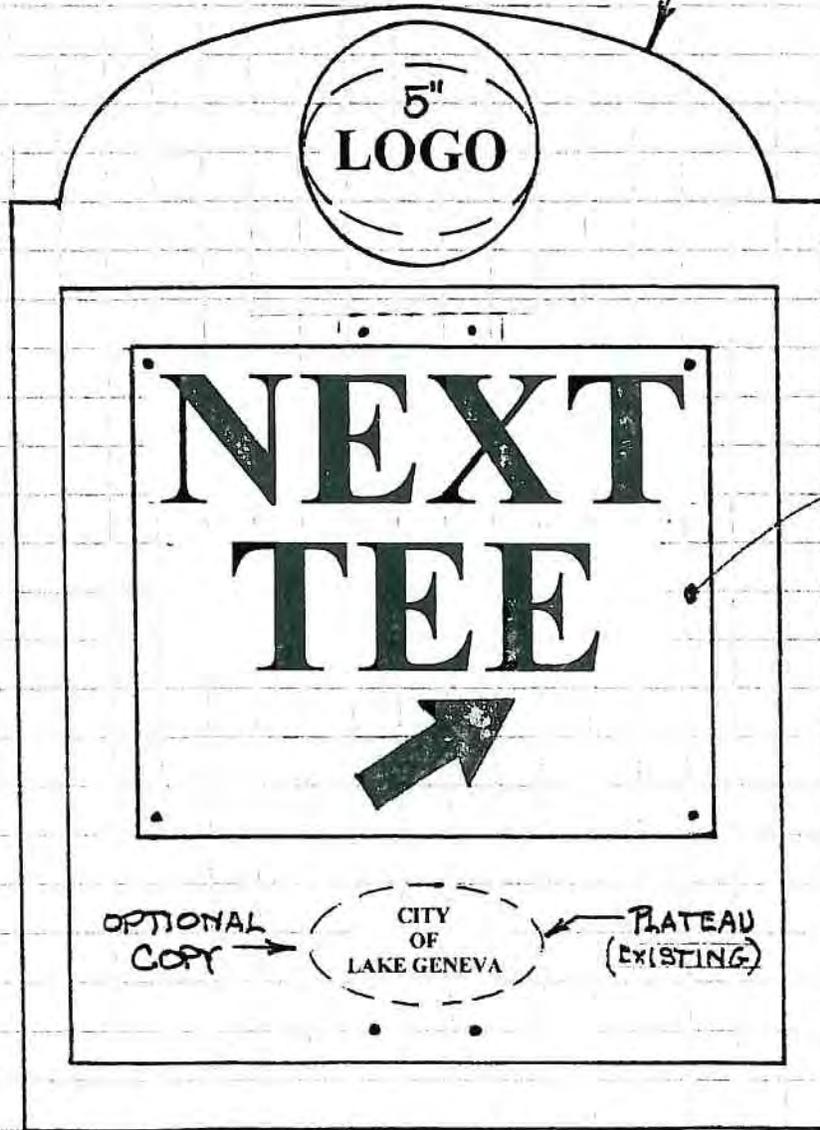
- TYPE/FONT TO VARY
- SEE PAGE 2

LAKE GENEVA
DISC GOLF



ALTERNATE SUBSTRATE USE AS A TRAILBLAZER (OTHER USES)

17" x 23" 1 5/8" REDWOOD
49 UNITS AVAILABLE



18" x 10"
1/4" PVC
APPLIQUE
(BY DBES)

SIGN USED
ONLY WHEN
NEXT TEE
IS VISUALLY
OBSCURED.
(10 UNITS +/-)

17W x 23H

REVISIONS: 4x4 POST
(TYPICAL)

- _____
- _____
- _____
- _____
- _____

Lake Geneva Disc Golf
Jan. 2014 Bucler
DB Event Signage



TIMBER LINE SIGN
CO., INC.

www.timberlinesign.com

Welcome To

**WHITE RIVER
DISC GOLF COURSE**

SPECIAL THANKS TO OUR DONORS:
 HUMPHREYS CONTRACTING JAYCELS OF LAKE GENÈVA
 ACHERSON CONTRACTING JAMES FORNBERG, SUPERVISOR
 DOWN TO EARTH CONTRACTORS FELIX KLIEBER PUBLIC WORKS
 OTTO JACOBS DANIEL WINKLER, CPW
 LAKE GENÈVA UTILITY COMMISSION BOB & PATSY'S PACK COMPANY/STONER

Welcome To

**WHITE RIVER
DISC GOLF COURSE**

SPECIAL THANKS TO OUR DONORS:
 HUMPHREYS CONTRACTING JAYCELS OF LAKE GENÈVA
 ACHERSON CONTRACTING JAMES FORNBERG, SUPERVISOR
 DOWN TO EARTH CONTRACTORS FELIX KLIEBER PUBLIC WORKS
 OTTO JACOBS DANIEL WINKLER, CPW
 LAKE GENÈVA UTILITY COMMISSION BOB & PATSY'S PACK COMPANY/STONER

White River Disc Golf Course

Sand-carved no.1 Cedar
6' wide x 2.75' tall
Artwork optional.
\$1775.00 for sign.

Timber Line Sign Co., Inc.
N3211 St. Rd 67
Lake Geneva, WI 53147

APPROVED BY _____ DATE _____

Phone 262-245-9898
Fax 262-245-9898

*\$1775.00
QUOTE FOR
AN ARTWORK
DOWN SIGN.*

WATCH IT BEND

INVOICE

Disc Golf Course Design

Date 7/22/2013
Quote # LG.001
For: City of Lake Geneva, WI

3 Hidden Creek Dr.
Marquette, MI 49855
Phone: (908) 236.0682
watchitbendcoursedesign@gmail.com

Bill To:

Reference PO# 80
Attention: Ron Carlsensen
City of Lake Geneva - DPW
626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3763

Quantity	Description	Unit price	Amount
0	Temporary Tee Signs - approx 8.5" x 11", 10mil UV resistant laminated	\$ 21.50	\$ 0.00
36	Pro Level Permanent Tee Signs - approx 11" x 17", vinyl graphic on aluminum or PVC backing	\$ 95.00	\$ 3,420.00
0	WIB Tees - recycled rubber, porous, 7/16" thick, 5' wide roll (enough for one 10' & one 12' tee on each of the 18 holes) [qty in feet]	\$ 11.00	\$ 0.00
19	INNOVA DC-28 Professional removable disc golf baskets (includes a practice basket)	\$ 325.00	\$ 6,175.00
18	Extra ground installation sleeves for DC-28 baskets, alternate locations	\$ 25.00	\$ 450.00
0	S&H for Temporary Tee Signs	\$ 45.00	\$ 0.00
1	S&H for Permanent Tee Signs	\$ 185.00	\$ 185.00
0	S&H for 396' roll of recycled rubber tee pads (3800#)	\$ 788.00	\$ 0.00
1	S&H for Disc Golf Baskets & installation sleeves	\$ 578.00	\$ 578.00
Total			\$ 10,808.00

1% per month fee on any net balance if not paid within 30 days.
Make all checks payable to Tim Kopsacz - Watch It Bend. If you have any questions concerning this invoice, contact Tim Kopsacz at (908) 236.0682
Thank you for your business!

CITY OF LAKE GENEVA

626 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147
(262) 248-3673 • Fax (262) 248-4715
www.cityoflakegeneva.com



TO: MAYOR JIM CONNORS & COMMON COUNCIL

FROM: CITY ADMINISTRATOR DENNIS JORDAN

DATE: JANUARY 27, 2014

RE: APPROVAL OF GENEVA BOAT LINES LEASE

Background: This lease was to be approved in 2012, but the Piers and Harbors Committee wanted some of the descriptions cleared up. The City Attorney made the necessary changes last year, but the applicant asked the Committee if they would consider a change in the amount of shoreline he could use. The Piers and Harbors Committee approved the Geneva Boat Line's request and the description has been updated. The renewal is for 10 years from 2012 and the cost increases are included in the lease.

Recommendation: Approve the lease between the City of Lake Geneva and Geneva Boat Lines.

PIER LEASE

THIS AGREEMENT, made this 12th day of March, 2012, by and between the CITY OF LAKE GENEVA, a municipal corporation, party of the first part, Lessor, hereinafter called the City, and LAKE GENEVA BOAT LINE, INC., a Wisconsin corporation, party of the second part, Lessee, hereinafter called the Company.

WITNESSETH:

1. That the said City does hereby lease and let to the said Company under all the terms and conditions hereinafter set forth the following described piers, office space, and other areas (hereinafter "rented premises." The rented premises described in paragraphs 1a and 1c are shown on the attached Exhibit B):
 - a. The North Twenty-One feet (21') of the boat ramp which is located at the Northeast corner of the wall to the Riviera building, also commencing at the North edge of said ramp, thence North along the edge of the seawall Two Hundred Twenty feet (220') which shall include the current pier with the same dimensions and configuration located in riparian areas adjoining said seawall, provided that no piers may be extended to a length more than ninety feet (90') and in no way shall block or impede the flow of traffic in Fore Bay.
 - b. The room used for storage in the northeast corner of the Riviera building.
 - c. The seventy-two foot (72') pier located in the area described in paragraph 1(a) above,
 - d. Pier No. 3, known as the East pier, together with such unobstructed and uninterrupted use as is reasonably necessary of the operation of the business of the Company and its use of the leased premises of the water adjacent, under, and surrounding said Pier, including the bed of the lake and the air space above the surface. The City shall maintain said Pier and maintain and operate all outside lighting on and connected with the leased premises. Company shall not make any changes to Pier nor construct any structure on, near or under the pier without obtaining City approval in advance. The use of Pier N. 3 is subject to the provisions of paragraph 2 below.

2. The Company will have the right to use the west side of Pier 3 which shall be used for daytime public parking. It is understood the Company will charge for daytime parking. It is further understood that the Company shall be allowed the use of Pier 3 for overnight parking. It is understood that the Company may charge for overnight parking. The aforesaid leased premises shall be for the exclusive use by the Company for dockage and the transaction of business necessary and convenient in the conduct of its charter and boat business, except that the area described in subparagraph "d" above, shall be used in common with the general public who may use the pier, including fishing to the extent that that activity does not interfere with the Company's business. Nothing herein contained is intended to create any rights in the general public that do not already exist. Subject to maintenance and special events authorized by the City, the Company shall have complete, free, uninterrupted and unobstructed access to the leased premises over and above all approaches leading to said premises either by the walks on the East and West side of the Riviera building and to Wrigley Drive and Broad Street or through the concourse running from the North and South of the Riviera building when said concourse is open to the public and not secured by security gates or devices.

3. The Company must comply with DNR regulations pertaining to the fueling of boats on inland lakes. This includes having a proper caddy for transporting the fuel from a vehicle to the boats and the removal of the caddy from the premises. The fuel caddy cannot remain on the premises except for the actual fueling of the boats. Lessee shall comply with all City fire and safety regulations. Any costs incurred due to injury to persons or property shall be borne solely by the Company. Company shall assume full and complete liability for damage to persons or property for any leakage from the tanks, or damage emanating from such equipment, and shall be solely responsible for any and all damages resulting from any leakage, use or maintenance of any fuel tanks, excepting any damages caused by the City or the City's agents, employees or contractors. Further, Company shall indemnify and hold City harmless from any damage to any person including reasonable attorney's fees incurred by the City in defending any such claims or action for any claims arising out of the use or maintenance of any fuel tanks, and equipment owned and maintained by Company on City property.

It is expressly understood and agreed that Company shall have the exclusive right to use the above described areas for the following:

- a. Exclusive right to rent at Riviera premises power and other boats for boat rides, water skiing, fishing, motorized power boats not to exceed thirty feet (30') in length.
 - b. Exclusive right to rent at Riviera premises power and other boats for boat rides or rentals, water skiing and water sports in general from rented premises; boats not to exceed thirty feet (30') in length (exclusive of Gage Marine rights).
 - c. For the sale of marine supplies generally.
 - d. Exclusive right to rent at Riviera premises sailing craft, with or without motor, no limit on length.
 - e. Exclusive right at Riviera premises to carry passengers for hire in sailing craft, with or without motor, no limit on length.
 - f. To carry on all other activities necessary and incidental to the uses set forth above, including the right to maintain the existing ticket office on the 90-foot (90') pier described in paragraph 1(c) above. Provided, however, that no structure shall be erected upon any of the leased premises without the written permission of the City.
 - g. Company shall have the right to rent wave runners, jet skis, or similar personal watercraft.
4. The said Company shall not unreasonably obstruct the common ways and shall keep the premises in a neat, sanitary, and presentable condition at all times.
5. The said Company shall pay for its own electric lights on the facilities over which it has exclusive control on a metered basis.
6. The Company shall not be liable for any repair and maintenance costs during the term of this Lease or the renewal thereof, except for normal cleaning and sanitation of the leased pier area, provided, however, the Company shall not have any cleaning or

sanitation responsibilities during the months of November, December, January, February and March of each year.

7. The term of this lease shall be ten (10) seasons, commencing April 1, 2012. The Company's seasoned occupancy of premises shall commence April 1 and ending November 15 of each year.

8. Rental payment for Pier NO. 3, and the other location describe in 1, a,b,c, and d, for the first year of this lease, shall be in the total amount of \$30,447.83 per year.

9 The parties agree that the rent for the above facilities described in this paragraph shall be adjusted upward annually at the rate of 3%.

10. The parties agree that parking in the Riviera Drive shall be limited to parking for loading and unloading only and shall be permitted only for the period of time posted by the sign in the loading and unloading area. No other parking shall be permitted.

11. All rents unless specified otherwise herein shall be paid in two (2) installments of one-half (½) each with the first installment due on July 15 of each Lease year and the second installment due on August 15 of each Lease year.

12. The said Company shall obtain public liability insurance in the aggregate amount of One Million and no/100 Dollars (\$1,000,000.00) covering the event of death or injury, and in the aggregate amount of One Hundred Thousand and no/100 Dollars (\$100,000.00) covering the event of property damage and said Company shall furnish a certificate of such insurance coverage to the City Clerk of the CITY OF LAKE GENEVA within fourteen (14) days of the execution of this Lease. The Company shall provide a current certificate of insurance that shall name the City as an additional insured and shall provide for a thirty (10) day notice in the event of cancellation.

13. The City shall not be held responsible or liable for any damage or loss to the Company's property.

14. It is definitely understood and agreed that if the said Company shall default in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes set forth above or shall fail to pay the rent when due, and, if the Company shall fail to cure the same within 14 days of written notice to the Company (provided, however, if the same cannot be reasonably cured within that time, then said time shall be reasonably extended provided the Company initiates said cure within said time and diligently pursues said cure), then the Common Council of the City of Lake Geneva may terminate this lease. The business of the Company is to be conducted in a business-like fashion insuring the safety of the public and the adherence to all local, state and federal ordinances or statutes. In the event the public safety is endangered or the public laws violated and if the Company shall fail to cure said endangerment or violation within 14 days of written notice to the Company (provided, however, if the same cannot be reasonably cured within that time, then said time shall be reasonably extended provided the Company initiates said cure within said time and diligently pursues said cure), then the Common Council of the CITY OF LAKE GENEVA may terminate this Lease.

15. It is further provided that no assignments or sale of the Company's rights under this Lease shall be made either by the Company or through voluntary assignment or bankruptcy, or under execution, and any attempt of voluntary or involuntary transfer shall render this Lease null and void.

16. It is agreed between the parties that construction of any new improvements by the Company may not be done without the written consent of the CITY OF LAKE GENEVA.

17. The Company agrees not to change any locks installed in doors, passages, service cabinets or other real estate without the express written of the City. In the event any locks or keys have been changed by the Company in the past, the City shall have the right to require said locks or keys to be returned to their original condition at Company's expense. The City shall also have the right to require keys to any Company

facility in the event of emergency including but not limited to fires or emergency repairs. The Company shall be responsible for all costs incurred for additional keys under this provision.

18. The Company shall have the right to remove all trade fixtures upon the termination of the Lease. Fixtures that have been attached to the building in any way may only be removed if any and all damages due to the attachment or removal can be corrected to the satisfaction of the City. Those fixtures that remain shall become the possession of the City following the Company's permanently vacating the premises. It is the responsibility of the Company to maintain their signs on the building in accordance with all applicable building and zoning regulations.

19. Any requirement in this Lease for approvals shall be deemed to require written approval from the appropriate party to the Lease. The officers or authorized agents or employees of the appropriate party to the Lease shall sign said approvals.

20. All parties have read this Lease and understand its terms and conditions and intend to be legally bound by all of the terms and conditions of the Lease.

21. It is understood and agreed by the parties that the facilities being leased are not public utilities.

22. If the premises leased hereunder or any part thereof is destroyed or damaged by tornado, fire or any other cause, the City agrees to promptly and expeditiously repair and restore the premises. The Company's rental charges and license fee payment under the License Agreement shall proportionately abate, in whole or in part based upon the damage or destruction until completion of the repairs or rebuilding.

IN WITNESS WHEREOF, the CITY OF LAKE GENEVA has caused this Lease to be executed by the Mayor of the CITY OF LAKE GENEVA, countersigned by the City Clerk, and sealed with its corporate seal, and the said LAKE GENEVA BOAT LINE, INC., has caused this Lease to be signed by its President, countersigned by its Secretary, and sealed with its

corporate seal, and all parties represent that each of the signers have full authority to execute the same.

In Presence of:

CITY OF LAKE GENEVA

By: _____
JIM CONNORS, MAYOR

Countersigned:

Tim Neubeck, City Clerk

Approved as to Form:

Lake Geneva Boat Line, Inc.

Daniel S. Draper, City Attorney

By: _____
Kent Martzke, President

CORPORATE SEAL

Countersigned:

Secretary

EXHIBIT B



CITY OF LAKE GENEVA

626 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147
(262) 248-3673 • Fax (262) 248-4715
www.cityoflakegeneva.com



TO: MAYOR JIM CONNORS & COMMON COUNCIL

FROM: CITY ADMINISTRATOR DENNIS JORDAN

DATE: JANUARY 27, 2014

RE: SHOP LEASES FOR RIVIERA

Background: The Piers and Harbors Committee recommended that the 2014-2015 shop leases be approved with a 3% increase each year and a new section stating that shop owners need to get along with their neighbors or face losing their lease. The leases are in your packet and will be executed upon your approval.

Recommendation: Approve the 2014-2015 Riviera shop leases.

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this 20th day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is N3102 Grandview Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "A", being an area of 92 square feet,

for the sole purpose of selling products to consumers. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$6,918.56
- 2015 season \$7,126.12

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$1,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees, permit fees, inspections and taxes that may be imposed by any City, State, or Federal authorities before opening for business.

12. Electrical usage is now included in the lease payment.

13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15th of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of Lessee's failure to return the key.

16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made

within the time specified above, the CITY shall have the option to make them within a reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Keith and Del Ruth Carlson have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Del Ruth Carlson

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of, March 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is N3102 Grandview Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "I", being an area of 92 square feet,

for the sole purpose of storage. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$1,364.48
- 2015 season \$1,405.41

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September..

4. A security deposit in the amount of \$150.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. Electrical usage is now included in the lease payment.
13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.
14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.
15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15th of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of Lessee's failure to return the key.
16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.
17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charges the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.
18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of

the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Keith and Del Ruth Carlson have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Del Ruth Carlson

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is N3102 Grandview Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "K", being an area of 182 square feet,

for the sole purpose of selling products to consumers. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$7,516.79
- 2015 season \$7,742.29

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$1,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. Electrical usage is now included in the lease payments.

13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of Lessee's failure to return the key.

16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a

reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Keith and Del Ruth Carlson have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessees: Del Ruth Carlson

WITNESSETH:

Artis Roenspies, Deputy City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lessor, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is N3102 Grandview Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "L", being an area of 92 square feet,

for the sole purpose of selling products to consumers. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$4,045.71
- 2015 season \$4,167.08

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$1,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. Electrical usage is now included in the lease payment.

13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a

reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Keith and Del Ruth Carlson have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Del Ruth Carlson

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lessor, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is N3102 Grandview Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "O", being an area of 72 square feet,

for the sole purpose of storage. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$831.95
- 2015 season \$856.91

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$150.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. Electrical usage is included in the lease payment.

13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a

reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Keith and Del Ruth Carlson have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Del Ruth Carlson

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lessor, hereinafter referred to as the CITY, and Elizabeth M. Dazzo, whose address is W3268 McDonald Road, Lake Geneva WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "B", being an area of 483 square feet,

for the sole purpose of selling Del Sol products to consumers. The City reserves its right to approve any other items to be sold by LESSEE.

2. The term of this Lease shall be 2 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1 of each year.
3. LESSEE shall pay as annual rent as follows:

- 2014 season \$16,464.01
- 2015 season \$16,957.93

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$1,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City reserves the right to review and approve any signs and type and nature of services offered, merchandises or products sold.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. Electrical usage is included in the lease payment.

13. The CITY shall set general hours of business operation for the Riviera Concourse. During the general hours of business operation set by the CITY, the LESSEE's premises shall be open for business. LESSEE shall be permitted to be open at other hours with the express written consent of the CITY. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

17. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the damage the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

18. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time following the thirty (30) day period or terminate the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not

give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Elizabeth M. Dazzo have set their hand and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Elizabeth M. Dazzo

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Iwona Bialous-Gogolewski, whose address is 14607 Emery Lane, Woodstock, IL 60098, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Spaces "F", being an area of 140 square feet,

for the sole purpose of selling products to consumers. It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 1st 2014 and ending November 1, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$4,875.82
- 2015 season \$5,022.09

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

All such payments are to be made to the City Treasurer. A security deposit of \$1,000.00 is required to be filed with the CITY prior to occupancy. Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if

the premises leased are vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter

before the Council for consideration. However, if the City Council, upon hearing evidence and opinions, maintains its position that the heretofore-mentioned items are objectionable, such ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees, permit fees, inspections and taxes that may be imposed by any City State or Federal authorities.

12. Electrical usage is included in the lease payment.

13. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

17. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening for business.

18. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of subtenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

19. Partial destruction of the leased premises shall not render this Lease void or voidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

20. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

21. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

22. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's services or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Iwona Bialous-Gogolewski have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Iwona Bialous-Gogolewski

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Bryan and Therese Poetzinger, whose address is 240 Elmwood Avenue, Lake Geneva, WI 43147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Spaces "M", being an area of 180 square feet,

for the sole purpose of selling products to consumers. It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 1st 2014 and ending November 1, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$6,472.71
- 2015 season \$6,666.89

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

All such payments are to be made to the City Treasurer. A security deposit of \$1,000.00 is required to be filed with the CITY prior to occupancy. Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if

the premises leased are vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter

before the Council for consideration. However, if the City Council, upon hearing evidence and opinions, maintains its position that the heretofore-mentioned items are objectionable, such ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. The LESSEE shall pay all license fees, permit fees, inspections and taxes that may be imposed by any City State or Federal authorities.

12. Electrical usage is included in the lease payment.

13. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

15. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

17. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening for business.

18. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of subtenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

19. Partial destruction of the leased premises shall not render this Lease void or voidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

20. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

21. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

22. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the

CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's services or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Bryan and Therese Poetzinger have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Bryan Poetzinger

Lessee: Therese Poetzinger

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lessor, hereinafter referred to as the CITY, and Ming and Antonio Angeles, whose address is 529 Lawson School Road, Apt. 1, Delavan, WI 53115-3187, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Spaces "G/H", being an area of 274 square feet,

for the sole purpose of selling food, drinks and other items as listed in Appendix "B". It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 15, 2014 and ending October 31, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2114 season \$8,447.32
- 2115 season \$8,700.74

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

All such payments are to be made to the City Treasurer. A security deposit, equal to twenty (20%) percent of the second year's annual rental fee, is required to be filed with the CITY prior to occupancy (\$1,640.26). Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if the premises leased are

vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter before the Council for consideration. However, if the City Council, upon hearing evidence and

opinions, maintains its position that the heretofore-mentioned items are objectionable, such ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. It is expressly understood and agreed that this Lease does not include private police protection, and if LESSEE, individually or in connection with other common Lessees, shall desire private police protection, LESSEE and/or other Lessees, may furnish their own protection. The leased premise shall be protected and patrolled by the City's police to at least the same extent and degree as other public and commercial areas in the City.

12. It is understood the Lessee will pay to the City the full kilowatt charge for electricity used in their space and any electrical demand charges that are incurred will be distributed to each space based on the proportion of kilowatt hours used by each tenant. All electric charges are due and payable when billed and are considered delinquent if not paid within thirty (30) days of date of billing.

13. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

14. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

15. LESSEE shall be issued a key or keys for leased premises which shall not be

reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before October 31st of each season. LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

16. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

17. LESSEE shall procure at their own expense all necessary and required licenses, permits and inspections prior to opening for business.

18. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of sub tenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

19. Partial destruction of the leased premises shall not render this Lease void or voidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

20. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

21. In the event LESSEE breaches any portion of this Lease, the aforementioned

security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

22. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's services or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Gheeta Bhatia have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Ming Angeles

Lessee: Antonio Angeles

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Vivian Smith, whose address is 217 Sky Lane Drive, Lake Geneva WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "D", being an area of 182 square feet,

for the sole purpose of selling red hat items to consumers. It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 1, 2014 and ending November 1, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$6,557.63
- 2015 season \$6,754.36

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

All such payments are to be made to the City Treasurer. A security deposit of \$1,000.00 shall be paid to the City before occupancy. Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if the premises leased are vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter before the Council for consideration. However, if the City Council, upon hearing evidence and opinions, maintains its position that the heretofore-mentioned items are objectionable, such

ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. It is expressly understood and agreed that this Lease does not include private police protection, and if LESSEE, individually or in connection with other common Lessees, shall desire private police protection, LESSEE and/or other Lessees, may furnish their own protection. The leased premise shall be protected and patrolled by the City's police to at least the same extent and degree as other public and commercial areas in the City.

12. Electrical usage is included in the lease payment.

13. The LESSEE shall pay all license fees, permit fees, inspections and taxes that may be imposed by any City, State, or Federal authorities before opening for business.

14. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

15. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

16. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season.

LESSEE agrees to reimburse the CITY for any required locksmithing as the result of Lessee's failure to return the key.

17. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

18. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of subtenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

19. Partial destruction of the leased premises shall not render this Lease void or voidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

20. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

21. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

22. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the

CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Vivian Smith have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessee: Vivian Smith

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA
RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ___ day of March, 2014 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Sol Kaniuk, whose address is N6818 Daisy Rd., Elkhorn, WI 53121, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "M", being an area of 180 square feet,

for the sole purpose of selling caramel corn, roasted nuts and other food products as shown on Appendix "B". It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 15, 2014 and ending November 1, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2014 season \$5,550.04
- 2015 season \$5,716.54

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September..

All such payments are to be made to the City Treasurer. A security deposit, equal to twenty (20%) percent of the second year's annual rental fee, is required to be filed with the CITY prior to occupancy (\$1,077.68). Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if the premises leased are vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter before the Council for consideration. However, if the City Council, upon hearing evidence and opinions, maintains its position that the heretofore-mentioned items are objectionable, such ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the

parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. It is expressly understood and agreed that this Lease does not include private police protection, and if LESSEE, individually or in connection with other common Lessees, shall desire private police protection, LESSEE and/or other Lessees, may furnish their own protection. The leased premise shall be protected and patrolled by the City's police to at least the same extent and degree as other public and commercial areas in the City.

12. It is understood the Lessee will pay to the City the full kilowatt charge for electricity used in their space and any electrical demand charges that are incurred will be distributed to each space based on the proportion of kilowatt hours used by each tenant. All electric charges are due and payable when billed and are considered delinquent if not paid within (30) days of date of billing.

13. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

14. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

15. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

16. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

17. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of subtenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

18. Partial destruction of the leased premises shall not render this Lease void or voidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

19. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

20. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

21. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Sol Kaniuk have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Mayor Jim Connors

Lessee: Sol Kaniuk

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this ____ day of March, 2014 and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lesser, hereinafter referred to as the CITY, and Yi Sheng Fang and Ying Ying Fang, whose address is W3814 Cypress Drive, Lake Geneva, WI 53147, Lessee, hereinafter referred to as LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Spaces "C", being an area of 442 square feet,

for the purpose of selling products to consumers. It is understood and agreed between the parties the LESSEE shall not sell or advertise for sale products, which are deemed morally offensive in nature. The City Council reserves the right to control the nature and quality of the goods and services provided by LESSEE and if the Council, by a two-thirds (2/3) majority vote, deems any products offered for sale by the LESSEE to be unsuitable, the LESSEE shall remove the product from the premises, if the LESSEE refuses to do so, LESSEE's lease shall become immediately null and void.

2. The term of said Lease shall be from April 1, 2014 and ending November 1, 2015.

3. LESSEE shall pay as annual rent as follows:

- 2008 season \$15,185.17
- 2009 season \$15,640.73

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

All such payments are to be made to the City Treasurer. A security deposit of \$1,000.00 is required to be filed with the City before occupancy. Said security deposit may be used to pay any utility bills of LESSEE if said bills issued by the CITY are delinquent more than thirty (30) days. Said security deposit will be returned to LESSEE upon termination of this Lease if the premises leased are vacated in the good condition existing at the commencement of this lease.

4. It is understood vocal or audio solicitation shall be permitted upon the premises, subject to the control and regulation of the City Council, provided, however, it does not unreasonably disturb the general public or the occupants of the premises.

5. It is understood and agreed the LESSEE may not sublet the premises described in this Lease without the approval of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written approval of the CITY.

(b) Signs shall not constitute needless repetition, redundancy or proliferation of signing. The size, shape, color and placement of the sign and lighting shall be compatible to and harmonious with the building. No signs of any type shall be displayed on the outside walls of the leased premises other than those installed by the City. No freestanding signs or merchandise shall be permitted within the walkways. No sign shall be erected without the written permission of the City Administrator or his/her designee.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for any damages to the leased premises as a result of the unauthorized improvements. The City Administrator reserves the right to review and approve any signs and type and nature of services offered, merchandise or products sold. His/her decision may be appealed to the City Council. In the event the City Council, by a majority vote, considers any of the above items objectionable, the LESSEE shall have the opportunity to present their position on the matter before the Council for consideration. However, if the City Council, upon hearing evidence and opinions, maintains its position that the heretofore-mentioned items are objectionable, such

ruling shall be sufficient cause to terminate this lease. It is understood and agreed between the parties that the LESSEE's sole remedy under this clause is to be heard before the City Council and LESSEE will abide by the City Council's final determination. LESSEE further understands and agrees that under this clause, other legal remedies are waived.

9. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex.

11. It is expressly understood and agreed that this Lease does not include private police protection, and if LESSEE, individually or in connection with other common Lessees, shall desire private police protection, LESSEE and/or other Lessees, may furnish their own protection. The leased premise shall be protected and patrolled by the City's police to at least the same extent and degree as other public and commercial areas in the City.

12. Electrical usage is now included in the lease payment.

13. The LESSEE shall pay all license fees, permit fees, inspections and taxes that may be imposed by any City, State, or Federal authorities before opening for business.

14. The CITY reserves the right to set general hours of operation for the Riviera Concourse. During the hours the Riviera Concourse is open, the LESSEE is encouraged to have his/her business open. The CITY will secure the Riviera Concourse during the hours the Concourse is closed. LESSEE will not open his/her business to the public during these "closed" hours. In the event the LESSEE feels the operating hours are unreasonable, the LESSEE may appeal to the Lakefront Board of Directors for a change to the operating hours.

15. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or sale of the LESSEE's rights under this Lease shall be made either by the LESSEE or through voluntary assignment or bankruptcy, or under execution without the express consent of the CITY, and any such event shall immediately terminate this Lease. The CITY shall not reasonably withhold such consent.

16. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season.

LESSEE agrees to reimburse the CITY for any required locksmithing as the result of LESSEE's failure to return the key.

17. This Lease shall be binding upon the parties hereto and their respective successors, heirs and assigns.

18. LESSEE shall, on the last day of the term, or on earlier termination and forfeiture of the Lease, peaceably and quietly surrender and deliver the demised premises to the CITY free of subtenancies, including building, addition and improvements constructed or placed thereon by LESSEE, except moveable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to LESSEE, if not removed at the termination or default, and if CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the demised premises and store them at the risk and expense of LESSEE if the CITY shall not so elect. LESSEE shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures and personal property. In the event the LESSEE does not repair and restore the damage within thirty (30) days of notice by the CITY, the CITY may repair and restore the damage and collect the costs of said repairs from the LESSEE including the LESSEE's security deposit.

19. Partial destruction of the leased premises shall not render this Lease void or avoidable, nor terminate it except as provided. If the premises are partially destroyed during the term of this Lease, the CITY shall repair them when such repairs can be made in conformity with governmental laws and regulations, within ninety (90) days of the partial destruction. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time and continue this Lease in effect with proportional rent rebate to LESSEE as provided for herein. If the repairs cannot be made in ninety (90) days, and if the CITY does not elect to make them within a reasonable time, either party shall have the option to terminate the Lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business.

20. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees for the services of CITY's attorney in the action.

21. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be considered as liquidated damages and applied as all or partial payment of any damages sustained by the CITY as a result of breach by LESSEE.

22. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and the said Yi Sheng Fang and Ying Ying Fang have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

Jim Connors, Mayor

Lessees: Yi Sheng Fang &

Ying Ying Fang

WITNESSETH:

Timothy Neubeck, City Clerk

Date

CITY OF LAKE GENEVA



626 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147
(262) 249-4098 • Fax (262) 248-4715
www.cityoflakegeneva.com

DENNIS E. JORDAN
CITY ADMINISTRATOR

TO: MAYOR JIM CONNORS & COMMON COUNCIL

FROM: CITY ADMINISTRATOR DENNIS JORDAN

DATE: JANUARY 27, 2014

RE: MAINTENANCE CONTRACT FOR LUKES

Background: At the last Common Council meeting the issue of the LUKE maintenance contract was discussed. The Council was concerned at the cost of \$1,100 per unit for hardware and software maintenance and asked the City Administrator to ask APT and Digital for the maintenance costs for the LUKES for 2013. The breakdown is as follows:

Labor	\$27,089.	This does not include any hours put in by Digital
Hardware	\$18,670.	
Software	<u>\$17,080.</u>	
Total:	\$62,839.	

This is the total we would have spent if the City did not have the warranty.

APT put in 263 hours of labor in 2013. The major hardware replacements were 4 computers which are \$4,000 each. They were not sure if these were caused by power surges or other events.

Steve Mielke, the representative from APT, stated that the City could save on the labor if the new Parking Operations Supervisor can do what Steve has been doing for the City relating to troubleshooting on hardware issues and making changes on the BOSS program. He stated that there would be instances that we still would have to call in ATP.

There are some other things to keep in mind. If the City is on the maintenance agreement and if a part malfunctions, digital will send the item and have it installed. If one is not on the maintenance agreement, the part is removed and sent to Digital, who then tests the part to see if it is indeed faulty, and then if it is, Digital will send out the new part. Digital also helps APT if there is problem that occurs that research needs to be done to figure out what the problem is. Under the maintenance agreement, Digital does not charge for their time. If one is not under a maintenance agreement, those hours would be billed to the City. In the future, Steve told me that the Hardware and software costs would average about the same as shown above and that the labor costs would be \$10,000 to \$15,000 depending on

how well the Parking Operations Supervisor could learn the mechanics of the system. Based on those assumptions, the City's costs would be about \$50,000 annually.

As I stated at the last meeting, with a new Parking Supervisor coming on, the City might best be served if we had the maintenance agreement one more year until we see how well the new person performs in the new position. However, it is the Common Council's decision.

Recommendation: To approve the maintenance contract with APT. in the amount of \$67,100.

502.4 PTO BANK SCHEDULE

PTO will be banked as of January 1st and prorated in the first and last year of employment from the employee's hire date.

Table 5.1 - FULL TIME EMPLOYEES

YEARS OR SERVICE	ANNUAL PTO ELIGIBILITY	MAXIMUM BANK LIMIT
< 1 year	64 hours (8 days*)	64 hours (8 days*)
1-5 years	152 hours (19 days*)	176 hours (22 days*)
6-10 years	192 hours (24 days*)	216 hours (27 days*)
11-15 years	232 hours (29 days*)	256 hours (32 days*)
16 or more years	248 hours (31 days*)	272 hours (34 days*)

A maximum of 24 PTO hours may be carried forward from one year to the next. PTO hours that have been carried forward will be paid at the employee's wage from the prior year. During the first ninety (90) days of employment, an eligible employee will bank PTO but shall not be eligible to use it.

TABLE 5.2 – PART TIME EMPLOYEES

Regular year-round part-time employees, who work 23 hours or more per week, will receive a pro-rated portion of PTO based on the number of hours worked in the prior year. **To calculate their PTO bank, the annual hours worked from the prior year are divided by 52; times the multiplier for their years of continuous service. There is no PTO carryover provision for part-time employees.**

Years of Service	Annual PTO Eligibility	Maximum Bank Limit
< 1 year	average hours x 1	average hours x 1
1-5 years	average hours x 2	(average hours x 2)
6-10 years	average hours x 3	(average hours x 3)
11 or more years	average hours x 4	(average hours x 4)

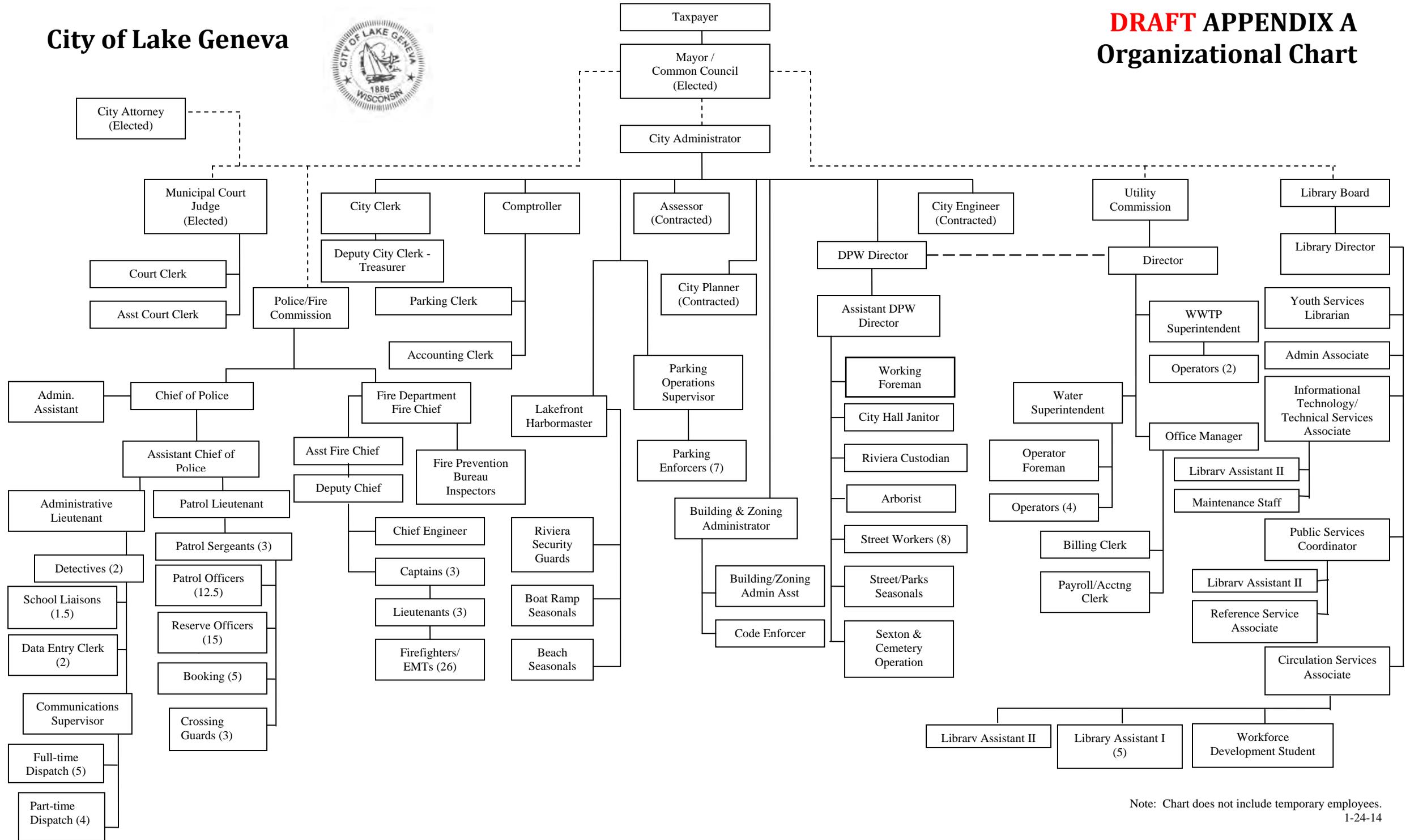
507. Disability Insurance

 The City provides and pays the full premiums for long-term disability insurance for full-time employees. The long-term disability payments commence **after 180 days of absence from work because of a covered accident or sickness and will, if necessary, be paid to the employee until the employee reaches age sixty-five (65).** The Long Term Disability policy shall guarantee a payment to employees of sixty-six percent (66%) of their salary **up to a maximum of \$6,000/month.** Employees who are eligible for and utilizing the long-term disability insurance shall not be eligible for payment of medical leave bank benefits.

City of Lake Geneva



DRAFT APPENDIX A Organizational Chart



Note: Chart does not include temporary employees.
1-24-14



**CITY OF LAKE GENEVA
JOB DESCRIPTION**

TITLE:	Assistant Director of Public Works	REPORTS TO:	Director of Public Works
DEPARTMENT:	Public Works	POSITIONS SUPERVISED:	Street Department & Cemetery Operation
FLSA STATUS:	Exempt	UNION:	None
SALARY RANGE:	\$53,000 - \$60,000	DATE APPROVED/AMENDED:	

The following job description duties are illustrative, and the person holding the position may be required to perform other duties of a similar nature or otherwise related to the position.

POSITION SUMMARY

Under the direct supervision of the Public Works Director, inspects, directs and oversees work in the operation and maintenance of certain City Buildings, street lights, traffic signals, parkway trees, streets and storm sewers, and the maintenance of City facilities and parks. The Assistant Director of Public Works is responsible for a Department of approximately 13 full time and 3 seasonal employees.

ESSENTIAL FUNCTIONS:

1. Directs, plans, reports, evaluates, supervises, coordinates street maintenance operations, and related activities and services of the Department.
2. Responsible for maintenance of City facilities and parks.
3. Oversee the Cemetery Operation and coordinates their activities with the Street Department.
4. Insures the proper servicing of all equipment, including safety checks and recommends and coordinates the scheduling of major repairs for equipment and vehicles.
5. Assigns, schedules and oversees daily activities of the Department.
6. May prepare specifications and obtain quotations for certain City repairs and new equipment.
7. Directs and oversees the completion of various street maintenance and construction activities.
8. Oversees the scheduling and completion of work by City crews or contractors in the repair and construction of all types of storm drainage, box culverts and curb and gutters, setting forms for concrete, the removal of weeds and grass from City right-of-ways, forestry operations, various lakefront activities including the Riviera, street cleaning and setting of necessary traffic control for routine construction safety.
9. Prepare and maintain records of all work and maintenance, including repair orders and time and material reports.

10. Maintain the City's Wisconsin Local Roads (WISLR) street inventory with the Director of Public Works.
11. Assist the Director of Public Works with the application for Tree City USA.
12. Evaluate work performance of subordinates, prepares performance evaluations and effectively recommend termination, suspension and other disciplinary matters of subordinates.
13. Skill in communications, verbal and written, with a diverse range of people, including the proper handling of emotional situations.

NONESSENTIAL JOB FUNCTIONS:

1. Assists with preparation of budgetary estimates and division supply and equipment needs for upcoming fiscal year.
2. Confers with Director on service and replacement of equipment.
3. Attends professional training courses, meetings and conferences to keep abreast of current trends in the field.
4. Trains subordinate personnel in the areas of new techniques and other special skills.
5. Confers with citizens on problems, concerns, and accidents to resolve routine situations.
6. Performs other related duties as assigned.

SPECIAL REQUIREMENTS & SKILLS

- Knowledge of:
 - Modern methods, materials, equipment and tools used in the repair and maintenance of a variety of automotive and mechanical equipment.
 - Operating principles of heavy equipment and gasoline and diesel engines.
 - Principles and practice of supervision including assigning, evaluating and modification of work.
 - Occupational hazards and standard safety precautions necessary in the work and duty and non-duty injury requirements.
- Ability to:
 - Establish and maintain cooperative relationships with elected officials, city administration, employees and citizens contacted in the course of work.
 - Effectively use time and resources to accomplish activities.
 - Supervise others and maintain effective relations with those encountered in the course of work.
 - Read and interpret engineering drawings of street, storm sewer and City right-of-way locations and other documented resources necessary for locating, maintaining and repairing City streets.
- Experience and Training Guidelines- *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

- BS degree in Civil Engineering or related field and a minimum of 2 years of public works or engineering-related experience.
- Possession of a valid Wisconsin driver's license.
- CDL or ability to obtain in 1 year.

This description has been prepared to assist in properly valuating various classes of responsibilities, skills, working conditions, etc., present in the classification. It is intended to indicate the kinds of tasks and characteristic levels of work difficulty that will be required of positions that will be given this title. Nor is it intended to limit, or in any way modify the right of any supervisor to assign, direct and control the work of employees. The use of a particular expression or illustration describing duties shall not be held to exclude other duties not mentioned that are of similar kind or level of difficulty.

CONDITIONS OF EMPLOYMENT

This position is subject to the terms and conditions of the City of Lake Geneva Employee Handbook, as may be amended, and is classified as a Regular Full-Time Employee. The normal work week is 40 hours, however, hours may fluctuate and occasionally may exceed 40 hours in a work week.

**City of Lake Geneva
Council Meeting
January 27, 2013**

**Prepaid Checks
1/11/13 through 1/22/13**

\$5,576.60

DATE: 01/23/2014
 TIME: 12:58:31
 ID: AP450000.WOW

CITY OF LAKE GENEVA
 PAID INVOICE LISTING

PAGE: 1

FROM 01/15/2014 TO 01/22/2014

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
GENAU		GENEVA AUTO BODY							
	2013 TAURUS	01 2013 TAURUS SQUAD FIX	1110005245	01/09/14		57348	01/17/14	2,918.79	2,918.79
									2,918.79
									VENDOR TOTAL: 2,918.79
GREET		AARON GREETHAM							
	REIMB-1/14	01 ACADEMY MILEAGE-DEC	1121005330	01/03/14		57349	01/17/14	150.23	150.23
		02 ACADEMY MEALS-DEC	1121005331						79.10
									71.13
									VENDOR TOTAL: 150.23
MILWAA		MILWAUKEE AUDUBON SOCIETY							
	RENEWAL-2014	01 BIRD CITY APP FEE	1114105399	01/13/14		57350	01/17/14	100.00	100.00
									100.00
									VENDOR TOTAL: 100.00
NEWMA		AMELIA NEWMAN							
	REIMB-1/14	01 ACADEMY MILEAGE-DEC	1121005330	01/03/14		57351	01/17/14	296.86	296.86
		02 ACADEMY MEALS-DEC	1121005331						237.28
									59.58
									VENDOR TOTAL: 296.86
SMART		SUBURBAN MUTUAL ASSISTANCE							
	DUES-2014	01 MEMBERSHIP DUES	1121005399	01/13/14		57352	01/17/14	100.00	100.00
									100.00
									VENDOR TOTAL: 100.00
USCELL		US CELLULAR							
	18384349	01 CELL PLAN	1100001391	12/11/13		57353	01/17/14	496.68	496.68
									496.68
									VENDOR TOTAL: 496.68
VERIZON		VERIZON WIRELESS							
	9717297843	01 CELL CHGS-DEC	1122005221	12/23/13		57354	01/17/14	1,014.04	173.16
									173.16
	9717623384	01 CELL CHGS-DEC	1121005221	01/01/14		57354	01/17/14	1,014.04	479.81
									479.81
	9717774732			01/03/14		57354	01/17/14	1,014.04	361.07

DATE: 01/23/2014
 TIME: 12:58:31
 ID: AP450000.WOW

CITY OF LAKE GENEVA
 PAID INVOICE LISTING

FROM 01/15/2014 TO 01/22/2014

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	9717774732	01 AIR CARDS-DEC	1121005221	01/03/14		57354	01/17/14	1,014.04	361.07 361.07
WALCOS		WALWORTH COUNTY SHERIFF						VENDOR TOTAL:	1,014.04
	RANGE-2014	01 2014 RANGE USE FEE	1121005410	12/10/13		57355	01/17/14	500.00	500.00 500.00
								VENDOR TOTAL:	500.00
								TOTAL --- ALL INVOICES:	5,576.60

**City of Lake Geneva
Council Meeting
January 27, 2014**

Accounts Payable Checks - through 1/22/14

	<u>Fund #</u>	
1. General Fund	11	\$ 81,631.45
2. Debt Service	20	\$ 94.84
3. TID #4	34	\$ 4,342.33
4. Lakefront	40	\$ 15,040.05
5. Capital Projects	41	\$ -
6. Parking	42	\$ 4,762.82
7. Cemetery	48	\$ 1,485.24
8. Library Fund	99	\$ 1,722.65
9. Impact Fees	45	\$ -
10. Tax Agency Fund	89	\$ -
Total All Funds		<u><u>\$109,079.38</u></u>

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

COUNCIL MEETING DATE OF: 1/27/2014

TOTAL UNPAID ACCOUNTS PAYABLE - THROUGH 1/22/14 109,079.38

ITEMS > \$5,000

Johns Disposal Service Inc - January Refuse & Recycling Service	37,032.44
Alliant Energy - December Electric Bills	20,428.65
Humphrey's Contracting - Concrete Project & Repair Riviera Pipes	6,582.33
Timeless Flooring - Riviera Floor Refinishing	5,875.00

Balance of Other Items \$ 39,160.96

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AAANDER	A.A. ANDERSON INC						
29597	01/16/14	01	CUB SNOWELOWER	4800005340		01/28/14	1,350.00
						INVOICE TOTAL:	1,350.00
						VENDOR TOTAL:	1,350.00
ALLIANT	ALLIANT ENERGY						
RE012114	01/18/14	01	INV 101952-010-SNAKE RD/HWY 50	1134105222		01/28/14	9.70
		02	INV 106985-010-STREET LIGHTS	1134105223			7,177.69
		04	INV 124743-010-S LAKE SHORE DR	1152005222			21.60
		05	INV 127818-010-W HWY 50 BLOCK	1134105222			9.70
		06	INV 140837-010-S LAKE SHORE DR	1134105222			8.04
		07	INV 147744-014-1070 CAREY	1132105222			169.18
		08	INV 178856-010-GEORGE ST	1134105222			8.22
		09	INV 184924-010-COBB PARK	1152005222			8.83
		10	INV 188965-013-1065 CAREY	1132105222			836.07
		11	INV 216918-010-CITY HALL	1116105222			2,385.95
		12	INV 239783-010-CENTRAL SCHOOL	1152005222			8.31
		13	INV 243947-013-1055 CAREY	1132105222			177.84
		14	INV 268954-010-FLAT IRON PK	1152005222			225.11
		15	INV 279779-010-918 MAIN ST	1134105222			984.77
		16	INV 292807-010-WELLS ST	9900005222			79.44
		17	INV 302769-011-DUNN BASEBALL	1152005922			409.37
		20	INV 318816-010-HWY 50/HWY 12	1134105222			10.55
		21	INV 335773-010-WELLS ST	1134105222			10.17
		22	INV 336765-010-FLAT IRON PK	1152005222			15.89
		23	INV 355867-010-DODGE ST	1134105222			7.72
		24	INV 375931-010-RIVIERA	4055305222			2,380.52
		25	INV 392817-010-LIBRARY PK	1152005222			37.64
		27	INV 433829-010-FIRE HOUSE	1122005222			870.87
		28	INV 433906-010-HAVENWOOD	1134105222			7.75
		30	INV 489578-003-MUSEUM	1151105222			589.56
		31	INV 492771-003-GENEVA SQ	1134105223			45.76
		32	INV 514311-001-BAKER/SEMINARY	1152005222			10.85
		33	INV 517852-001-SAGE ST/DUNN	1129005222			9.03

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	INVOICE ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RE012114	01/18/14	34	INV 544872-001-VETS PK/TOWNLIN	1152015222		01/28/14	150.42
		35	INV 560544-002-1003 HOST DR	1122005222			486.71
		36	INV 589078-001-RUSH ST	1152005222			23.83
		37	INV 589905-001-BEACH HOUSE	4054105222			378.73
		38	INV 590084-001-DONIAN PK	1152005222			149.46
		39	INV 594309-001-STREET LIGHTS	1134105223			298.60
		40	INV 605259-001-GENEVA ST LOT	1134105223			273.99
		41	INV 614948-001-VETS PK SCOREBO	1152015222			161.60
		43	INV 621606-001-WELLS ST	1134105222			9.06
		44	INV 621825-001-S WELLS	1134105222			9.62
		46	INV 626232-001-HWY 50/HWY 12	1134105222			44.85
		47	INV 627270-001-730 MARSHALL ST	1129005222			20.29
		48	INV 628749-001-W COOK SIREN	1129005222			11.34
		49	INV 640082-001-201 EDWARDS SIR	1129005222			11.48
		50	INV 652115-002-WALMART	1134105223			117.87
		51	INV 653994-001-HWY 120/TOWNLIN	1134105222			104.49
		52	INV 654168-001-HWY 50 SIGNAL	1134105223			200.74
		53	INV 656566-001-HWY 120/BLOOMFI	1134105223			119.13
		54	INV 657276-002-389 EDWARDS	1134105223			113.18
		55	INV 675414-001-VETS PK PAVILN	1152015222			172.77
		56	INV 679833-001-LOT LITE	1134105223			374.05
		59	INV 696255-001-SHARED SAVINGS	9900005663			11.06
		60	INV 696255-001-SHARED SAVINGS	9900005623			128.76
		61	INV 696255-001-SHARED SAVINGS	2081005664			7.94
		62	INV 696255-001-SHARED SAVINGS	2081005625			86.90
		63	INV 699860-001-IMPOUND	1121005222			24.46
		64	INV 703098-001-LIB PK RESTROOM	1152005222			36.62
		65	INV 703615-001-MAIN ST LIGHTS	1134105223			308.03
		66	INV 710858-001-INTRCHG N SIGNL	1134105223			76.54
						INVOICE TOTAL:	20,428.65
						VENDOR TOTAL:	20,428.65
AT&T#1	AT&T						
RE012114	01/13/14	05	262 248-0403 367 7-POLICE MAIN	1121005221		01/28/14	134.05

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RE012114	01/13/14	06	262 248-2264 368 9-FIRE DEPT	1122005221		01/28/14	197.50
		07	262 248-4567 367 1-POL MODEM	1121005221			168.25
		08	262 248-4715 125 4-CITY HALL	1116105221			163.85
		10	262 248-4913 601 4-STR FAX/DSL	1132105221			109.24
		12	262 249-5299 313 5-6 LIB LINES	9900005221			88.60
		13	262 249-5299 313 5-1 STR LINE	1132105221			15.63
		14	262 249-5299 313 5-COURT FAX	1112005221			12.11
		15	262 249-52993135-2 ALARM LINES	1116105221			24.22
		16	262 249-5299 313 5-CEM 2 LINES	1170105221			24.22
		17	262 249-52993135-LOW RIV-LINE	4055205221			12.11
		18	262 249-52993135-UP RIV-2 LINE	4055105221			24.76
		19	262 249-5299 313 5-FIRE 2 LINE	1122005221			41.83
		20	262 249-5299 313 5-FOL 3 LINES	1121005221			41.37
		21	262 249-52993135-PD REMOTEDIAL	1121005221			58.87
							INVOICE TOTAL: 1,116.61
							VENDOR TOTAL: 1,116.61
BOTTS			BOTTS WELDING & TRK SERV INC				
559799	01/09/14	01	CURB GUARD-ONE TON	1132105250		01/28/14	213.28
							INVOICE TOTAL: 213.28
							VENDOR TOTAL: 213.28
BSL			BADGER STATE LOGISTICS				
237837	12/30/13	01	TRASH CAN LINERS	1116105350		01/28/14	25.97
							INVOICE TOTAL: 25.97
							VENDOR TOTAL: 25.97
BUMPL			BUMPER TO BUMPER AUTO PARTS				
662-282431	01/14/14	01	WIPER BLADE-TK 14	1132105351		01/28/14	5.49
							INVOICE TOTAL: 5.49
662-282449	01/14/14	01	CIRCUIT TESTER,CARB SPRAY	1132105340		01/28/14	17.68
							INVOICE TOTAL: 17.68

DATE: 01/23/14
 TIME: 16:35:36
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	INVOICE #	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
BUMPL BUMPER TO BUMPER AUTO PARTS								
662-282539	01/15/14	01		CARB GASKET-FORKLIFT	1132105351		01/28/14	2.29
				INVOICE TOTAL:				2.29
662-282581	01/16/14	01		CARB GASKET-FORKLIFT	1132105351		01/28/14	2.29
				INVOICE TOTAL:				2.29
662-282767	01/20/14	01		SWITCHES-TAILGATE TK 21	1132105250		01/28/14	4.59
				INVOICE TOTAL:				4.59
				VENDOR TOTAL:				32.34
CES	CES							
LKG/020991	11/08/13	01		LIGHTBULBS	1152005352		01/28/14	299.40
				INVOICE TOTAL:				299.40
				VENDOR TOTAL:				299.40
CITYDE	CITY OF DELAVAN							
WARRANT-1/14	01/08/14	01		WARRANT-RUACHO P574287-0	1112002428		01/28/14	500.00
				INVOICE TOTAL:				500.00
				VENDOR TOTAL:				500.00
DES	DATA EQUIPMENT SERVICES							
70	01/21/14	01		DEC-JAN MODEM SVC	4234505221		01/28/14	1,800.00
		02		DEC-JAN MODEM SVC	4054105221			180.00
				INVOICE TOTAL:				1,980.00
				VENDOR TOTAL:				1,980.00
DIGIT	DIGITAL PAYMENT TECHNOLOGIES							
191728	01/01/14	01		FEB EMS FEES	4234505450		01/28/14	2,835.00
				INVOICE TOTAL:				2,835.00
				VENDOR TOTAL:				2,835.00

DATE: 01/23/14
 TIME: 16:35:36
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN	DUNN LUMBER & TRUE VALUE						
548521	01/06/14	01	KEROSENE-5 GAL CANS	1122005340		01/28/14	167.60
		02	DISCOUNT	1100004819			-8.38
						INVOICE TOTAL:	159.22
548724	01/08/14	01	BROOMS,DUST PAN	9900005350		01/28/14	17.98
						INVOICE TOTAL:	17.98
548799	01/08/14	01	RETURN-KEROSENE-5 GAL	1122005340		01/28/14	-125.70
						INVOICE TOTAL:	-125.70
548909	01/09/14	01	FUEL HOSE-JACK HAMMER	1132105250		01/28/14	2.78
						INVOICE TOTAL:	2.78
549209	01/13/14	01	CABLE TIES	1132105340		01/28/14	19.97
		02	DISCOUNT	1100004819			-1.00
						INVOICE TOTAL:	18.97
549220	01/13/14	01	LIGHTBULBS,BATTERIES	9900005350		01/28/14	27.97
		02	DISCOUNT	9900004819			-1.80
						INVOICE TOTAL:	26.17
549304	01/13/14	01	RIV TOILET GASKET	4055205350		01/28/14	5.58
		02	DISCOUNT	1100004819			-0.28
						INVOICE TOTAL:	5.30
549437	01/14/14	01	BOLTS-WING TKS 23&27	1132105250		01/28/14	13.96
		02	DISCOUNT	1100004819			-0.70
						INVOICE TOTAL:	13.26
549756	01/17/14	01	SIDEWALK SALT,LIGHTBULBS	9900005350		01/28/14	42.90
		02	DISCOUNT	9900004819			-4.29
						INVOICE TOTAL:	38.61
						VENDOR TOTAL:	229.91

EHLER EHLERS

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	INVOICE #	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
EHLEH	EHLEH							
1375928-64187626	01/20/14	01	01	SEMINAR REG-EHLERS	1115105332		01/28/14	200.00
							INVOICE TOTAL:	200.00
							VENDOR TOTAL:	200.00
GRAYS	GRAYS INC							
31228	01/14/13	01	01	PLOW PARTS	1132125250		01/28/14	513.00
							INVOICE TOTAL:	513.00
							VENDOR TOTAL:	513.00
HUMPH	HUMPHREY'S CONTRACTING							
DRAW 12-FINAL	12/31/13	01	01	CONCRETE PROJECT	3430001211		01/28/14	3,302.33
							INVOICE TOTAL:	3,302.33
RIV-1/14	01/15/14	01	01	FIX RIV PIPES	4055105360		01/28/14	3,280.00
							INVOICE TOTAL:	3,280.00
							VENDOR TOTAL:	6,582.33
HYDRA	HYDRAULIC SERVICES & REPAIRS							
290103	01/15/14	01	01	FIX FLOW RAMS-TK 21	1132125250		01/28/14	336.26
			02	DISCOUNT	1100004819			-6.73
							INVOICE TOTAL:	329.53
							VENDOR TOTAL:	329.53
IGFOA	IGFOA							
2014 DUES	01/17/14	01	01	2014 DUES-WGFOA	1115105320		01/28/14	25.00
							INVOICE TOTAL:	25.00
							VENDOR TOTAL:	25.00
ITU	ITU ABSORB TECH INC							
5795418	01/17/14	01	01	RAGS,MATS	1132105360		01/28/14	101.08
							INVOICE TOTAL:	101.08

DATE: 01/23/14
 TIME: 16:35:36
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
5795419	01/17/14	01	MATS	1116105360		01/28/14	83.95
						INVOICE TOTAL:	83.95
						VENDOR TOTAL:	185.03
3206	01/13/14	01	JAN SVC	1136005294		01/28/14	26,283.04
		02	JAN SVC	1136005297			10,749.40
						INVOICE TOTAL:	37,032.44
						VENDOR TOTAL:	37,032.44
1027932	12/13/13	01	FIX HYDRO GASKET-TK 26	1132105351		01/28/14	1,021.38
						INVOICE TOTAL:	1,021.38
						VENDOR TOTAL:	1,021.38
4490	01/16/14	01	SNOW HAULING-1/2/14	1132125220		01/28/14	463.99
						INVOICE TOTAL:	463.99
4495	03/27/13	01	SCREWS-HOME DEPOT	1132105340		01/28/14	23.91
						INVOICE TOTAL:	23.91
						VENDOR TOTAL:	487.90
5983	01/16/14	01	HVAC QTRLY PREV MAINT	1116105360		01/28/14	903.00
						INVOICE TOTAL:	903.00
						VENDOR TOTAL:	903.00
1151007	01/20/14	01	BIZHUB-JAN	1116105531		01/28/14	132.97
						INVOICE TOTAL:	132.97
						VENDOR TOTAL:	132.97

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
MCCOR	MCCORMACK & ETTEN ARCHITECTS							
1305-12/13	12/01/13	01		CONSTRUCTION ADMIN-NOV	3430001202		01/28/14	440.00
							INVOICE TOTAL:	440.00
							VENDOR TOTAL:	440.00
MIDST	MID-STATE EQUIPMENT							
V24540	01/03/14	01		V-BELT	4800005250		01/28/14	72.81
							INVOICE TOTAL:	72.81
V24636	01/08/14	01		WHEELS	4800005250		01/28/14	22.24
							INVOICE TOTAL:	22.24
							VENDOR TOTAL:	95.05
NAPAE	ELKHORN NAPA AUTO PARTS							
927954	01/09/14	01		ANTIFREEZE,BRAKE CLNR	1132105340		01/28/14	117.19
							INVOICE TOTAL:	117.19
928044	01/10/14	01		HYDRAULIC LINE-TK 25	1132105351		01/28/14	33.14
							INVOICE TOTAL:	33.14
928257	01/13/14	01		HYDRAULIC FILTERS	1132105351		01/28/14	102.77
							INVOICE TOTAL:	102.77
928258	01/13/14	01		HYDRAULIC FILTERS	1132105351		01/28/14	52.74
							INVOICE TOTAL:	52.74
928304	01/13/14	01		HYDRAULIC FILTERS-LOADER	1132105351		01/28/14	91.98
							INVOICE TOTAL:	91.98
928421	01/14/14	01		RETURN HYDRAULIC FILTERS	1132105351		01/28/14	-94.62
							INVOICE TOTAL:	-94.62
928710	01/16/14	01		HYDRAULIC RAM-BOBCAT PLOW	1132125250		01/28/14	82.89
							INVOICE TOTAL:	82.89
							VENDOR TOTAL:	386.09

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
NEI	NEI-TURNER MEDIA						
211297	11/06/13	01	AT THE LAKE MAG-WINTER	4055105316		01/28/14	750.00
						INVOICE TOTAL:	750.00
						VENDOR TOTAL:	750.00
OFFIC	OFFICE DEPOT						
669916060001	01/10/14	01	LABELS,PAPER,PENS	1114305310		01/28/14	23.86
						INVOICE TOTAL:	23.86
669916089001	01/10/14	01	TIME CARDS	1132105340		01/28/14	27.99
						INVOICE TOTAL:	27.99
						VENDOR TOTAL:	51.85
OFFICM	OFFICEMAX INCORPORATED						
49267	01/14/14	01	PRINTER INK	1132105340		01/28/14	103.68
						INVOICE TOTAL:	103.68
914354	01/09/14	01	LEGAL PADS,PENS	1132105340		01/28/14	28.77
						INVOICE TOTAL:	28.77
						VENDOR TOTAL:	132.45
OTIS	OTIS ELEVATOR COMPANY						
CMM65267214	01/20/14	01	ELEV CONTR FEB-MAR	4055205360		01/28/14	242.10
						INVOICE TOTAL:	242.10
						VENDOR TOTAL:	242.10
PNC	PNC BANK						
0032-1/14	01/09/14	01	WAA CONF REG-FOSTER	1132135410		01/28/14	205.00
		02	OFFICEMAX-PLANNER	1114205310			22.14
		03	OFFICEMAX-PYRL FILE FOLDERS	1115105310			46.60
						INVOICE TOTAL:	273.74

DATE: 01/23/14
 TIME: 16:35:36
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
PNC			PNC BANK				
1831-1/14	01/09/14	01	PWS LAUNDRY-VALVES	1122005351		01/28/14	71.69
						INVOICE TOTAL:	71.69
						VENDOR TOTAL:	345.43
RACIN			RACINE COUNTY CLERK OF COURT				
WARRANT-1/14	01/22/14	01	WARRANT-BROWN CASE 13-4277	1112002428		01/28/14	212.00
						INVOICE TOTAL:	212.00
						VENDOR TOTAL:	212.00
ROENS			ARTIS ROENSPRIES				
REIMB-1/14	01/09/14	01	JAN MILEAGE-21 MILES	1114305330		01/28/14	11.76
						INVOICE TOTAL:	11.76
						VENDOR TOTAL:	11.76
ROTE			ROTE OIL COMPANY				
238065	01/07/14	01	GAS PUMP/HOSES	1132105250		01/28/14	35.00
						INVOICE TOTAL:	35.00
238069	01/08/14	01	KEROSENE-55 GALS	1132105341		01/28/14	352.00
						INVOICE TOTAL:	352.00
302121	01/08/14	01	431.5 GAL CLEAR DIESEL	1132105341		01/28/14	1,525.46
		02	202.7 GAL DYED DIESEL	1132105341			648.03
						INVOICE TOTAL:	2,173.49
302170	01/17/14	01	491.1 GAL CLEAR DIESEL	1132105341		01/28/14	1,721.80
						INVOICE TOTAL:	1,721.80
						VENDOR TOTAL:	4,282.29
SHI			SHI COMPUTERS				
B01604881	12/26/13	01	SERVER LICENSES-2	1115105450		01/28/14	1,145.70
						INVOICE TOTAL:	1,145.70
						VENDOR TOTAL:	1,145.70

DATE: 01/23/14
 TIME: 16:35:37
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
SIGNA SIGNATURE SIGNS LLC							
4425	01/04/14	01	STALL NUMBER DECALS	4234505250		01/28/14	71.90
						INVOICE TOTAL:	71.90
						VENDOR TOTAL:	71.90
SIMPLX SIMPLEXGRINNELL							
69722611	01/13/14	01	COMPRESSOR ISSUE	1116105240		01/28/14	866.00
						INVOICE TOTAL:	866.00
69731527	01/15/14	01	NEW COMPRESSOR, AIR DEVICE	1116105240		01/28/14	2,886.35
						INVOICE TOTAL:	2,886.35
						VENDOR TOTAL:	3,752.35
SUN SUN LIFE FINANCIAL							
RE012114	01/20/14	01	CEM DISABILITY-FEB	4800005137		01/28/14	26.84
		03	LIB DISABILITY-FEB	9900005137			70.76
		04	PD DISABILITY-FEB	1110205134			456.22
		05	STREET DISABILITY-FEB	1110205134			171.60
		06	WATER DISABILITY-FEB	1100001634			121.06
		07	WWTF DISABILITY-FEB	1100001634			87.77
		08	C HALL DISABILITY-FEB	1110205134			127.92
						INVOICE TOTAL:	1,062.17
						VENDOR TOTAL:	1,062.17
T0000815 MATTHIAS CENSKY							
REFUND	01/13/14	01	CENSKY SEC DEP 8/15/14	4055102353		01/28/14	1,000.00
		02	CENSKY RIV CANCEL FEE 8/15/14	4055104674			-100.00
						INVOICE TOTAL:	900.00
						VENDOR TOTAL:	900.00
T0000816 STEVEN THOMAS							
REFUND	01/15/14	01	OVERPAID-CITATION 31808	1112004513		01/28/14	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
T0000817	JACOB M WALTERS						
REFUND	01/14/14	01	OVERPAID-CITATION 31333	1112002222		01/28/14	27.00
						INVOICE TOTAL:	27.00
						VENDOR TOTAL:	27.00
T0000818	DAWN HANCOCK						
RESTITUTION	01/20/14	01	RESTITUTION-CITATION V197060-3	1112004510		01/28/14	1,000.00
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00
T0000819	GEENA CRACCHIOLO						
REFUND	01/22/14	01	CRACCHIOLO RIV SD REF 5/9/15	4055102353		01/28/14	1,000.00
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00
TDELA	TOWN OF DELAVAN						
WARRANT-1/14	01/09/14	01	WARRANT-LMINGGIO Q462523-5	1112002428		01/28/14	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00
TIMEL	TIMELESS FLOORING						
2013-0120	01/21/14	01	RIV FLOOR REFINISHING	4055205360		01/28/14	5,875.00
						INVOICE TOTAL:	5,875.00
						VENDOR TOTAL:	5,875.00
TJS	TJ'S PLUMBING						
671	12/27/13	01	CROSS CONNECTION TESTING	1116105360		01/28/14	100.00
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
UNITE	UNITED LABORATORIES						

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
070971	01/10/14	01	DEGREASER/CLEANERS	1152005350		01/28/14	1,147.80
						INVOICE TOTAL:	1,147.80
						VENDOR TOTAL:	1,147.80
3341-1/14	01/13/14	01	DEFENSIVE EDGE-TRAINING REG	1121005410		01/28/14	395.00
		02	SEARS-TOOL	1121005399			9.99
		03	HOME DEPOT-HAMMER, PLIERS	1121005342			44.89
		04	BROWNELLS-HAMMER, PIN GUAGE	1121005361			61.88
		05	BROWNELLS-VISE SET, TOOLS	1121005361			415.31
		06	HOME DEPOT-CABINETS, DRYWALL	1121005342			1,088.27
		07	MIDWAY USA-GRITZNER	1121005138			416.00
		08	BROWNELLS-EXPLORERS SET	1121005361			21.99
		09	HOME DEPOT-DRYWALL	1121005342			38.01
		10	LOWES-SHELF BRACKETS, HACKSAW	1121005342			307.94
		11	HOME DEPOT-CASING	1121005342			16.28
						INVOICE TOTAL:	2,815.56
3341-12/13A	01/13/14	01	COMFORT SUITES-LODGING-HALL	1121005331		01/28/14	95.46
		02	BUFFALO WILD WINGS-MEAL	1121005331			19.02
		03	CHILIS GRILL-MEALS	1121005331			33.72
		04	HOME DEPOT-CASING, LATTICE	1121005342			63.82
		05	PIGGLY WIGGLY-FOOD	1121005399			22.99
						INVOICE TOTAL:	235.01
						VENDOR TOTAL:	3,050.57
USCELL US CELLULAR	01/12/14	01	HARBORMASTER CELL-JAN	4055105221		01/28/14	9.99
		02	MAYOR'S CELL-JAN	1116105221			1.51
		03	BLDG INSP CELL-JAN	1124005262			11.47
		05	CITY ADMIN CELL-JAN	1116105221			45.92
		07	BEACH CELL-JAN	4054105221			1.26

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
USCELL	US CELLULAR						
RE012114	01/12/14	08	PARKING MTR 1 CELL-JAN	4234505221		01/28/14	2.38
		09	PARKING MTR 2 CELL-JAN	4234505221			2.23
		10	CITY HALL CELL-JAN	1116105221			12.13
		12	PARKING SUPERVISOR-JAN	4234505221			51.31
		13	CEMETERY CELL-JAN	4800005221			13.35
			INVOICE TOTAL:				151.55
			VENDOR TOTAL:				151.55
VERIZON	VERIZON WIRELESS						
9717622768	01/01/14	01	AIR CARDS-DEC	1129005221		01/28/14	40.01
			INVOICE TOTAL:				40.01
			VENDOR TOTAL:				40.01
WALCOS	WALWORTH COUNTY SHERIFF						
12/13	01/14/14	01	DEC PRISONER CONFINEMENT	1112005290		01/28/14	45.00
			INVOICE TOTAL:				45.00
			VENDOR TOTAL:				45.00
WEENE	WE ENERGIES						
LIB 12/13	12/30/13	01	INV 3843-358-997	9900005222		01/28/14	73.59
		02	INV 5604-510-433	9900005222			283.35
			INVOICE TOTAL:				356.94
			VENDOR TOTAL:				356.94
WINTER	WINTER EQUIPMENT COMPANY INC						
IV20593	01/10/14	01	CURB GUARD, MARKERS-PLOW	1132125250		01/28/14	316.30
			INVOICE TOTAL:				316.30
IV20689	01/15/14	01	PLOW KITS-TK 15&16	1132125250		01/28/14	246.43
			INVOICE TOTAL:				246.43

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	INVOICE #	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
IV20707	01/16/14	01	01	ANGLE, CURB GUARD-PLOW	1132125250		01/28/14	1,414.10
							INVOICE TOTAL:	1,414.10
							VENDOR TOTAL:	1,976.83
WI SEC	WI DEPT OF FINANCIAL							
PAPENFUS	01/17/14	01	01	NOTARY APP-PAPENFUS	1121005399		01/28/14	20.00
							INVOICE TOTAL:	20.00
							VENDOR TOTAL:	20.00
WMCCA	WI MUNICIPAL COURT CLERKS ASOC							
DUES-2014	01/20/14	01	01	2014 DUES	1112005332		01/28/14	40.00
							INVOICE TOTAL:	40.00
							VENDOR TOTAL:	40.00
YARDD	YARD DOGGS LLC							
1101-10/13	10/31/13	01	01	WEED CUTTING-OCT	1132105344		01/28/14	550.00
							INVOICE TOTAL:	550.00
1101-12/13	12/10/13	01	01	SHOVEL/SALT-12/10/13	1132125344		01/28/14	600.00
							INVOICE TOTAL:	600.00
1101-12/13A	12/18/13	01	01	SHOVEL/SALT-12/18/13	1132125344		01/28/14	480.00
							INVOICE TOTAL:	480.00
1101-12/13B	12/23/13	01	01	SHOVEL/SALT-12/23/13	1132125344		01/28/14	760.00
							INVOICE TOTAL:	760.00
1101-12/13C	12/26/13	01	01	SHOVEL/SALT-12/26/13	1132125344		01/28/14	80.00
							INVOICE TOTAL:	80.00
1101-9/13	09/30/13	01	01	WEED CUTTING-SEPT	1132105344		01/28/14	450.00
							INVOICE TOTAL:	450.00
							VENDOR TOTAL:	2,920.00

DATE: 01/23/14
 TIME: 16:35:37
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 01/28/2014

INVOICE #	INVOICE DATE	INVOICE #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ZEE	ZEE MEDICAL INC						
100005473	01/10/14	01	FIRST AID SUPPLIES	1132105390		01/28/14	98.80
						INVOICE TOTAL:	98.80
						VENDOR TOTAL:	98.80
ZSCAPE	Z--SCAPE LANDSCAPE & DESIGN						
5200	10/31/13	01	OCT POND MAINT	3430005450		01/28/14	300.00
						INVOICE TOTAL:	300.00
5206	11/30/13	01	NOV POND MAINT	3430005450		01/28/14	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	600.00
						TOTAL ALL INVOICES:	109,079.38